

FRESHFORD PARISH COUNCIL

MINUTES OF THE ORDINARY PARISH COUNCIL MEETING

HELD ON 13th JANUARY 2020, MEMORIAL HALL, FRESHFORD

Present

Councillors: John Adler (Chair), Jean Hawker, (Vice Chair), Annabel Batchelor-Wylam, Julian Carpenter, Jonelle Daniels, Tom Maddicott, Nick Stevens, Martin Walker, Jacob Heatley-Adams,

Clerk and RFO: Ruth Talboys

Public: Daniel Start, John Putt

Agenda Item	Action
01/20 Welcome and Apologies for Absence No apologies	
02/20 Declarations of Interest and Requests for Dispensation Cllr Walker and Cllr Stevens – Hall Trustees	
05/20 Open Forum Daniel Start voiced his objections to the planning application proposed by the Inn at Freshford which seeks to convert the stone store into a holiday cottage. (See 07/20 Planning for full details). Daniel tabled documents he had previously sent to the council setting out his objections. The building is listed and currently used as storage for the Inns' kitchen. As per the documents, Daniel considers the proposal for a holiday cottage with an additional second floor to constitute disproportionate development of an historic building at what is arguably the prettiest gateway to the village and one of the most protected landscapes in England. John Putt spoke on the same matter but with regards to highways. John is concerned at the additional pressure such a construct would put on the already substantial issue of parking. He reminded Cllrs of the issue of vehicles of customers to the Inn, frequently being parked on both sides of the road surrounding it. Development of such a building resulting in the erosion of existing parking whilst necessitating the need for additional parking, which has not been indicated as part of the plans, would he felt, be a serious concern. Daniel recommends that Cllr Neil Butter be asked to intervene and bring the concerns to committee. Cllr Stevens asked if there was a change in height from the original plans submitted and approved in 2016. Daniel confirmed that the application was identical to that of 3 years ago other than proposals to raise the floor height to mitigate against the flooding risk. John Putt raised a further concern regarding the rubbish washed up alongside the bridge on Rosemary Lane due to the higher water levels. Cllr Adler recommended that an approach be made to the water authority to address this. John Putt agreed to make contact with them. John Putt stayed for the remainder of the meeting.	

<p>03/20 Minutes of Parish Council Meeting 9th December 2019</p> <p>The minutes were agreed as an accurate record and signed by the Chairman.</p> <p>Matters Arising</p> <p>Tree survey has been completed by Cllr Daniels However the woodland is more mixed than originally thought. It is recommended that Jon Clarke return in the summer when it is in full canopy.</p> <p>Cemetery - All Cllrs agreed Alan Duck's quote to undertake work clearing the saplings from the graves in the cemetery at a cost of £240. Cllr Daniels to arrange.</p> <p>Hedge - Cllr Daniels has received a quote of £780 from Alan Duck to cut the Tynning hedge bordering Freshford Lane and is now waiting for a quote from the Godwins. Cllr Daniels acknowledged that the hedge needs cutting before 01.03.20 after which it would be illegal to work on the hedge until 31.08.20.</p> <p>Street Lighting – Cllr Walker confirmed maintenance for street lighting had been completed.</p> <p>Wording for the wall memorial notice asking motorists not to park in front of the memorial is outstanding.</p> <p>Tynning - Cllr Daniels confirmed that the bollard has been replaced by James Lock.</p> <p>Rosemary Lane – Cllr Carpenter confirmed that the concerns raised at the last meeting over Rosemary Lane, are being addressed and will report further at February's meeting.</p> <p>Cllr Adler confirmed bank recs had been completed and circulated to all Cllrs and no adverse comments were received.</p> <p>Cllr Walker confirmed quotes had been received for the proposed enhancement work to the new bus stop by the Memorial Hall entrance.</p> <p>Cllr Daniels drew attention to Phase 3 of Freshford School's solar panel project, which aims to provide electric vehicle charging points and confirmed she had had a positive meeting with the school governors regarding parking at the school when it is not in session.</p> <p>Cllr Stevens confirmed the letter to FLISCA had been drafted and circulated to all Cllrs for approval. All Cllrs approved of the letter which Chairman Adler will send to FLISCA chairman Simon Coombe.</p> <p>Cllr Adler to action issue of horse riding on the Tynning.</p> <p>Cllr Daniels confirmed the issue over the fallen tree on the footpath had been dealt with.</p>	<p>JD</p> <p>JA</p> <p>JC</p> <p>JA</p> <p>JA</p>
<p>06/20 Correspondence Received</p> <p>Correspondence acknowledged.</p>	
<p>07/20 Planning Applications and Decision Notifications</p> <p><u>Planning Applications</u></p> <p>The Inn Freshford; Barn Conversion. - 19/05361/Ful & 19/05362/LBA After full discussion Freshford Parish Council Resolved to object to this application for the following reasons: Green Belt This is inappropriate development in the Green Belt and will adversely affect its openness and the natural beauty of its surroundings. Given the proposal to effectively double the height of the existing building the extension is neither minimal nor modest and is disproportionate. It will not preserve and enhance the conservation area. The reverse is more true.</p>	

