

MINUTES OF THE PARISH COUNCIL MEETING HELD 19TH OCTOBER 2005 IN THE MEETING ROOM, COMMUNITY CENTRE, ABSON ROAD, PUCKLECHURCH.

PRESENT. O.A. Beg Chairman, L.J. Whittock Vice Chairman, Mrs. J.E. Crispin, P.J. Green, D.A.E. Holder, R.C. Lee, Mrs. M.C. Palmer, W.K. Skidmore.

Cllr. Sandra Grant.

NO 1. APOLOGIES FOR ABSENCE. Mr. Whatley due to illness.

NO 2. CONSULTATION – PROPOSAL FOR OAKTREE AVE. Mr. Beg introduced Mr. T. Borthwick Enabling Officer for S.G.C. and Lesley Holding Development Manager for Sovereign Housing Group. Mr. Borthwick apologised to Councillors for not inviting them to the consultation meeting in the Village Hall.

Leaflets had been delivered to approximately 400 houses, the properties that the proposed development would have the greatest impact on. Residents had been very concerned about the development, S.G.C. were considering putting out a newsletter to address problems.

Cllr. S. Grant has contacted them and they will discuss the most effective way of consulting the whole village.

An Email from Steve Webb M.P. confirmed residents concerns all of which will be looked into.

Lesley Holding said that 2years ago Sovereign had consulted the Parish Council and Ward Members but not residents. In order to commence the consultation process an architect had been employed to draw up plans. The plans can be revised and amended so as to be acceptable to all.

Mr. Borthwick said the proposed development was for a mix of 2 storey houses, 2 ½ storey town houses and a block of flats with garages below. The properties will be available for outright sale, shared ownership and affordable rent. The plans had been drawn up in line with local and national guidelines and with the Government pressing for higher density would be building 44 houses per hectare. The development would have an impact on the infrastructure and a 106 agreement may pay for additional school spaces.

Mr. Beg asked if the development was for 72 or 90 properties. Mr. Borthwick confirmed the development was for 90 properties.

Mrs. Palmer thought the proposed development of 90 units was dense and at 2 ½ people per unit would increase the population by approximately 10% she was also concerned there would be no open space.

Mr. Holder thought the density very high and totally out of character with the rest of the village. He questioned whether the development was acceptable for emergency vehicles and if the health authority had been consulted about the need for a village

Doctors surgery. Mr. Borthwick said the Highways Officers would be consulted, they would also check to see how the development relates to the Local Plan. With regards the doctors surgery the health authority will be consulted. The P.C.T. is aware of the need and looking at sites and Dr. Seddon has a consultant working for him.

Mr. Whittock expressed concerned about the design of the road, fearing it could become a racetrack, he also asked how many parking places were allowed. Mr. Borthwick said traffic calming measures would be discussed with Highways Officers. Parking provision allowed for 1 space per flat and 1½ per house.

Mr. Skidmore indicated he would like to see provision for green space if the large open area had to go. Mr. Borthwick said S.G.C. would check there was sufficient open space.

Cllr. Grant asked if residents could ask questions. Mr. Beg explained the consultation was not an open meeting. Mr. Simpson stood up and asked if Councillors would guarantee residents would be able to speak. Mr. Beg confirmed residents would be consulted at an appropriate time by S.G.C.

Mr. Borthwick confirmed a meeting with Planning Officers was arranged, all issues raised would be discussed and the clerk and Cllr. S. Grant kept informed.

Mr. Beg thanked Mr. Borthwick and Lesley Holding for attending the meeting.

NO 3. PUBLIC PARTICIPATION. Mr. Beg invited Mr. Simpson to speak about the problems facing farmers.

Mr. Beg explained that at short notice the clerk had arranged for S.G.C. and Sovereign Housing Group to attend the meeting as it was important that Councillors were aware of what may happen at Oaktree Avenue. The meeting had started ½ hr early but overrun a little and he was sorry about the slight delay.

Mr. Simpson appeared agitated and concerned his views were not important and following a disagreement left the meeting.

NO 4. RESPONSE TO CONSULTATION. It was agreed the development proposed for Oaktree Avenue would be discussed as an agenda item next month.

NO 5. LAW & ORDER. Mr. Whittock said although he had seen the Community Support Officer in the village he thought it would be useful to receive an occasional police report.

NO 6. ARISINGS. 25th Anniversary of the Village Hall. It was agreed clerk would set up table in the morning and Councillors would help during the afternoon.

Mr. Holder confirmed work to replace the damaged ceiling tiles in the Village Hall would start at half term.

