

MINUTES OF THE PARISH COUNCIL MEETING HELD WEDNESDAY 3 JULY 2013, 7:30pm, IN THE MEETING ROOM PUCKLECHURCH COMMUNITY CENTRE, ABSON ROAD.

PRESENT. R. Symons Chairman, Mrs Lori-Anne Button, Mrs L. English, M.C. Smith, M.S. Watson.

Stephen Reade South Gloucestershire Councillor for Boyd Valley

Debra Duke (Clerk)

NO 1. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Boyle, Aze, Green and Hawkins.

NO 2. DECLARATIONS OF INTEREST

Recorded in the relevant minute.

NO.3. MINUTES OF THE MEETING HELD ON 19 JUNE 2013

RESOLVED: The minutes of the meeting held on 19 June were approved as a correct record and signed by the Chairman.

NO.4. PUBLIC PARTICIPATION

None

NO. 5 CORRESPONDENCE

No.5a. Notice of extension of Temporary order - Footpaths PMR 8 and PMR 11 at Emersons Green

The footpath diversion was already in place. It diverted paths around the new development at Emersons Green East.

No.5b. Avon and Somerset Neighbourhood policing awards

The Police and Crime Commissioner and Chief Constable had launched Neighbourhood Policing Awards. There were a number of categories, the deadline or nominations was 4 August 2013. Councillors proposed that Sam Paterson PCSO be nominated; she was well liked and respected in the local area.

RESOLVED: To prepare a nomination, to be approved at the next council meeting for Sam Paterson, PCSO.

No.5c. What's New in 'Boyd Valley & Bitton Safer Stronger Community Group'

The update was noted. The latest news item referenced the Sustainable travel Fund which would be considered later in the meeting.

Councillor Button arrived at this point.

No.5d. Update on South Gloucestershire's Core Strategy

Councillors needed to be aware of the changes to the core strategy and consider a response to this consultation. One of the documents to be consulted on was the

assessment of deliverable housing sites. The deadline for responses was 25 July 2013.

RESOLVED: To include this on the agenda for the meeting on 17 July 2013 to consider a response to the consultation. **All**

NO.6. FINANCE

No.6a. Review of the month's spend

Spending was within budget and no issues were raised.

NO.7. PLANNING APPLICATIONS

No.7a. PK13/1988/F 123 Shortwood Hill BS16 9PF Change of Use of Dwelling House (Class C3) to Day Nursery (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1985 (as amended)

Comments for this application had been due by 2 July 2013. Confirmation had been received from the case officer that late comments (immediately following the council meeting) could be submitted.

Councillors were particularly concerned about the travel plan because they did not feel that there was suitable alternative means of access to the site other than by a motor vehicle. It was proposed and seconded that objections be submitted.

RESOLVED:

To object to the planning application for the following reasons and observations:

1. No provision for staff facilities or office space shown in the plans.
2. No clarity as to the maximum numbers of children that might be catered for in any one session by staff given the floor space regulations pertinent to early year's provision. The numbers catered for are directly relevant since they will influence the numbers of journeys made to and from the site as well as parking requirements (see further below)
3. The safety of children may be compromised by dining being offered in the same space as the kitchen
4. Inadequate space allotted for staff and parents picking up/dropping off by car or for turning (see further below). NB the proposed plans reference **6** staff whilst the Design & Access statement references **9**.
5. No indication of pedestrian access other than via main gates in competition with cars

Travel Plan

PPC believes the mode of transport most likely to be used by parents/carers is the motor car in light of the following observations which are not made explicit in the proposed travel plan:

- There is no continuous stretch of paved footpath that parents/carers may use to reach the site from any direction – to do so would require users to walk along the road itself for long stretches, particularly if approaching from Pucklechurch or Shortwood. Mature hedgerows also preclude walkers from

walking along the verges and where these do exist they would be impossible and dangerous to use with pushchairs. The combination of the distances and the hills between the property and the main centres of habitation are such that it would be largely impractical to walk with young children.

- The cycle track from Emerson's Green is not fenced in the immediate vicinity of the property and actually ceases to exist well short of the T-Junction. Whilst cross-country footpaths do exist, PPC does not agree that these are appropriate routes for parents/carers to use, especially in the winter months. The imminent development of Emersons Green East as well as the landfill site at Cattybrook Road will potentially make any paths between Emerson's Green and the property difficult or undesirable to negotiate with small children. The high number of vehicle movements along the B4465, including HGVs attending Pucklechurch Trading Estate, and the 40mph speed limit would also make cycling or walking with very young children undesirable. PPC have been trying to resolve the lack of footpath/cycle path to the village for many years.
- Public transport – only one bus services the bus stop by the property. The 689 passes once per hour until 6pm (Mon- Sat). It would be impossible to drop-off and make a return journey and also impossible to continue a journey efficiently. The first bus from Mangotsfield does not pass by the property until approx 8.30am and there is no return until 9.35am which would make it very difficult for those people wanting to continue to work or go home.

Given the difficulties all the other modes of transport present, PPC would request that plans are resubmitted to address the issue of the number of cars that will be likely used to pick up/drop off children before/after sessions at roughly the same time. Assumptions have been made that users will travel from the local area but it is possible that places may be filled through enhanced provision and these children may need to be accommodated from further afield. Also with regard to general road safety along this stretch of the B4465, account needs to be taken of the speed limit, the T-junction and the hill – the turning into the property is not visible until cars are almost at the T-junction when travelling from the ring road. There have been several accidents along this stretch of road in recent years.