The work will fundamentally affect the character of the building which is an iconic landmark building on this approach to the village. The barn is a 'curtilage' listed building and occupies a very prominent and highly protected position on the gateway to the Cotswold AONB, Green Belt and Freshford Conservation Area. This development would result in an adverse impact to the landscape setting due to its prominent position in a sensitive conservation area.

D4 Parking and Highway Safety.

There is no provision for new parking. Parking is already a major problem around the pub due to the significant increase in trade of this successful rural pub.

Previous planning permission re: car parking at the Inn has been almost wholly ignored in terms of its application and implementation. Under the permission granted there was intended to create 29 car parking spaces. On evenings and weekends the car park is often full with cars parked on both sides of the road in front of the pub making it dangerous for drivers and pedestrians who have to walk in the middle of the road for some distance, as there is no pavement. The photos show the extent of the road car parking which is occurring on a regular basis in or around the vicinity of The Inn.

The pub already has accommodation for Bed and Breakfast - a holiday cottage would only make the parking situation worse. The car park size has already been reduced due to the steel storage container in the car park and the extension of the seating area into the car park.

The PC invites the Planning Officer to look again at the whole question of car parking and if needs be to carry out a site visit.

RE6 Reuse of Rural Buildings.

The pub is a community asset. This development will impact the financial viability of the pub due to the loss of the building for its current use, which is supporting the viability of the food and drink supply. There are no plans for the replacement of the current use of the barn.

The barn is used as the main storage area for food production and prep and has recently been refitted with large refrigeration units meaning that it is no longer a redundant building seeking new use. The pub already has permission for 8 ensuite rooms that have never been created or let (13/04929/FUL).

It should be noted that the Application has been submitted by the owner of the property, and not providing the landlord with an alternative location for replacing the barn's current function, therefore impacting the future of a resurrected pub.

Ends.

Church Lane, Limpley Stoke – Cllr Adler is still awaiting a response from Wiltshire Council despite chasing it up, but confirmed we are still within time to make a response. Limpley Stoke Parish Council submitted an objection to application at their meeting in December. Furthermore Wiltshire Councillor Johnny Kidney has called it into council on the same grounds.

Cllr Stevens recommended we forge closer links with Wiltshire Council and Limpley Stoke Parish Council to ensure we are aware of such issues ahead of time.

<p><u>Tree Applications</u> Application number: 19/05338/TCA The Old Rectory, Crowe Lane, Freshford, BA2 7WB</p> <p>Holly reduce height by 2m. Leyland Cypress reduce height by 2m.</p> <p>FPC agreed to support.</p> <p><u>Decision Notifications</u> None received.</p>	
<p>08/20 Finance and Personnel The following payments were agreed: James Lock - £65 (bollard on The Tynning) Clerk and RFO salary – £425 Standing Orders - None Direct Debits - None Receipts - None Cllr Adler confirmed accounts are in budget Bank Recs circulated by Cllr Adler were approved. CIL Report circulated by Cllr Adler was approved. 2020/21 Budget produced and circulated by Cllr Adler. Cllr Daniels highlighted a double entry of £1,000 in FPC favour under natural environment that had been counted twice, under both natural environment and the cemetery. All agreed that this could be removed from the cemetery figures. Cllr Hawker queried whether or not an increment had been allowed for Ian Croker for street cleaning. Cllr Adler confirmed that it had been. Cllr Stevens recommended that comparison be made with Monkton Combe to see what they are paying. Cllr Hawker will check with Des Wighton. Cllr Adler asked for comments with regards to the need to increase the precept by 3/5/7% to break even. Taking into account the now £1k reduction a 5% increase of £1,443 will enable the accounts to remain in credit by a small amount each year. Cllr Stevens suggested that with considerations around expected expenditure on street cleaning and communications a case could be made for raising the precept by £3k. Cllr Hawker asked how that would look for residents. Cllr Stevens considered it to be around a £10 p.a. increase for a band D property. All Cllrs agreed to discuss The Bulletin at this point as its' future production has a direct bearing on the budget. (Please see comments under 11/20 The Bulletin). Budget talks were subsequently resumed with £301.50 allocated for The Bulletin. Cllr Adler recommended £1k be put aside for development of the new website. Cllr Carpenter asked where those funds would come from. Cllr Adler recommended they come from the Ward Councillor Fund and an approach be made to FLISCA once he has completed and circulated</p>	<p style="text-align: center;">JH</p>

