

# **FRESHFORD PARISH COUNCIL**

## **MINUTES OF THE ORDINARY PARISH COUNCIL MEETING**

**HELD ON MONDAY 13<sup>th</sup> MAY 2019 AT 7.00pm**

**MEMORIAL HALL, FRESHFORD**

### **Present**

Councillors: John Adler (Chairman), Jean Hawker (Vice Chairman), Nick Stevens, Martin Walker, Tom Maddicott, Julian Carpenter, Annabel Batchelor-Wylam, Jonelle Daniels, Jacob Heatley-Adams and Lorraine Montacute (Clerk).

**Apologies for Absence:** All Councillors were present

### **052/19 Declarations of Interest and Requests for Dispensations**

All councillors signed Acceptance of Office Forms.

Cllr Walker declared an interest in the St Peter's Church application.

### **053/19 Election of Chairman and Vice-Chair**

The PC resolved to Elect John Adler as Chairman and Jean Hawker was Elected as Vice-chairman.

### **054/19 Minutes of Parish Council Meeting held April 2019**

Draft minutes from the 8<sup>th</sup> April 2019 were approved and signed by the Chairman.

### **055/19 Open Forum**

Phillip Challenor resident of The Grove, Station Road together with the owner of No.3, The Old House. objected to the proposed tree house at Riversmeet, (planning application 19/01795/FUL). The privacy of the garden of The Old House will be compromised. There was concern expressed that this application will be an over-development on this site which is of particular sensitivity lying as it does on the edge of the built environment and open green space. It was stated that there have been 19 applications for tree removals on this site which has changed the landscape significantly.

## 056/19 Planning Applications

- a) 19/01474/REM Ranikhet Farm Park Corner, Freshford. Removal of condition 4 attached to application 09/02302FUL (Erection of two storey extension).**

Deferred until next month

- b) 19/01795/FUL Riversmeet 2 The Orchard, Freshford. Erection of a tree house.**  
Riversmeet lies within the Housing Development Boundary, The Village Settlement Area and the Conservation Area. It is on the cusp of these boundaries and so occupies a position of particular sensitivity between the built environment and open fields. The village is 'washed over' by the Green Belt.

This application is for a substantial tree house to be positioned over the pollarded maple tree stump. It is proposed for the tree stump to be reduced to approximately 2m in height, above which the tree house will be placed.

The application states that 'No windows face either south or west, and as such, the tree house will not overlook adjoining private gardens or amenity space. The balcony is orientated towards the views to the north/east.'

Consideration is given to the impact on No. 1 The Orchard in terms of privacy and overlooking.

The tree house has full length windows to the north with easterly facing doors and windows with a balcony area. The full extent of the balcony is unclear from the proposed elevations.

The pollarding of the maple tree was addressed by a previous planning application. 16/04101/TCA applied for the maple tree to be reduced by approximately 25-30%. This was a significant tree in the area, and now seems to be a stump.

The balcony provides views over the adjacent garden of The Old House and the swimming pool, the patio and at least part of the garden of The Grove.

The Parish Council Resolved to object to this application on the following grounds and in these terms:

1. Policy D6: Amenity
  - Loss of appropriate levels of privacy by the surrounding properties
  - Overlooking of the gardens of surrounding properties, including the overlooking of a swimming pool.
2. Policy CP8 Green Belt
  - Impact on the openness of the Green Belt

The parish council is concerned to ensure the retention of the attractive landscapes, which is a key objective as regards the use of land in the Green Belt.

3. The Tree House is disproportionately large and does not sit well in the landscape as required by the Village Design Statement.

4. As stated in the Freshford and Sharpstone Conservation Area Character Appraisal 2007 “trees provide a significant contribution to the special character of the Conservation Area and there are special provisions for their protection under the Town and Country Planning Act (1990).”

The maple tree in question was a significant tree, and formed part of the definition of the edge of the village along with a number of other trees that have been reduced significantly over the years.

There is concern that the reducing of the maple tree has killed the tree and left it a stump.

The parish council would also request that BANES considers the extent of work undertaken to trees against the approved works.

**c) 19/01471/FUL South Lodge, High Street, Freshford. Use naturally treated oak to clad the rear extension.**

Deferred until next month.

**d) 19/01332/FUL St Peter's Church, Church Hill, Freshford. Form a gated opening to the right of the existing stepped churchyard gate, and reforming the existing path up to the south porch in order to afford wheelchair access to the church. The works will include for localised retaining of ground levels, and the lowering of the south porch floor and gates.**

*Cllr. Walker, having declared his interest, withdrew from the meeting room while the application was determined by the parish council.*

A member of the public gave examples where disabled access was woefully short and felt that there should be a duty to make reasonable adjustments for disabled people.

