

# **FALFIELD PARISH COUNCIL**

Minutes of the Meeting of Council held on 18<sup>th</sup> September 2012 at 7.30 pm at Falfield Village Hall

## Present

**Parish Councillors:** Mrs J. Hathway (Chairperson), Miss E. Jarvis, Mr K. Fryer & Mr C. Murton.

**Clerk:** Mrs D. Bramley. **Public:** Ward Cllr John O'Neill, 9 Parishioners and Mr M Snook.

### **00285/12 Apologies for Absence**

Apologies were accepted from Cllr Mountford.

### **00286/12 To Approve Minutes of Last Meeting**

It was proposed by Cllr Fryer, seconded by Cllr Murton and **resolved** that the minutes of the Council meeting held on 17<sup>th</sup> July 2012 be signed as a correct record.

### **00287/12 To Receive Declarations of Interest in Items on the Agenda**

Cllrs Hathway & Jarvis – Planning Application PT12/2824/F

### **00288/12 Co-option of New Members**

No one has come forward to fill either of the two vacancies.

### **00289/12 Public Forum**

#### **00289.1/12 Footpath & Verge along the A38**

A parishioner stated that the footpath and verge along the A38 from Falfield Village Hall to Stone was overgrown and hard to walk on. Cllr Hathway added that the footpath and verge from Sundayhills Lane to village hall was also overgrown.

**ACTION: Clerk**

#### **00289.2/12 Proposal for Village Housing & Community Facilities – Mr Sprackman**

Mr Mark Snook, Planning & Architectural Consultant, distributed a plan showing a proposal for village housing and community facilities at the back of Orchard View. He started the presentation by mentioning the changes that are being introduced to relax the planning requirements which is it hoped will result in more housing developments and would help to kick start the economy. As a result of this councils will be under pressure to deliver housing.

Mr Sprackman is a long term resident of the parish and if there is a development within the parish he would like to see it provide something for the community. If this was to go ahead then he wants to get feedback from the parishioners and get their input for any development. It should be noted that at the moment this is not a housing scheme but an idea and this presentation is to gage the initial response to ascertain if this is something that the parish would consider or want.

If this were to precede the types of housing and facilities is very important and will be what the parish wants as they will be part of the process. The land for the development would be provided by Mr Sprackman. Conditions will be applied to the development and will include the donation of the land on which the requested facilities are located to the parish and some funding to start up and maintain the facilities.

It was mentioned that in the past the developer has been told how many houses they need to provide for a set area and that any funds from a Community Infrastructure Levy (funding for the community) not spent within 2 years the developer can request the return of the funds.

The floor was then opened up to those present to ask any questions:

How many houses?

The answer to this question depends on how many facilities the parish has asked for. The more facilities the more housing would be required to fund them e.g. a new village hall would imply a larger number of housing. The houses will not be 4/5 bed houses but those more applicable to first time buyers; it will not be an expensive gated facility.

Do you have a developer in mind & how would you choose developer?

They do not have a developer in mind but any developer that is chosen will be informed about the parish's requirements. The developer would be a builder of village style housing and would finance the development. They would also build and fund any facilities that are a condition of any planning application.

Who would put in the planning application?

Mr Sprackman or the developer would put in any application and it would be based on feedback and consultation with the parish.

Would the developer build the houses and facilities e.g. hall?

Yes, the developer would build both.

Would the parish have to fund any of this development?

No, the development would be fully funded by the developer and there would be no cost to the parish or parish council.

This is a commendable scheme but what about long term maintenance of any facilities?

Some provision would be put into the development for longer term maintenance.

As the number of houses is dependent on the required facilities, what happens if the parish decides they do not want any facilities does this mean no houses?

Mr Sprackman would have to decide whether to proceed with the development but part of the purpose of the development is to provide facilities.

How will you go forward from here?

Mr Sprackman has spoken to a number of parishioners near to where the proposed development would be but now needs to take it to the whole parish.

Cllr Hathway thanked Mr Snook and Mr Sprackman for presenting their idea but stated that the next step needs to be a parish consultation to get their feedback and ideas.

## **00290/12 Financial Matters**

### **00290.1/12 To Approve the following Payments**

It was proposed by Cllr Hathway, seconded by Cllr Jarvis and **resolved** unanimously to approve the following payments.

|   |          |
|---|----------|
| Mazars - External Auditor (Cheque signed prior to meeting)                | £ 144.00 |
| Mrs D Bramley - Clerks Salary, Office, Stamps & Stationary                | £ 876.73 |
| RBL Poppy Appeal – Remembrance Sunday Poppy Wreath & Donation             | £ 50.00  |
| Mr R Hathway –Paint for Benches   | £ 29.96  |
| Falfield Village Hall Rental – Parish Surgery on 13 <sup>th</sup> October | £ 18.00  |
| Croglin Designs – Notice board Sign                                       | £ 50.00  |

### **00290.2/12 To Note the Annual Return Completion with no queries or comments**

The external auditor Mazars has returned the Annual Return Form with no comments and this has been displayed on the notice board.

