

FRESHFORD PARISH COUNCIL

MINUTES OF THE ORDINARY PARISH COUNCIL MEETING

HELD ON MONDAY 10th JUNE 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

065/19 Declarations of Interest and Requests for Dispensations:

Cllr Carpenter declared an interest in the Ranikhet Farm Park Corner application.

Cllr Batchelor-Wylam declared an interest in the South Lodge application.

Cllr Hawker & Cllr Daniels declared an interest in the Polytunnel application.

066/19 Minutes of Parish Council Meeting held June 2019:

Draft minutes from the 13th May were approved and signed by the Chairman.

067/19 Open Forum:

No matters were raised in the Open Forum.

068/19 Planning Applications:

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

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

Planning Permission was granted for a two-storey extension at Ranikhet Farm in 2009 (09/02302/FUL). The permission included a number of Conditions, one of which (No 4) was the non-opening and provision of obscured glazing for a window overlooking the garden of the neighbouring property.

The Applicants have been advised by B&NES Planning Department that they are entitled to seek a Discharge of the Condition and have for the reasons they have now submitted put forward their case for the Condition to be removed.

The applicants seek a Removal of Condition 4 attached to the Planning Permission granted on the 1st July 2009 - Application 09/02302FUL for the following reasons.

- a) Any view into the garden of the neighbouring curtilage is minimal due to the position of the window relative to that garden and is purely incidental to any outlook from that window. This counters the objection statement that there would be a "grossly obtrusive oversight"
- b) The light into that end of our room and balance of what is a sitting room is affected significantly by the obscuration
- c) A significant health and safety issue exist due to not being able to open the window to clean it. The window has to be cleaned from the outside by using a ladder placed at a dangerously steep angle.

Their neighbours, object to the Application on the grounds that a removal of the Condition will result in their property, and especially their garden, being overlooked and that this amounts to an intrusion on the privacy they presently enjoy. They say that the Condition was attached specifically to prevent their property being overlooked. Family members and friends have also lodged objections.

Both the grounds for the Application and the objections to it are evident and clear from the papers submitted to the Planning Authority.

The case Planning Officer has attended the site and carried out an Inspection.

The Parish Council resolved to Comment in the terms set out in this Report.

The full facts are before the Planning Officer and are sufficient for a determination to be made on whether or not it is reasonable for the Condition to be discharged. Both the Application and the Objections are properly made. The parties have not been able to resolve the position through agreement between them and the Parish Council is not minded to either support or object to the Application but instead to leave it to the judgment of the Planning Authority.

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

This proposal concerns the rear wall of the dwelling facing on to its back garden.

There is a 1970s extension at the rear of the property made of reconstituted concrete blocks. The property lies within the Conservation Area and within the Housing Development Boundary and Settlement Area. It is proposed to cover this surface with naturally treated

oak cladding. Any traditional Bath stonework will not be affected. The cladding will cover the ground and first floors. The owners have already undertaken significant refurbishment works which can be seen to the front of the property. No adverse responses have been received from neighbouring properties.

Resolved:

The Parish Council resolved to Comment on the application in the following terms: The Council views the work proposed to the rear extension as a significant improvement to the look of the building compared to what is existing. Some concerns were expressed as to whether oak cladding took due account of the grain of the village - this represents a departure from the traditional building material within the Conservation Area and councillors would not wish to see this as setting a precedent for the future.

19/01889/VAR & 19/01890/VAR Freshford Mill. Variation of Conditions.

In two linked applications the Applicant Company seek to vary a substantial number of Conditions attaching to the Permissions previously Granted for development to take place on the site.

The variations sought are too numerous to list are concerned with the detailing on balconies, balustrades doors, windows, car ports, landscaping, board walks, car parking, external lighting.

The applicant states:

Sustainability and housing delivery are key aims of both the extant development plan and the National Planning Policy Framework. This site has a sensitive planning policy context and has posed significant physical and financial challenges but the developer with the help of their consultants and the Council have worked through these.

These proposals seek to combine a number of changes, as a result of design development. The proposals are a practical and pragmatic way to bring the northern part of the site to the market as soon as possible without prejudicing the ongoing development of the southern part. Careful consideration has been given to ensuring the quality is at least maintained and improved as far as is possible.

Overall the proposals, with the minor changes to external appearance and external context, are a pragmatic and practical response to site context and ongoing site constraints. However, quality is retained, and the development still sits as a positive contribution to the appearance and character of the area.

The Parish Council resolved to Comment in these terms:

The Council recognise that the changes sought are a pragmatic and practical response to the site context and ongoing site constraints and have no specific concerns to the proposals put forward. The Parish Council recognise the considerable number of difficulties which the Applicant Company has had to overcome and has yet to overcome in bringing forward the

development to a point where the housing is occupied, and remains fully in support of enabling the scheme to come to fruition.

19/02194/FUL Staples Hill, Freshford. Polyunnel. New Polyunnel

Cllr. Hawker, having declared an interest, withdrew from the meeting room while the application was determined by the parish council.

The Applicant Mrs Jean Hawker makes Application to place a polytunnel on land just off Staples Hill so that she may grow vegetables for the family. The land in question lies just within the parish boundary.