<p>the calculations. He reminded Cllrs that since BaNES are removing funding for street cleaning, provision needs to be made within the budget for that to continue.</p> <p>Cllr Carpenter recommended consideration be given to increasing the precept to £3,500.</p> <p>Cllr Hawker asked if the new laptop needed by FPC was from this year's budget or 2020/21.</p> <p>Cllr Adler confirmed that it was from this year's budget, (2019/20).</p> <p>Cllr Adler proposed expenditure for the new laptop at a cost of up to £1k in accordance with emails circulated to Cllrs earlier this month.</p> <p>Cllr Stevens seconded.</p> <p>All Cllrs agreed. Cllr Adler to purchase.</p> <p>Cllr Daniels advised that if the hedgecutting were done within the 2019/20 budget it would be a saving of £780 against the 2020/21 budget.</p> <p>Cllr Adler confirmed there were sufficient funds to accommodate that.</p> <p>Cllr Daniels agreed to action that once the quote from the Godwin's has been received.</p> <p>Cllr Carpenter acknowledged that this would cover the shortfall and recommended a piece be produced for The Bulletin explaining reasons for an increase in the precept and the consequences of not doing so. Cllr Daniels to liaise with Cllr Adler before publication.</p> <p>Cllr Stevens proposed that FPC resolve to increase the precept by 10%.</p> <p>Cllr Daniels seconded.</p> <p>All Cllrs were in favour and the resolution to increase the precept by 10% was passed.</p> <p>Cllr Adler will amend the budget accordingly and circulate for consideration.</p>	<p>JA</p> <p>JD</p> <p>JD</p> <p>JA</p>
<p>09/20 Correspondence Received None received.</p>	
<p>10/20 Asset Management</p> <p>Cllr Walker has passed all information regarding street lighting to Ruth Talboys.</p> <p>Cllr Stevens queried none payment of the supplier.</p> <p>Cllr Adler confirmed it was being investigated with SSE.</p> <p>Cllr Stevens asked how much we potentially owe.</p> <p>Cllr Adler advised it was approx. £3k and accounted for in the budget.</p> <p>Cllr Walker met with Curo to discuss the 2 sycamore trees on the southeast boundary of the cemetery which are causing significant damage to the wall adjacent to The Glebe. A discussion is to be had with regards to liability.</p>	<p>MW</p>
<p>11/20 Communications <u>The Bulletin</u></p> <p>Cllr Daniels presented four options based on her research. Options 3 and 4 can only be considered once FPC has launched its new website, so options 1 and 2 were discussed.</p> <p>Option 1: Reduce the Bulletin to 12 pages and limit articles to those from the Parish Council and local voluntary/charity organisations. Three issues a year in black and white at a cost of £100.50 per issue (total cost pa £301.50). Funded by FPC, distributed in Freshford.</p>	