Confirmation has been received that Grant Thornton UK will be the external auditor for the next 5 years.

### **00290.3/12 To Note Current Account Balances**

The following balances were noted: NatWest Account: £1925.14 which will decrease too £900.45 when the above payments (excluding the Mazars payment which has already cleared) have cleared.

The National Savings and Investments Account (NS & I): £5803.65.

## **00291/12 Planning Matters**

### **00291.1/12 The following applications were discussed**

PT12/3006/RVC – Mill House Farm, Mill Lane, Falfield – Removal of condition 6 attached to planning permission PT11/2719/LB regarding to need to provide a sample panel of render.

**Council Response: No Comment**

PT12/2980/RVC – Mill House Farm, Mill Lane, Falfield – Removal of condition 8 attached to planning permission PT11/2720/F regarding to need to provide a sample panel of render.

**Council Response: No Comment**

### **00291.2/12 To Note the Following Applications – No Comments Given**

PT12/2824/F - Grey Cot, Mill Lane, Falfield - Erection of a single storey side extension to form garage

### **00291.3/12 Orchard View Development Update**

After the presentation at the last meeting residents of Orchard View and the Parish Council were asked to give feedback on the revised proposal which the majority submitted. Ward Cllr O' Neill and the Parish Councillors met with residents to establish their opinions which South Gloucestershire Council representatives also did. Another letter was distributed to the residents and Parish Council asking for their preference from 3 options. The options were:

Option A: Existing track with 2 entrances which has planning permission (**NB** funding is an issue)

Option B: Proposed revised track with one entrance as recently consulted on

Option C: No track at all

The Parish Council replied supporting the original planning application (Option A).

Ward Cllr O' Neill had contacted South Gloucestershire Council for an update and spoke with Mr Tim Borthwick who said that it had been to Community Care and Housing asking for assistance and guidance. The issue is expected to be discussed at a meeting on the 1<sup>st</sup> October.

## **00292/12 Highway Matters**

### **00292.1/12 A38 / Sundayhills Lane Junction Potholes**

Cllr Hathway mentioned that several potholes on the A38 by Sundayhills Lane had been filled in.

### **00292.2/12 Verge Cutting at A38/B4061**

The Clerk stated that a parishioner has stated that the verge by the A38/B4061 junction was overgrown and hindering visibility for traffic turning right from the A4061. This has been raised with South Gloucestershire Council but as yet has not been cut back so the Clerk will follow it up with Streetcare. **ACTION: Clerk**

### **00292.3/12 Chapel Lane Signage – Clerk**

The Clerk stated that an email regarding Chapel Lane had been received from the Transportation Services at South Gloucestershire Council stating they had been approached to install warning signs on Chapel Lane to stop heavy goods vehicles using it. At the A38 end of the lane they can use existing poles however at the other end they will need to install poles, possibly on the green area.

The Clerk replied, having discussed the matter with the Chair, stating that the area in question is in the adjoining parish and that additional signage would not be supported by the Parish Council. If the scheme was to go ahead then one sign at the top of the lane would be sufficient as the approach roads could be used to exit if a vehicle was too large. The question was also asked as to which heavy goods vehicles were using the lane as locals would know the lane was narrow.

### **00292.4/12 Eastley Close & Church Avenue**

Several comments have been received about having Eastley Close and Church Avenue resurfaced. As they are not adopted highways they are not SGC's responsibility to resurface. The residents and the Home Office are responsible for the maintenance of the roads and this is believed to be stated in the house deeds along with how the costs are apportioned. The Parish Council is in contact with HMP Eastwood Park and will include the state of the roads in their discussions.

With the continual failure of the pumping station tankers are frequently coming to empty the sewerage tanks. The SITA refuse collection lorries are also too large and are causing problems with the roads and breaking up the pavements. The Parish Council will ask SITA if they can use smaller lorries and inform them about the damage to the pavement. **ACTION: Clerk**

## **00293/12 To Receive Reports from Councillors**

### **00293.1/12 Feedback from Thornbury & Alveston SSCG – Cllrs Hathway & Jarvis**

Cllrs Hathway and Jarvis were unable to attend the meeting on the 1<sup>st</sup> August

### **00293.2/12 A38/B4061 Junction Update**

This is on going and a meeting with Ward Cllr John O' Neill, the Parish Council and Mr Wheldon was arranged but has had to be rearranged. **ACTION: Clerk**

### **00293.3/12 Village Hall Management Committee Feedback – Cllr Hathway**

#### **293.3.1/12 Treasurer and Booking Secretary Standing Down**

Cllr Hathway stated that the village hall is going well and is in a better financial situation. However, the Treasurer and Booking Secretary are standing down at the end of the year. As the village hall is a Parish Asset these positions need to be filled so an open day is being planned along with the circulation of some publicity material.