Reference parking of articulated lorries Mr. Beg advised three vehicles parking over night had been turned away.

The minutes of the meeting held 21st September were agreed a true record and signed.

NO 7. MEMBERS MATTERS. Mr. Whittock said that the glass in the notice board had been smashed.

Mr. Whittock had received a copy of the report of the Village of Year Competition and was concerned that the judge had not commented on or awarded marks for our notice board, telephone kiosk or allotments. Mrs. Palmer suggested clerk write to C.P.R.E. and ask them to raise the query with the judge.

Mr. Skidmore asked if anyone knew if there was to be a change in policy regarding bus tokens. Cllr. S. Grant advised S.G.C. were holding discussions and a decision was expected soon.

Mr. Holder said the fly tipping on Lyde Green was worse, he was concerned about a health and safety risk as there were now refrigerators. Clerk to write to S.G.C. suggesting it is now time the landowner was prosecuted.

NO 8. REPORTS. Mr. Holder had attended a S.G.C. meeting to discuss Local Area Agreements (LAA) a new way of working between central Government and local authorities. The aim is for central Government to pass greater control and responsibility to local areas, it is a very important issue requiring extensive consultation.

Mr. Green attended the Boyd Valley Link meeting which was interesting, he also picked up an application form offering the opportunity of applying for funding from South Gloucestershire Environment Grant (Aggregates Levy Sustainability Funding).

Mr. Beg invited Councillors to the Remembrance Day Service at St. Thomas A Becket Church on 13th November at 10.45. Mr. Whittock agreed to lay the wreath.

Clerk had been asked for permission to erect a seat in the Burial Ground in memory of Mrs. Butcher a resident from Shortwood. Mr. Whittock confirmed there was room for another seat. Councillors agreed a wooden seat similar to the existing one could be erected.

NO 9. PLANNING APPLICATIONS. PK05/2805/F creation of new vehicular access and 1.75m high pillars (Resubmission) Court Farm, Westerleigh Rd. Councillors considered this plan an improvement on the previous one but were still concerned the proposal would impinge on the grass-crete area which is in constant use.

NO 10. CORRESPONDENCE. A letter of thanks was received from the Community Association for the grant towards the purchase of new ceiling tiles.

NO 11. A letter of thanks for grant aid was received from Victim Support.

NO 12. An invitation was received from NHS Trust to two open days, there will be an opportunity to see the progress made on the development of plans for future

healthcare services. Southmead Hospital Thursday 20th October 10am to 7pm.
Frenchay Hospital Friday 21st October 10am to 7pm.

NO 13. An invitation was received from Westerleigh Village Residents Association to their A.G.M. in Westerleigh Village Hall on the 19th October at 7.30pm.

NO 14. A letter was received from S.G.C. advising work to repaint the 'Children' warning signs on Castle Road will be carried out but that the red coloured area on Abson Road is a little more problematical and will have to wait until there is sufficient work of this type in the area.

NO 15. A reply was received from the Vehicle & Operator Services Agency regarding Crews Yard at Doynton asking for form GV92 to be completed. Mrs. Palmer offered to complete the form.

NO 16. An invitation was received to attend the C.P.R.E. AGM 5th November at 10.30am at Poole Court, Yate. Mrs. Palmer and Mr. Whittock to attend.

NO 17. An invitation was received to attend a Campaign for the Sustainable Communities Bill public meeting 11th November 7.30-9.30pm Elm Grove Centre, Redland, Bristol.

NO 18. An invitation was received to attend the South Gloucestershire Heritage Forum AGM 9th November at 7pm Frenchay Unitarian Chapel, Beckspool Rd., Frenchay. Mr. Holder agreed to attend.

NO 19. A copy of an Email from Mr. J. Kelly, 36 Parkfield Rank, to S.G.C. was read regarding parking. On at least eight occasions Mr. Kelly is concerned that some residents are territorial about parking opposite their houses. They do not have the right or ownership on the land and Mr. Kelly feels it is S.G.C. responsibility to remind people. Clerk to thank Mr. Kelly for the letter saying they hope S.G.C. can assist and to let the Parish Council know if there is anything they can do.

NO 20. FINANCE. The following cheques were agreed for payment and signed. S.W.E.B. £2.27. unmetered supply. D.W. Parsons £446.00. work in recreation field. Mrs. A. Sharpe £110.00. D. Bailey £287.80. being salary £280.00. plus stamps £7.80. Royal British Legion £18.00. poppy wreath for Remembrance Day.

There being no further business the Chairman declared the meeting closed.

Date for next meeting 16th November at 7.30pm.