

MINUTES OF THE PARISH COUNCIL MEETING HELD WEDNESDAY 15TH OCTOBER 2008 IN THE MEETING ROOM, PUCKLECHURCH COMMUNITY CENTRE, ABSON ROAD.

PRESENT. O.A. Beg Chairman, D.A.E. Holder Vice Chairman, P.J. Green, Mrs. M.C. Palmer, M.C. Smith, R. Symons, Mrs. S.E. Turley, M.S. Watson, L.J. Whittock.

Mr. Beg opened the meeting with a welcome.

NO 1. APOLOGIES FOR ABSENCE. Cllr. S. Grant.

NO 2. Mr. Beg invited Mr. Page, First Step Homes to address the Council. Mr. Page said he was Land Manager for First Step Homes a company dedicated solely to providing affordable housing for local people throughout the South West. The company works closely with Parish and District Councils to ensure schemes are brought forward to the maximum benefit of the local community and with its support.

They only build affordable housing and the number of properties is dependant on need. As building costs the same they look for exceptions policy land (agricultural) which enables them to sell properties at discount rates.

They have a willing landowner who is also prepared to make land available, at less than the commercial rate, for a new doctor's surgery and car park and would welcome the opportunity of working with the Parish and South Gloucestershire Councils.

The following questions were asked:

Exceptions Policy criteria is very rigorous – How is need established? To establish a need they talk to the Local Authority, carry out a survey by leaflet dropping and advertise in newspapers.

There is already a proposal for affordable housing and a doctors surgery on Oak Tree Avenue, are you aware of this? Yes they are aware and have spoken to the Planning Officer at S.G.C. and been advised another application would not be discounted.

How many houses do you propose building? The numbers are driven by need. They believe the need in Pucklechurch is small and therefore housing could be replaced by a doctor's surgery.

Given the frequency that people move house, how do you ensure the properties remain affordable? 106 conditions prevail, houses are offered to local people if after 6months there is no purchaser it goes to other villages and then to the district.

How much flexibility/need? There has to be flexibility the Local Authority is involved, a 2bed property requires 72sq mt. and 3bed 82sq mt.

Is priority the same if only building low numbers? Yes a small development of 6 x 3bed homes was completed near Helston in September 2007. Six is the lowest amount.

Mr. Beg said local people want the Green Belt protected.

Mr. Beg thanked Mr. Page for his presentation.

Councillors were impressed with the presentation but had a number of reservations. They felt the proposal for housing and a doctor's surgery at Oaktree Avenue was being brushed aside/over looked. Concern was expressed about the Secretary of States decision to increase housing numbers and the impact on Pucklechurch. Data collected for the Community Plan indicates residents want the Green Belt protected. It was agreed a draft letter would be prepared advising Councillors although sympathetic would be likely to oppose as the development would be in the Green Belt.

NO 3. PUBLIC PARTICIPATION. None.

NO 4. LAW & ORDER. Email from P.C. Skelton indicated a report would be forwarded reference problems at St. Aldams Drive.

NO 5. ARISINGS. Mr. Beg thanked Councillors and Mr. Hanks caretaker Pucklechurch School for their help and attendance at the Public Meeting on the 23rd October.

Clerk confirmed she had personally given letter to Mrs Todd and explained the Councils reason for having to refuse.

The minutes of the meeting dated 17th September 2008 were agreed a true record and signed.

NO 6. MEMBERS MATTERS. Mr. Whittock reported the following problems:

- Waste dog bin damaged on the green by Castle Road.
- Tyres dumped in the lay-by opposite the Crematorium.
- Lorry tyres dumped in Coxgrove Hill.
- Rotten posts on the verge on Abson Road.

Mrs. Turley advised the Head Teacher at Pucklechurch School had arranged for the Dog Wardens to visit as there were "sometimes 30dogs tied up." As a result dogs are no longer allowed in the car park.

Mr. Smith advised a letter would be sent to Parish Council asking for permission to hold an event on land behind The Jardin de Pringy to mark the 'Turning on of the Christmas Tree Lights'. Mr. Smith asked if the problem of the supply to the feeder pillar had been put right. Clerk said no because she had been unable to find anyone to identify the problem. Mr. Smith to provide contact name and telephone number.

Mrs. Palmer said that during the visit to Brandy Bottom Councillors had been given a copy of a magazine. The magazine was very interesting and she would like to propose receiving further copies subscription costs £15.00. All agreed.

Mr. Beg said he had purchased a cut glass bowl as a gift to the Mayor of Pringy.

NO 7. REPORTS. Mr. Whittock had attended the Boyd Valley Link Meeting it had been an interesting meeting, there was a proposal for a car park at Siston Wood and Wick had received 'Green Award' for Golden Valley.

Mr. Whittock attended the Kings Forest Meeting and had some grant information. Mr. Smith agreed to include the information on the web site.

Mr. Whittock had attended the Cycle Group Meeting and was concerned to hear that if a proposal for a new path between Westerleigh and Yate was successful Pucklechurch School may be affected as bus passes could be stopped. Mrs. Turley said two projects around Yate and Pucklechurch were being investigated and they were looking to identify landowners.

Mrs. Turley advised the next Safer Stronger South Gloucestershire meeting was Wednesday 22nd October at Bitton. She is concerned that issues left with the local beat team had not been dealt with. Unfortunately the whole concept is not suitable for a rural area but the Police will not accept this.

Mrs. Turley advised that reference the Gypsy and Traveller Sites Issues and Options Consultation Document no new sites were proposed for Pucklechurch but 5/6 sites were being considered in Westerleigh.