#### **293.3.2/12 Christmas Tree Festival**

A letter about the Christmas Tree Festival from the Village Hall Management has been received asking for additional information. Cllrs decide to set up the tree on Friday 30<sup>th</sup> November between 1-5 pm, obtain a 5ft high by 4ft wide tree, allow it to be auctioned off at the end of the festival and help with the stewarding of the event. The Clerk will complete the form, return it and inform Cllr's of the details.

A working group will meet to finalise the arrangements e.g. getting a tree & decorations. **ACTION: Clerk**

## **00294/12 To Receive the Clerks Report**

### **00294.1/12 SGC Carriageway and Footway Assessments for Area Forums**

The Clerk raised the A38/Sundayhills Lane road junction with the SGC Carriageway and Footway Assessments Area Forum. As Cllr O'Neill stated at a previous meeting the A38 is on the list for potential resurfacing next year. They also stated that they would look at the A38/Sundayhills Lane junction and include it with A38 resurfacing if deemed necessary. Ward Cllr O' Neill will continue to monitor the situation.

## **00295/12 To Note Progress with Asset Inspection Actions List**

A copy of the Action List was sent to Cllrs prior to the meeting. Cllr Hathway went through the list and updated everyone on any progress.

**ASSET INSPECTION ACTION LIST**

| No. | Description of Task                                     | Comments / Progress                 |
|-----|---|-------------------------------------|
| 1   | Clean the War Memorial Plaques                          | <b>Completed</b>                    |
| 2   | War Memorial  | This area will be monitored.        |
|     | Repair render on bollards                               | The render needs to be renewed      |
|     | Monitor paving around memorial                          | The paving just needs to be re-laid |
| 3   | Varnishing of Wooden Assets                             |                                     |
|     | Bench - Village Green 1                                 | <b>Completed</b>                    |
|     | Bench - Village Green 2                                 | <b>Completed</b>                    |
|     | Notice board and Posts                                  | Waiting for it to dry out           |
|     | Village Green Gates                                     | Waiting for it to dry out           |
| 4   | Remove Ivy from Bus Shelter - Whitfield North Bound 4/5 | Still to be removed                 |
| 5   | Notice board Falfield Parish Council Sign               | <b>Completed</b>                    |

**00296/12 To Receive Parish Survey Update**

Cllr Hathway stated that Falfield Village Hall has been booked for the 13<sup>th</sup> October from 10 am – 12 noon to hold the Parish Surgery. A notice will be put up on the noticeboard and it will be advertised in the October 5 Alive. The Parish Surgery is to discuss the outcome of the recent survey and what the Parish Council can do to resolve some of the issues. Information about developing a Parish Plan will be available along with a sheet asking for volunteers to help set up a steering group to take it forward. Everyone is invited to come along and share their views.

**00297/12 Correspondence (*Italics – available by email*)**

**Respond to:**

*Gypsies and Travellers Event on 10th October at Kingswood Civic Centre 9.30 am – 1 pm*

**Parish Council Response:** Ward Cllr O' Neill is attending.

**For Information:**

Youth Service Annual Report 2011/12, South Gloucestershire News Summer 2012, South Gloucestershire Deaf Association Newsletter September 2012, The Clerk and Clerks & Councils Direct Magazines, *LINK Ebulletins, Speedvisor Results for A38 by B4061 Junction & Speedvisor Results for Sundayhills Lane*

**00298/12 Matters for Further Discussion / Information**

**00298.1/12 Lucy Smith's Memorial Plaque**

A gathering to acknowledge the contribution that Lucy Smith made to the parish has been arranged at the village hall. The date is to be confirmed but will be at the end of September / beginning of October.

**00298.2/12 Speedvisor Results for Sundayhill Lane**

The speedvisor results show that the 85<sup>th</sup>ile speed is 32 mph which means that the speedvisor will not be rescheduled to return. It was noted that the maximum speed was 52 mph.

**Date of Next Meeting Tuesday 20th November 2012 at 7.30 pm**

**This concluded the business of the meeting, which closed at 8.30 pm.**