**No.7b. PK13/2173/CLP, 38 Oaktree Avenue Pucklechurch BS16 9TE,
Application for Certificate of Lawfulness for the proposed construction of side
dormer to facilitate loft conversion (Resubmission of PK13/1397/CLP)**

This application had been considered by the council on 15 May 2013, where no objections had been raised. As this was a resubmission of the same scheme no objections were proposed.

RESOLVED: No objection

No.7c. PK13/2108/F, The Meadows Parkfield, Change of use of land to gypsy/travellers site including 2 no. mobile homes and 2 no. touring caravans with the formation of additional hard standing and 2 no. ancillary utility/day rooms.

Councillors were particularly concerned with the visual impact of the proposals due to the siting near the brow of a hill. Concerns were also raised about the access and increases in vehicle movements. It was proposed and seconded that objections be submitted.

RESOLVED:

To submit the following objections:

1. Inappropriate development of the green belt
2. Impact on the local visual amenity – the position of the proposed pitches will feature prominently in the local skyline and this must be a material consideration
3. The green belt would suffer a reduction in its openness since the site will be more densely occupied by the structures proposed
4. No special circumstances have been demonstrated in support of the application which might mitigate the harm to the green belt
5. PPC wishes to preserve the character of the locality without ad hoc ribbon development such as this

PPC has previously objected to the Meadows site being incorporated in the list of safe-guarded sites by default. This application would see the site treble in size and density. No detail has been provided with regard to the potential increase in traffic along this road nor has any consideration been taken of the suitability of the road access for movements of touring caravans.

No.7d. Planning application results

Two approvals with conditions had been received from SGC:

- PK13/1482/F, Elizabeth Shaw 12 Becket Court, Change of use from B1 (office) to D1 (GP Surgery) as defined in Town and Country planning (Use Classes) Order 1987 (as amended). Installation of new rear entrance door.
- PK13/1296/LB, Harvest Barn 5 Farlands Pucklechurch, Internal alterations to divide bedrooms on mezzanine floor with part glazed and part solid partitions and associated works.

A prior notification application had not been objected to by SGC:

- PK13/1614/PNA, Gingells Farm 126 Shortwood Hill, Prior notification of the intention to erect an agricultural building for the storage of fodder and machinery.

The parish council's comments submitted had been in support, or not raised objections, to these applications.

NO.8. REPORTS

No.8a. Parish Councillors written reports

None

No.8b. report from Boyd Valley Councillors.

Councillor Reade reported that the SGC Resources Committee had agreed funding of to up to £50,000 from the sale of Lythe Farm to be allocated to the shared path from Pucklechurch along Shortwood Hill. This would not fund the whole path, therefore officers had been asked to investigate ways to phase the path as funding became available. Possible routes and discussions with landowners were taking place.

The next allocation New Homes Bonus funds would also be soon. Although funding had previously been gained by the parish for the community car scheme and allotments there was a further amount that could be gained and possibly used for the path.

No.8c. Verbal report from the Clerk

In the last two weeks the clerk had begun to meet officers from SGC and would be attending the Parish Charter Working group meeting to meet other clerks and officers.

NO.9. AGENDA ITEMS

No.9a. SGC consultation on Review of Local Engagement Mechanisms and Decision Making

It was suggested that a working group be established, to include the clerk, because of the topic of the consultation. The working group would draft a response for consideration and approval at a council meeting in time for the response deadline of 9 August 2013.

RESOLVED: To establish a working group consisting of Councillors Boyle, Symons and Watson and the clerk. **DD/GB/RS/MW**

No.9b. To CONSIDER putting forward a scheme for the Sustainable Travel Fund

The clerk reported that she had established that the shared path from Pucklechurch along Shortwood Hill would be an appropriate scheme. The funding was from central government for communities in South Gloucestershire to improve their neighbourhoods. It would be confirmed that this funding would be in addition to funding already secured.

Key areas to highlight within the funding bid were how the scheme would support economic growth. The route had been identified within the Parish Plan and was included within SGC's local plan. Other information and statistics were available which could be used to support the bid. Proposals had to be submitted by 26 July 2013.

RESOLVED: To present a draft proposal for submission to the next council meeting on 17 July 2013. **DD**

No.9c. Response to SGC's Council Tax Reduction Scheme Proposals Consultation

It was felt that the parish would not be overly affected by the changes and therefore the council would not submit a corporate response. Parishioners could respond individually.

RESOLVED: To reply to SGC that the council appreciated being consulted but that we had no particular comment on this consultation

No.9d. Participatory Budgeting allocated funds

Councillor Symons declared a non-pecuniary interest in this item as he was a member of the Youth Club management committee.

Councillor Button declared a non-pecuniary interest in this item 9d as she was a member of the Youth Club management committee and a Girl Guide leader.

Councillor Smith declared a non-pecuniary interest in this item 9d as a he was a member of the Youth Club management committee.

The council had agreed to allocate £8,000 for 2013-14 to Participatory Budgeting. The parish council had been supporting the youth club financially since April 2013, but no other youth groups within the parish. A proposal would be brought to the next meeting to suggest moving the Participatory Budget to a youth group grant fund.

RESOLVED: To consider a proposal for the reallocation of Participatory Budget funds to a youth group grant fund at the council meeting on 17 July 2013. **RS**

No.9e. The next Parish Drop-in

Councillor Button volunteered to staff the next parish drop-in on Saturday 6 July at 10am to 12 noon in the Meeting Room, Pucklechurch Community Centre.

NO.17. DATE OF NEXT MEETING

The next Parish Council meeting would be held on Wednesday 17 July 2013, at 7:30pm.