

**MINUTES OF THE PARISH COUNCIL MEETING HELD 21<sup>ST</sup> SEPTEMBER 2005 IN THE MEETING ROOM, COMMUNITY CENTRE, ABSON ROD, 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.

Cllr. Sandra Grant.

**NO 1. APOLOGIES FOR ABSENCE.** Mrs. M.C. Palmer, W.K. Skidmore, K.W. Whatley (due to illness).

**NO 2. PLANNING PRESENTATION – EMERSONS GREEN EAST.** The Chairman introduced Mr. B. Blincoe, Gallagher Estates, Mr. B. Sellwood, Sellwood Planning and Mr. R. Sutcliffe-Smith, Communique. The developer explained the proposals were being developed by a team from Gallagher Estates, Heron Land Development and Quintain Estates and that the proposal was for a mixture of living (housing), work (science park), education and leisure.

Housing – the proposed development follows new government guidelines allowing for the construction of 50 units per hectare.

Science Park - an area near the M4 has been identified and will provide employment and create approximately 3000 jobs.

Education & Leisure - as part of the development a site has been identified for new primary and secondary schools, and for new indoor and outdoor leisure facilities.

Public Transport – hopper buses will be provided to transport people around the development and a new express service to Bristol. The site will include provision of a cycle/walkway network.

Plans were submitted in 2004, revisions will be submitted October 2005 with a decision early 2006.

Mr. Beg invited Councillors to put forward questions. Mr. Whittock asked about the size of school intake. The developer suggested the senior school would generate about 40% from Emersons Green with the remainder coming from the surrounding areas. Mr. Beg said that existing senior schools in the area had spaces therefore a new school could not be built until they were full. The developer advised 8 hectares had been reserved and discussions were taking place with S.G.C.

Mr. Lee mentioned the problem with illegal gypsy/traveller encampments in the parish and asked if S.G.C. had discussed with them the possibility of including a traveller site. The developer said no, indicating they would not be happy to include one as it would make selling houses difficult.

Mrs. Crispin asked about transport and provision of a subsidy. The developer confirmed the subsidy was not open ended and suggested free bus passes may be provided to encourage people to use public transport. Public transport should become

self sufficient and S.G.C. has a key transport programme, there is also discussion for a Park & Ride Scheme either at the entrance to the site or near the science park.

Cllr. Grant expressed concern about density and the increase in the number of houses per hectare and if the plans included flats. The developer said the development was for an average of 50 houses per hectare which included some flats. They felt there was a limit to the number of high density flats they could sell on Emersons Green and confirmed there would be discussions with planners and local members.

Mr. Holder asked about health service provision. The developer suggested providing 2/3 facilities indicating there would be guidance from PCT and Local Authority.

Mr. Green enquired why there had been no mention of a Shopping Centre. The developer said they had only been asked to provide local facilities as S.G.C. did not want a second trading centre.

As there were no further questions Mr. Beg thanked the developers for coming and explaining their proposals.

**NO 3. PUBLIC PARTICIPATION.** None.

**NO 4. LAW & ORDER.** None.

**NO 5. ARISINGS.** Mr. Beg said that regarding vehicles parking in Becket Court and St. Aldams Drive, he would like to suggest Councillors invite the Governor of HMP Ashfield to the Parish Council Meeting to put forward a suggestion that may alleviate the problem.

The minutes of the meeting held 17<sup>th</sup> August were agreed a true record and signed.

**NO 6. RESPONSE TO PLANNING PRESENTATION.** Mr. Beg said he thought the developers had given a clear and honest presentation. Mr. Lee was concerned that S.G.C. had not taken the initiative and requested provision of a traveller site and suggested that a letter be sent to Dyrham, Mangotsfield & Westerleigh Parish Councils asking if they would write to S.G. C. in support. All agreed. Clerk to write to S.G.C. with the following observations.

1. Why is there no provision for a traveller/gypsy site, given the limited number available in South Gloucestershire.
2. Councillors feel health service provision should be more specific.
3. Concern there is no provision proposed for a shopping centre.
4. Councillors suggest Park & Ride provision should be sited near the Science Park.

**NO 7. BUDGET REVIEW.** Mr. Holder and clerk carried out a review of income and expenditure to April 2006, copy attached. Mr. Holder asked Councillors to consider how much of the budget should be set aside for emergency/unexpected expenditure. Mr. Beg proposed 10% of the annual precept, seconded by Mr. Holder, voting unanimous. Mr. Holder suggested a separate account for the 10% be set up.

Item to be included on Standing Orders and clerk to check interest rates on existing Post Office and Bonus Saver Accounts for next meeting.

**NO 8. MEMBERS MATTERS.** Mr. Whittock advised the Community Association was celebrating its 20<sup>th</sup> anniversary on Saturday 5<sup>th</sup> November and suggested Parish Council could provide a display.

The street light outside the Homefield Centre was still not working also the flashing lights on the zebra crossing on Abson Rd. Clerk to contact S.G.C.

S.G.C. had cleaned and resurfaced the pavement on Westerleigh Rd.

Mrs. Palmer sent an email expressing concern that lorries were continuing to use Castle Road on a daily basis between Wickwar and Crews Yard at Doynton. They are ignoring the weight restriction and have been for the past 3/4years. Mrs. Palmer believes their operators licence is due for renewal next years and suggests it is important we write and make the Western Traffic Area Authority aware. All agreed.

**NO 9. REPORTS.** Mr. Whittock confirmed the skate park in good order.

Mrs. Crispin attended the A.L.C.A. meeting where Parish Plans were discussed. She advised Debra White was the Rural Communities Co-ordinator who could be contacted for help and guidance and a book could be obtained for the steering group from Pauline Hawker-Bond.