The planning application for In Vessel Composting Facility which was to be decided at Planning Committee on the 30th October has been postponed as technical supporting information has been requested.

Mr. Smith had aerial photographs of Brandy Bottom taken during the Parish Councils visit. The owners are looking to sell the site and it was suggested that groups including Parish Council may like to be involved. It was agreed to discuss as an agenda item next month.

Mr. Symons advised a steering group of professional people had been formed to compile information and prepare grant applications for the Village Hall make over. No decisions will be made until all stakeholder/user groups have been contacted and Mr. Symons will be the link with Parish Council. The Project Group Meeting is 13th January and Mr. Symons asked if Councillors would like to receive minutes. Councillors confirmed they would like to have minutes.

Mr. Holder attended the Parish Charter Group meeting the R.S.S. was discussed again. A satisfaction survey carried out confirmed S.G.C. was doing well. The use of labour for

community service was discussed and Mr Holder suggested clerk contacted the Probation Service to arrange for a regular litter collection in the village.

Mr. Green said that at the Boyd Valley Link meeting it had been suggested that the woodland in Pucklechurch was not properly maintained and the pathways uncut. Councillors confirmed they had agreed when it was planted that they wanted a natural woodland not a park. Clerk confirmed the pathways had been cut earlier in the year.

Mr. Watson attended the 24th A.L.C.A. meeting a S.G.C. Planning Officer spoke about the R.S.S. The disturbing additional housing and parallel employment opportunity was discussed as was the loss of identity of not only Shortwood but also Pucklechurch. Mr. Watson confirmed action was being taken by various Councils also the South West Regional Assembly was opposed.

The A.L.C.A. AGM at Flax Bourton had to be postponed, 29 people attended but 30 were needed to be quorate. The AGM will be rescheduled for either 29th November or 13th December. Mr. Watson believes A.L.C.A. to be very informative.

Mr. Whittock attended the Climate Change meeting.

NO 8. I.T. EQUIPMENT. Mr. Smith said internet access was very poor at the moment and not worth the cost of acquiring a dongal. Councillors decided to review again when internet access improves.

NO 9. HEDGE ST. ALDAMS DRIVE. Clerk to contact P.C. Skelton for an update before a decision is made.

NO 10. PLANNING APPLICATIONS. The following applications were considered. PK08/2669/F change of use of land from agricultural to personal equestrian use. Erection of 4no. stables, Northfield House, Abson Rd. Mr. Smith declared an interest. Councillors objected to this application as it would detract from the openness of the green belt. Councillors were also concerned about the proliferation of stables in the area.

PK08/2747/LB and PK08/2741/F demolition of barn (Retrospective). Erection of 1no. dwelling with access and associated works, The Stables, Court Farm, Westerleigh Rd. No objections.

NO 11. CORRESPONDENCE. An email was received from Mr. P. Misselbrook advising the cycle path out of the village adjacent to HMP & YOI Ashfield had become overgrown with stinging nettles, brambles and branches making it difficult to negotiate safely. Clerk confirmed she had contacted S.G.C. and asked if the path could be cleared. A further email from Mr. Misselbrook advised he would be willing to get together a work party to clear the path if a skip could be provided. Councillors agreed to discuss providing a skip next month if S.G.C. had not cleared the path.

NO 12. An email from S.G.C. confirmed that following refusal of PK08/1354/ADV the sign company acting on behalf of the shop owner of the Local Store was given advice on a suitable sign and it had been left that they would apply for a replacement. No application has been received and the Enforcement Team has written giving the owner 21 days to apply for a suitable replacement or to remove the sign. If after 21 days the sign is not removed or an application received formal action will be commenced.

NO 13. A letter was received from the Sustainable Energy Partnership inviting support for their campaigns for better policies, legislation and resources to encourage the use of low and zero carbon technology and energy efficiency to counter climate change and fuel poverty.

NO 14. An invitation was received to South Gloucestershire Heritage Forum AGM at Kingswood Civic Centre, Council Chamber on 13th November at 7pm.

NO 15. An invitation was received to attend the Remembrance Day Service at St. Thomas A Becket on 9th November at 10.45am. Mr Whittock agreed to lay the wreath on behalf of the Parish Council.

NO 16. A letter from Mr. & Mrs. Hayden expressed concern that the hedge bordering the field that runs along both Feltham and Abson Roads has become unsightly because it has not been cut and is spoiling the look of the area. It was agreed clerk would write to the owner of Marsh Farm expressing concern that the hedge has not been cut for several years and ask what plans he has to remedy the situation so that residents concerns can be replied to.

NO 17. FINANCE. Mr. Symons gave an update of the financial position. Mr Holder suggested £4000.00. be transferred from the current account into the bonus saver account.

The following cheques were agreed for payment. Instant Landscapes £409.70. grass cutting. The Brandon Trust £63.80. expenses for public meeting. Pucklechurch Community Association £26.50. being Sept. P.C. Meeting and Hire of hall for new Parish Plan Group. S.G.C. £111.50. 1st & 2nd quarterly charge for emptying and maintenance of dog waste bin. EDF Energy £12.84. unmetered supply. Town & County Services £152.75. skip changeover in Burial Ground. Ensign Print £202.00. Pucklechurch News. D.W. Parsons £178.60. repairs to hole in tarmac entrance to Village Hall car park. Mrs. A Sharpe £125.00. Mrs. D Bailey £311.74. salary £310.66. + £1.08. stamps. O.A. Beg £10.00. gift to celebrate anniversary of twinning with Pringy. C.P.R.E. £5.00. expenses for AGM/Village of the Year presentation.

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

Date of next Meeting. 19th November at 7.30pm.