<p>Option 2: Produce an A3 folded newsheet (4 sides of A4). Three issues a year in black and white. Avon Printing Services, Melksham quoted £63 per issue. Funded by FPC. 340 copies distributed in Freshford.</p> <p>Cllr Maddicott advised he might have an option to print Option 2 at work at a reduced cost.</p> <p>Cllr Stevens queried the appetite for a 1 page, double sided monthly publication more in keeping with The Limpley Stoke Clarion.</p> <p>Cllr Daniels advised that this would be difficult for her and the Distribution team because of the considerable time commitment involved and advised it would also be too close in concept to the Parish Magazine, which is also a monthly publication.</p> <p>Cllr Adler reiterated that The Bulletin is full of very interesting articles which you wouldn't be able to cover in a single sheet publication. He asked how Cllrs saw The Bulletin going forwards.</p> <p>Cllr Hawker said it needed to be free of charge.</p> <p>Cllr Daniels advised that the biggest issue yet had been 38 pages and that consideration should be given to the environment, with perhaps an online presence and smaller paper edition that gave a taster of the major issues and articles to be found in the online version whilst appreciating that whichever option was chosen it wouldn't satisfy everybody. Her preference would be for a 12 page Bulletin 3 times a year at a cost of £100.50 per issue.</p> <p>Cllr Walker proposed we trial Option 1, the 12-page issue for 1 year, funded by FPC.</p> <p>Cllr Daniels seconded the motion.</p> <p>Cllr Stevens asked if we were discounting sponsorship.</p> <p>Cllr Daniels confirmed that it was necessary to avoid any conflict of interest, with the possible exception of The Galleries and Friends of Freshford, who Cllr Daniels will contact.</p> <p>All Councillors resolved to support the proposal.</p>	<p>JD</p>
<p>12/20 Highways and Transport</p> <p>Cllr Adler referred Cllrs to his Chairman's report with regards to parking during school events.</p> <p>Cllr Carpenter has had a few meetings with regards to Rosemary Lane and suggests monitoring of the lane's usage is conducted prior to the opening of The Mill to assess the volume of traffic, especially commercial vehicles to get an 'as is' figure. Cllr Carpenter recommends a monitor be placed at the top and bottom of the lane at a cost of £340. Then for the whole process to be repeated once The Mill has been built and is occupied.</p> <p>Cllr Adler recommends funding for that comes from FPC and FLISCA.</p> <p>Cllr Stevens suggested Sharpstone should also be covered and therefore recommends 3 monitors, funded by Neil Butters as District Councillor in charge of highways or Matt McCabe under the Ward Councillors Initiative Fund, as the development is a BaNES approved scheme.</p> <p>All Cllrs agreed support should be given to Cllr Carpenter to approach the District Council.</p>	<p>JC</p>
<p>13/20 Built Environment</p> <p>No points raised.</p>	

<p>14/20 Natural Environment Cllr Daniels advised that Charles Malir has kindly agreed to be Flood Culvert Representative subject to Cllrs approval. All Cllrs unanimously supported and agreed to this and thanked Charles in his absence for taking on the role. Cllr Stevens proposed a record of thanks be made to Cllrs Hawker and Daniels and the Cotswold Warden for the new steps in the lower field that runs alongside The Inn. All agreed. Cllr Adler to send acknowledgement of thanks to the warden.</p>	<p>JA</p>
<p>15/20 Community No points raised.</p>	
<p>16/20 Annual Parish Meeting Ruth advised that 2 dates had been proposed, 13th and 29th of April, but recommended the latter as the 13th is Easter Monday. All agreed. This and dates for all FPC meetings along with Chairman, Clerk and RFO details to be published in the Parish Magazine. Cllr Daniels to organise.</p>	<p>JD</p>
<p>17/20 Upcoming External Meetings Bath Preservation Trust 21.01.20 – Cllr Heatley-Adams Cam Valley Forum, Cllr Adler – Date TBA Cllr Carpenter meeting with GWR at Freshford Station 15.01.20 A reminder of the FPC Climate Crisis Meeting 19.02.19 at 7pm Cllr Daniels meeting with Clare Ford Chair of Governors at Freshford Church School – Date TBA</p>	
<p>18/20 Exchange of Information Cllr Stevens talked about the meeting with CCG in Somerset today, attended by Ben Batchelor-Wylam on behalf of the trustees, at which the recommendation was made for the redevelopment of Freshford surgery to be turned down, not least due to perceived insufficient local support for the scheme. Cllr Stevens had written in support of the new surgery and made clear that there was considerable local support for the proposal. The CCG have agreed to defer their decision and given a 6-month period of grace. Cllr Stevens recommends that the APM be used in part to update the community on this. He believes all is not lost but we will need to fight it maybe with a petition within the shop. 15 surgeries have been closed within Somerset and no new ones have been opened.</p> <p>The meeting ended at 9.05pm</p> <p>Date of next meeting 10th February 2020, 7pm</p>	
<p>Signed (Chair)..... Date.....</p>	