Mr. Gay had given clerk a quotation of £265.00. for the cutting of Beech hedge around the New Burial Ground. Councillors agreed to accept quotation.

Clerk had quotation from Wizzard Landscapes to carry out work in the recreation field as follows: Dig out and relay base for 3ft wide path also shorten rails and take up and resite litter bin. Dig out and lay 3 – 3ft by 2ft slabs to act as footrest in front of wooden bench. To decrease depth of concrete trip on gate post and drill hole for new gate fastenings. To re-soil bare patches left around swings. £446.00. After discussion Councillors agreed to accept the quotation.

**NO 10. PLANNING APPLICATIONS.** PK05/2577/PNI prior notification of intention to erect 15m slimline monopole mast with 3no antenna, 2no radio housing equipment and associated works, land at Pucklechurch Trading Estate. No objections.

PK04/3834/CLE amendment to application for certificate of lawfulness for existing use of dwelling as residential and registered residential home for elderly people, Park Farm, Parkfield. No objections.

**NO 11. CORRESPONDENCE.** A request for grant aid was received from Victim Support. Mr. Holder proposed £200.00. be given as an exceptional payment in memory of the tragic loss of one of our villagers. All agreed.

**NO 12.** A letter was received from South Gloucestershire Council regarding a proposal to develop land at Oaktree Ave in association with Sovereign Housing. The

proposal is for a mixed tenure development of about 72 houses for rent, shared ownership and outright sale. There has been previous consultation with Ward Members and the Parish Council but not residents. Earlier proposals were supported and they hope this is still the case, they intend to consult local residents and would be grateful for any comments. Councillors commented that if the houses were as good as the ones in Poplar Drive it would be a prestigious development and they would be pleased to see the final plans.

**NO 13.** An email was received from Mrs. Preece, Fareham House, Shortwood Hill, advising Councillors of the imminent arrival of gypsy caravans opposite her property. The land is in the green belt and no bigger than a lay-by. Mrs. Preece has been troubled by Mrs. Ayres and her extended family for 30 years. S.G.C. has confirmed there is an enforcement order against anyone who resides on the site but every time she has to go through the same motions to have them evicted. Mrs. Preece would like to ask if the Parish Council would compulsory purchase the land from Mrs. Ayres. Clerk to reply that Councillors do sympathise and are working to protect green belt land and the problem of illegal gypsy/traveller encampments, however they have no compulsory purchasing power.

**NO 14.** A letter from the N.H.S. Bristol Health Services Plan outlined dates and venues for workshops to discuss ideas and opinions on the health needs of the area. The consultation process began at the beginning of August and will run until November 05.

**NO 15.** A letter was received from South Gloucestershire Primary Care Trust thanking Councillors for their letter to Penny Harris and advising their interest in the future of health services in and around the Kingswood locality is very much appreciated.

**NO 16.** A letter from S.G.C. confirmed the 'Childrens Playing' signs would be erected at Parkfield Rank within the next two weeks.

**NO 17.** A copy of an application to the Avon & Somerset Magistrates Court for the transfer of the licence for The Star Inn into the name of Diane Phyllis Todd was received.

**NO 18.** An invitation was received to a Governance & Participation Training event on the 28<sup>th</sup> Sept. 05.

**NO 19.** A letter was read from S.G. Senior Citizens Forum asking for grant aid towards the production of their newsletter. Councillors agreed a grant of £50.00.

**NO 20.** An invitation was received to the Chase & Kings Forest A.G.M.

**NO 21.** An invitation to Community Action AGM was received. Mr. Whittock agreed to attend.

**NO 22.** A copy of South Gloucestershire Councils response to BCFC Draft Recommendations for the Future Electoral Arrangements in South Gloucestershire was received.

**NO 23.** A letter was received on behalf of Pucklechurch Community Association regarding funds they are trying to raise towards the replacement of the ceiling tiles in the hall. The cost of purchasing the material is in the region of £1300.00. and they would be grateful for any help available. The hall has recently been re-wired and the lighting replaced but the ambience is destroyed due to damaged and stained tiles brought about by their age and time in si tu. The hall has struggled to stay afloat, but income has improved since the door entry system was put in place, they hope this will continue and feel that refurbishing the fabric of the building will encourage more users. Mr. Whittock expressed a health and safety concern saying the 'exit' lights over the doors in the hall and two lights in the car park were not working. Mr. Holder declared an interest but confirmed the ceiling was bad and felt that as landlords the Council should offer support. After discussion Councillors agreed the hall was a village facility and they would support it with a one off exceptional payment of £1300.00.

**NO 24. FINANCE.** The following cheques were agreed and signed for payment. W.K. Skidmore £23.80. expenses. Pucklechurch Community Association £33.00. hire of room for three meetings. Ensign Print £177.00. Pucklechurch News. Town & Country Services £123.38. skip change over in Burial Ground. Mazars £141.00. 2004/5 external audit. Mrs. A. Sharpe £110.00. Mr. & Mrs. Hall £90.00. rent for Shortwood Play Area. D. Bailey £286.60. being salary £280.00. plus stamps £6.60. Wicksteed Leisure Ltd. £7373.13. new swings for Castle Rd. play area. Instant Landscapes £734.37. grass cutting. Victim Support £200.00. grant aid. Pucklechurch Community Association £1300.00. grant. South Gloucestershire Senior Citizens Forum £50.00. grant towards production of newsletter.

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

Date of next meeting 19<sup>th</sup> October at 7.30pm.