The Applicant has consulted with close neighbours and with those on the other side of the valley. All have indicated their support.

The Parish Council resolved to Support the Application. It makes good and productive use of a small piece of land and leaves but a slight imprint.

19/01943/FUL Homewood Park. Extension to the garden terrace and erecting of a single storey outbuilding.

This application falls outside the Freshford Parish Boundaries. Hinton Charterhouse is supporting the application.

It was agreed that the PC would not provide a response on this application, mainly due to the Consultation Period having already ended.

Below are Tree Applications that were not listed on the June Agenda

Cllr Hawker raised a number of Tree applications not listed on the agenda but expiring between 30th June - 9th July. The applications were reviews at the meeting to ensure sufficient time, should comments be required prior to the next Parish Council Meeting on the 8th July.

19/02351/TCA Spring Cottage, Rosemary Lane, Freshford.

Mr. Melville

Walnut - fell. Applicant will replant.

19/02353/TCA The Old Rectory, Crowe Lane, Freshford.

Dr. Bhalla

White beam T1 - reduce height by 3 metres and reshape.

Elm T 2. - reduce by 3 metres and reshape.

Elm T 3. - fell. - dead.

Elm T 4. - fell. - dead.

19/02543/TCA Stonecrop. 1 Lower Mount Pleasant, Sharpstone Lane. Freshford.

Mrs. C Cykowski

Ash T1. - remove as leaning at about 20%.

Sycamore T2. - thin out by 20% reduce height by 3 metres.

Sycamore T3. - thin out by 20% reduce height by 6 m and spread by 3 m.

Sycamore T4. - thin by 20%. Remove one of 3 main trunks entirely and reduce height by 6m and spread by 3 m.

The Parish Council resolved to Support all the tree applications listed above.

69/19 Decision Notifications:

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

070/19 Outstanding from previous meeting:

- a) Water Trough – it was agreed to leave the water trough as it is apart from a tidy up around the trough and add it to the asset register. **Action: Cllr Walker**
- b) The draft Guidance on Planning Applications for the benefit of the public will be uploaded to the website under version control to allow for the document to change over time. **Action: Cllr Adler to confirm who is to manage the website short term.**
- c) Planning check list document – following review it was agreed not to publish it but to that use it internally as a crib-sheet when reviewing planning applications.

071/19 Finance:

The following payments were approved:

Alan Duck	Grass Cutting	£70.00
Alan Duck	Grass Cutting and Strimming Mar/Apr	£140.00
Came & Company	Local Council Insurance Scheme	£745.94
James Lock	May Grass Cutting	£300.00
SSE	2 Staples Hill, replace lantern & 20 Pipehouse Lane, control box	£1,593.98
SSE	Control Box Replacement for above	£498.02
Lorraine Montacute	Expenses	£61.54

- a) The James Lock maintenance quote for the Cemetery and The Tying 2019 was approved.
- b) As part of the 2019 AGAR audit it was suggested that the PC should obtain a breakdown of the CIL expenditure on a regular basis. **Action: Cllr Walker**
- c) In addition, and as part of the 2019 AGAR audit it was suggested that the PC should obtain information on how the Hall Donation money is used. **Action: Cllr Walker**
- d) The monthly reconciliation sheet to be amended to show the final balances to show 'restricted' or 'unrestricted' fund going forward. **Action: LM**
- e) Alan Duck to provide a schedule of work to show the area of work and frequency. **Action: Cllr Hawker**

72/19 Highways and Transport:

- a) Freshford Lane Bus Stop Update – The PC supports a bus stop serving both directions outside the Village Hall (The Hub).
- b) Near Miss Reporting – there is awareness by many local residents of near misses when entering or, exiting the A36 from Freshford village. There was a bad accident on the Abbey Lane junction on to the A36 recently. This issue will be raised at the highways meeting attended by Cllr Stevens.

73/19 Political Independence:

Resolution is withdrawn.

74/19 Climate Emergency Motion:

Cllr Stevens suggested that the proposed Motion did not go far enough: that the BANES initiative should be supported explicitly and that the PC should seek to progress the issues through the Forums of Parishes Liaison and Connecting Communities. Working together with the Local Authority and with other Parish Councils stood the best chance of producing a Policy and actions which would be consistent and clear across the area. He proposed that the Motion be amended to reflect this.

Cllr Adler stated that the objective was to get the principle agreed and then proposals be developed to take initiatives forward, which would necessarily require local community involvement.

There was widespread agreement that this motion needed to be taken forwards.

It was agreed that several councillors would reconsider the proposal and provide an amended motion to the next PC meeting.

Action: Cllrs. Daniels, Heatley-Adams, Maddicott and Batchelor-Wylam would, as a group, consider a proposal to submit to the next PC meeting.

075/19 Exchange of information:

- a) AGAR audit return 2018/19 - An internal audit was undertaken by Chloe Alexander. The final Accounting Statement, and the explanation notes have been reviewed by the PC and signed by the Chairman, prior to submission to the external auditor.
- b) Homewood Park Hotel – Invite the owners back to the parish council meeting to share insight /into how the wider plans for the hotel are progressing. Action: **Cllr Adler**

076/19 External and other meetings:

No External and other meetings were raised.

077/19 Date of next meeting: 8th July 2019