

FRESHFORD PARISH COUNCIL

Minutes of the Meeting of Freshford Parish Council

11 April 2022, 7pm, Freshford Village Memorial Hall

Parish Councillors Present: John Adler (Chairman), Julian Carpenter, Jean Hawker, Tom Maddicott, John Putt, Richard Tibbles, Ben Walters

Apologies: Annabel Batchelor-Wylam, Elli Bate

In attendance: Selina Jobson (Parish Clerk), Cllr Butters

Members of the Public: One

160. **Declarations of Interests and Requests for Dispensations**

Cllr Hawker declared an interest in any items relating to FLiSCA, and would not vote on Item 5, FLiSCA's request for CIL funding.

Cllr Tibbles declared an interest in the Homewood Park planning application and would not vote on this item.

161. **Minutes of Meeting**

Resolved: to approve the minutes of the meeting held on 14 March 22 as a true record.

162. **Review of Actions**

An update on actions was received and noted.

Cllr Carpenter was awaiting a response from B&NES to a request to move the incorrectly positioned new waste bin at the entrance to the Galleries/Memorial Hall car park.

Arrangements were underway for Jubilee celebrations in the village on Sunday 5 June.

163. **Open Forum**

The Chair of the Freshford and Limpley Stoke Community Action (FLiSCA) spoke about their request for Community Infrastructure Funding (CIL) funding for the Galleries. During Covid, a larger enclosed seating area had been created to enable social distancing. This had demonstrated that this slightly larger enclosed café area was more profitable. FLiSCA had submitted a planning application for a permanent extension to the café seating area, to future proof the viability of the shop and café. The intention was to consolidate, not increase, business. Four quotes had been obtained for the works and the lowest quote had been chosen. Twenty people had volunteered to help with the extension works to keep costs down. The outcome of the planning application was still awaited; a matter raised by B&NES Highways about parking was being responded to with support from the Ward Councillors. FLiSCA has raised £45,000 towards the works so far but another £45,000 was required. Limpley Stoke Parish Council were putting £3500 of their CIL money towards the project. Support from both parish councils would demonstrate local support and was felt important in helping to secure further funding.

164. **Request for Funding from CIL Monies**

Councillors considered a request from FLiSCA for £10,000 towards the redevelopment of the Galleries, which was awaiting planning approval.

The following points were made in discussion:

- That the general level of the Parish Council's unreserved funds be considered, in light of two other significant projects: i) replacement of sodium street lamps with

LEDs and ii) extensive tree works required as an outcome of a recent tree survey of Parish Council land. Only approximate costs of these projects could be given at the moment, no quotes had yet been secured.

- That the Parish Council currently held £9,729 in CIL monies.
- The Galleries extension project could be split into three separate construction projects if all the money couldn't be raised initially, although that was likely to increase project costs.
- The intention was to start works on 1 May 2022 although this would depend on the outcome of planning.
- It was suggested that the continuing success of the Galleries Shop and Café was of critical importance to the community.
- It was suggested that some money could be awarded now with consideration of further funding when the Parish Council was clearer about other project costs that the Parish Council would need to fund.

Resolved: to grant £3500 of CIL monies to FLISCA towards the redevelopment of the Galleries dependent on a successful outcome of their planning application. Consideration would be given to whether the Parish Council could provide further CIL funding once the costs of other significant projects were known.

165. **Planning Applications**

22/00933/FUL Clachan, Freshford Lane, BA2 7UR: Two-storey side extension and single storey rear extension.

The property was outside the conservation area. There was no history of previous extensions and it was felt it would benefit from modernisation. The proposed extension was deemed to be of a significant size, and whilst the size of the extension was not seen as an issue, the addition of two bedrooms was felt likely to result in an increase in parking, in an area where parking was already limited. The Neighbourhood Plan stated that *'any development, whether for extensions or new housing, must provide for sufficient off-road car parking to avoid worsening on-road parking and congestion.'*

Resolved: To object due to insufficient provision of parking for the proposed addition of two bedrooms, resulting in worsening of on-road parking. This was not in accordance with the Neighbourhood Plan Planning and Development Policy.

22/00443/FUL 21/04590/FUL Homewood Park Hotel, Homewood, Hinton Charterhouse, BA2 7TB: *Revised Submission.* Erection of rear, side and front extension to existing spa, 6no new guest suites, new meeting / events space, admin office and ancillary accommodation following demolition of existing stables, garage and other outbuildings. Provision of additional on-site car parking, soft landscaping and associated external works, drainage and services provision. There had been a considerable number of objections to the first application. The application had been revised in light of concerns raised.

It was noted that:

- The NE elevation of the stable conversion / extension, first floor balcony has been removed and the glazing reduced by two thirds.
- The proposed roof top garden above the Spa, had been removed.
- A Lighting and Visual Impact Assessment and Lighting Calculation reports had been provided.
- Details of a Bat and Swallow shelter that will be built have been added.

- Additional landscaping measures had been added, such as seven trees to mask the view towards Little Mead.
- The B&NES Landscape Officer had no objection to the revised plans, stating that the design changes reduced light spill and visual impact, and the openness of the Greenbelt would not be adversely impacted.
- The Highways Officer had not identified an impact on highways.
- The volume calculation still appeared to be based on the existing volumes rather than the 'original' pre 1948 volume. Therefore the 27.5% increase is in addition to the previous extensions which already exceed one third of the 'original' volume.