The Parochial Church Council (PCC) of the parish has agreed proposals for the significant reordering of the inside of the church, to widen its use across village activities. This is part of its wider mission. As part of the Church of England any work inside the church building is subject to Church Faculty regulations only, and is not subject to local authority planning controls or applications.

The PCC considers it necessary to create improved access to the building through the churchyard and to provide Disabled Access through the gate way and across the pathway into the church. Currently, there are significant steps and changes of level moving from the road, through the gates and along the path, and on entering the church.

The proposals provide for a new gateway to the right of the existing opening with ramped access into the churchyard, new pathways, and ramps into the church through the porch. The existing gateway steps are Listed, and Planners are not supportive of rebuilding or rearranging the current entrance steps and gates. As this work is outside the church building, normal planning application rules apply. The Church has held detailed discussions with B&NES Planning staff and these proposals include amendments following those meetings.

Some comments and one objection have been received. These mainly concern parking issues, and the materials used in the construction of the new gateway. It should be noted that the need for a disabled access also arises from the difficulties experienced by current users of the church for services, weddings, funerals and other functions; this particular application is not driven entirely by the internal reordering of the church. Without reordering, access still needs to be improved.

The Villages Design Statement in the Neighbourhood Plan should be followed in terms of materials used and the style of the construction of the entrance and pathways.

The Parish Council resolved to Support this Application.

Given the nature of this application, the Parish Council requests that BANES consider the possibility of providing a disabled parking space to better support disabled access.

### Decision Notifications

There were no comments on the Decision Notifications listed on the Agenda.

### 057/19 Outstanding from previous meeting:

- a) The SSE work on street lamp 2, Staples Hill and street lamp 20, Pipehouse lane is scheduled to be complete on Monday 20<sup>th</sup> May, **Closed**

- b) Cllr. Walker has progressed the long outstanding work for Lamp no.4 Jasmine Cottage. SSE have provided an updated quote which was approved at the meeting.

**Action: MW to communicate the repair date.**

#### 058/19 Finance

The following payments were approved:

29/03/19	SEE	Non routine street lighting maintenance	£34.86
23/04/19	Peter King	Wine and Nibbles for the APM	£102.50
26/04/19	Freshford Memorial Hall	Quarterly charge for hire of hall and donation	£700.00
30/04/19	Parish Magazine Printing (PMP)	Printing of Bulletin	£356.15
06/05/19	James Lock	Grass cutting for April	£300.00

- a) The 2019 quote for the maintenance of the cemetery and The Tynning to be approved by the Parish Council at the June meeting

**Action: Rolled over to June.**

- b) The monthly invoice of £300 from James Lock to be split evenly across the cemetery and The Tynning for accounting purposes.

**Action: LM**

- c) The PC agreed to purchase a licence for Microsoft Office 365 which includes One-Drive for back-up at a cost of £59.

**Action: JA to progress the purchase.**

#### 059/19 Managing the Election Process

- Cllr Adler gave a summary of the Good Councillor guide for the benefit of the newly elected members.

**Action: JA to circulate the 'Good Councillors Guide'**

- Reference was made to the Nolan Principles.
- 2019 Budget awareness.

**Action: JA to circulate the Budget for information.**

- Responsibilities of the Parish council

**Action: JA to circulate the current list of responsibilities**

- a) Update the email address of Cllr Daniels and Cllr Heatley-Adams

**Action: LM**

- b) An updated list showing the existing and new councillors was requested.

**Action: LM to circulate**

#### 060/19 PC Fixed Assets

It was agreed that the PC should make a feature of the old water trough and include it as an asset to the village. Cllr. Walker, Cllr Heatley-Adams and Cllr Batchelor-Wylam agreed to look into the options, and the effort required to restore it.

**Action: MW, JWA & ABW**

#### **061/19 Exchange of information**

- a) Following discussion, it was Agreed to seek to introduce a Planning Application Pro Forma for use by councillors, and to prepare Guidance on Planning Applications for the benefit of the public.

**Action: MW & NS to work together to produce these documents and to then report back to the parish council.**

- b) The Street light on Rosemary Lane appear to be always on night-and-day rather than just at night.

**Action: MW to contact SSE**

#### **063/19 External and other meetings**

No External and other meetings were raised.

064/19 **Date of next meeting:** 10<sup>th</sup> June 2019