Email comments had been provided by the Architect shortly before the meeting, in which it was confirmed that:

- There would be no glamping or picnics.
- The landscaping would not be a garden but an enhanced orchard.
- A temporary car park would be fully reinstated to a paddock as the application provided additional car parking.
- The spa would require removal of a hedge but there would be extensive new hedge and tree planting.

Councillors considered the comments submitted by the Parish Council to B&NES about the original planning application and the revisions to the plans.

Resolved: To object to the revised planning application on the grounds of:

- Volume – The proposed extensions will considerably further extend the property beyond the one third of the 'original' volume guidance for what is more likely to be considered acceptable in the Green Belt. The extensions are therefore considered disproportionate and as such harmful to the Green Belt.
- Loss of amenity to residents – Whilst improvements have been made to the proposals to reduce the loss of amenity, there would still be a significant loss of amenity, in terms of visual impact, light pollution, noise, and privacy, to Freshford and surrounding residents.
- Harm to the AONB and local ecology – Whilst improvements have been made to reduce the harm to the AONB and to local ecology, there would still be significant harm to the AONB and local ecology due to inappropriate design, high visibility from the surrounding area, and light pollution.

Resolved: To contact the Ward Councillors to request that should B&NES Planning Team consider approving the application that it should be taken to the Planning Committee.

166. **Tree Applications**

None.

167. **Chairman's Report**

The Chairman reported that:

- A community survey about the planting of a Jubilee Oak on The Tynning had indicated overwhelming community support.
- The new Freshford Station sign had been installed and the rest of the Station would be repainted in due course.
- BWCE were awaiting information from SSE before progress could be made with the potential village solar generation scheme.

168. **Finance - Payments and Bank Reconciliation**

168.1 **Resolved:** to approve the following payments -

- £488.29 Selina Jobson for administration
- £350 James Lock for grass cutting
- £1260 Bawden Tree Care for trees survey
- £63.63 Julian Carpenter for transport meeting expenses
- £700 Freshford Village Memorial Hall for meeting hire & donation

168.2 **Resolved:** to approve the bank reconciliation, noting the following payments -

- £300 Ian Croker for street cleaning (SO)
- £135.36 Microsoft Office annual subscription (Direct Debit)
- £106.62 SSE for electricity supply (Direct Debit)
- £30 Candy Harrison for advertising boards (payment)
- £246.25 HMRC for tax due (payment)
- 134.34 ALCA subscription renewal (payment)

169. **Natural Environment**

169.1 Outcomes of a tree survey of trees on Parish Council land

Three trees had been identified as in need of felling imminently, with approximately another 10 trees to be felled over the next 18 months. The majority of trees to be felled were suffering Ash Dieback. There were different approaches to dealing with Ash Dieback and consideration would be given to whether the Parish Council should obtain a second opinion. Cllr Hawker was seeking advice from the Woodland Trust and B&NES as well as seeking quotes for work to be done, ideally in stages as identified in the report. Advice would be sought on possible warning signs about the state of the trees.

All the trees were within the Conservation Area and planning application would be therefore be required.

Consideration would be given to setting up a Working Group to include residents. This would involve gathering further information and putting together a plan of works based on information received. Cllrs Hawker and Bate would lead this Group.

Clear communication about the works would be provided to residents as the situation with treeworks became clearer.

The first priority would be to seek quotes and undertake works to those trees identified as 'dangerous' in the report.

Cllr Hawker

169.2 Quote for periodic surveys for tree maintenance

Councillors received a schedule and quote from Bawden Tree Care for periodic surveys for tree maintenance.

It was agreed that this would be considered by the Trees Working Group, once established.

169.3 Update report from Friends of Freshford on activities undertaken as part of The Tynning proposal

The community orchard and new hedge had been planted. FoF proposed that projects relating to the new hedge would be undertaken in conjunction with Freshford School. It was noted that these projects weren't included in The Tynning proposals.

170. **Annual Parish Meeting**

Short presentations would be given by councillors on the main aspects of Parish Council activities. An overview of the Parish Council finances would be provided.

171. **Communications**
Cllr Putt was looking into the potential of restarting a similar, but shorter, version of the previous Bulletin. Cllrs Putt and Adler would meet to discuss options. Cllrs Putt & Adler
172. **Street Lighting**
Information was being sought on points to consider when undertaking a project to change sodium lamps to LEDs.
173. **Community Meeting on Transport and Highways**
The Parish Council's Community meeting on Transport and Highways would be held at 7pm on Wednesday 13 April 2022.
174. **External Meetings**
Nothing to report.
175. **Correspondence Received**
Nothing to report.
176. **Exchange of Information**
Cllr Carpenter reported that work on the Village Hub bus stop would be undertaken on 13 May 2022.

The location of the old Freshford station sign had been agreed in the Galleries café extension, subject to approval of FLISCA's planning application.
177. **Date of next meeting**
Monday 9 May, to include the Annual Meeting of the Council, 7pm, Freshford Village Memorial Hall.
Wednesday 18 May Annual Parish Meeting, 7pm, Freshford Village Memorial Hall.

Meeting ended 9.25pm