

FRESHFORD PARISH COUNCIL

DRAFT Minutes of the Meeting of Freshford Parish Council 10 October 2022, 7pm, Freshford Village Memorial Hall

Parish Councillors Present: John Adler (Chairman), Annabel Batchelor-Wylam, Elli Bate, Julian Carpenter, Jean Hawker, Tom Maddicott, John Putt, Richard Tibbles, Ben Walters

Apologies: None

In attendance: Selina Jobson (Parish Clerk)

Members of the Public: Four

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

None.

61. **Minutes of Meeting**

Resolved: to approve the minutes of the meeting held on 11 July 22 as a true record.

62. **Review of Actions**

An update on actions from previous meetings was received.

63. **Open Forum**

A member of the public spoke to confirm that they had no plans for development on a piece of land they owned. In June 2020 a B&NES Planning Enforcement Officer had inspected the land following a report of possible change of use of the land. The Officer deemed that there was no change of use and no further action would be taken. This had been noted at the Parish Council meeting in August 2020. The resident was concerned that wording of Minute 69 implied monitoring of the land was continuing. It was clarified that the Parish Council had no involvement in planning enforcement and was not monitoring this matter in any way. The resident stated that there is a covenant as well as planning restrictions on the field. They had planted some trees with the intention of preventing any possibility of development.

The applicant of planning application 22/03493/FUL The Cottage explained the need for the proposed bungalow, as set out in the Design and Access statement. He outlined, and responded to, comments submitted on the planning portal. He reported that he would consider some of the points raised, such as the possibility of making changes to some windows. He asked the Parish Council to support the application in light of the personal circumstances relating to the application.

64. **Planning Applications**

22/03493/FUL The Cottage, Pipehouse Lane, BA2 7UH: Erection of a bungalow with facilities for the disabled.

The property was situated within the Green Belt and within the southern settlement boundary, although the proposed access was off Ashes Lane, outside of the settlement boundary.

A similar application in 2016 had been supported by the Parish Council but had been refused by the B&NES Planning Officer, the B&NES planning committee and at appeal; the application had been considered to represent inappropriate development in the Green Belt with additional concerns about the removal of a section of hedgerow to create a new access. The proposed new access for this development would not involve removal of hedgerow.

In discussion it was noted that:

- Councillors were sympathetic to the personal circumstances outlined in the planning application and explained by the applicant.
- The proposed bungalow did not meet the definition of infill as set out in the Neighbourhood Plan (NP) Policies: 'the filling of a gap normally capable of taking no more than two houses. Infill development must be consistent with the policies set out in the Plan and preserve the openness of the Green Belt.'
- The proposal could be viewed as in line with the need for one and two bedroomed properties identified in the NP. Bungalows were noted as in short supply in the village.
- It might be possible to argue that, on balance, the need for more small properties, as noted in the NP, along with the short supply of bungalows might outweigh concerns of building in the Green Belt.
- There was concern that supporting this proposal could set a precedent for future similar developments in the Green Belt.
- Personal circumstances did not constitute an exceptional reason in planning terms for development in the Green Belt.
- If the Parish Council supported this application, this would be in contradiction to the NP.
- The potential for the applicant to consider redevelopment of the existing property was suggested, although some issues with this were put forward by the applicant.
- No pre-planning application advice had been sought and it was suggested that obtaining such advice from B&NES Planning Team could help to achieve an outcome that met both the personal requirements of this situation and planning requirements.
- The need to be consistent with the NP was seen to be of critical importance, and the fact that this application did not meet the definition of infilling was seen to be of greater weight than the need for two-bedroom properties.

Resolved: to comment only, stating that 'This proposed building of a bungalow does not meet the Neighbourhood Plan (NP) definition of infill. The personal need for this development is recognised but this application cannot be supported because of the stipulations of the NP. Since pre-application advice has not been sought, it's recommended that the applicant engages with the B&NES Planning Team to see if they can arrive at a solution that meets both planning and personal requirements.'

22/03539/FUL Glen Cottage, Rosemary Lane, BA2 7UD: single storey side extension with PV panels to roof. First storey & side extension to the existing rear room. Internal reconfiguration, recladding of dormers & replacement windows with double glazing. The additional volume was less than one third as previous extensions were pre-1949 so were part of the 'original' dwelling volume. The proposal was considered to be a contemporary revision and extension utilising quality materials.

Resolved: to support.

22/03582/FUL Leigh Cottage, Sharpstone Lane, BA2 7UA: Externally clad extension to existing dwelling and associated works.

The application did not include an explanation of any insulation and therefore it was not clear that it would improve the physical qualities of the built environment by promoting sustainability.

Resolved: to object on the grounds that the proposal did not (from the information provided) improve the physical qualities of the built environment by promoting sustainability.

22/03752/FUL 4 Westview Orchard, BA2 7TT: Demolition of existing single storey extension with replacement single storey extension & garage conversion.

There was no great change in massing or significant impact upon neighbours. Two parking spaces within the garage would be lost but the application indicated off-street parking for three cars. Concern was raised about the quality of materials proposed, such as the rubber roof and UPVC windows, and their use in the Conservation Area.

Resolved: to comment that 'There are concerns that the quality of materials being proposed in the Conservation Area are not in line with the Neighbourhood Plan. There is a need to ensure sufficient parking spaces to avoid worsening on-road parking and congestion'.

22/03691/FUL Dunkirk Mill, Rosemary Lane, BA2 7UD: Oak framed garage (retrospective application).

Resolved: to comment that 'Whilst the Parish Council would normally support this application it has not done so in this case because of the retrospective nature of the application'.

65. **Tree Applications**

22/03526/FUL Sharpstone House, Sharpstone, BA2 7UA: Western Red Cedar – thin canopy, remove dead or crossing branches.

Resolved: No objection.

22/03851/TCA The Surgery, Dark Lane, BA2 7TT: Holly tree - fell.

Resolved: No objection to the removal of tree. Request that another tree or hedging is planted in an appropriate location on the property.

66. **Planning Decisions**

22/02144/FUL 3 Marchant's Lane, BA2 7PN: Single-storey extension to the north elevation to form a boot room and single-storey rear extension to garage to form a store/workshop. *Permitted.*

21/02843/FUL Parcel 2080, Pipehouse, Freshford: Conversion of a redundant existing agricultural stone byre into an off-grid 1-bedroom holiday home. *Permitted.*

67. **Memorial Bench**

Following approval at the last meeting for three new benches in the Cemetery, the Cemetery Advisory Group had been approached about a memorial bench. The bench and base had been agreed with the Cemetery Advisory Group. The family of the resident would pay for the bench and installation costs.

Resolved: To approve the installation of a bench in the Cemetery in memory of a local resident.

Consideration would be given to the installation of two more benches.

68. **Finance**

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

- £492.69 Selina Jobson for administration
- £350 James Lock for grass cutting
- £10 Selina Jobson for two noticeboard keys
- £25 Jean Hawker for a leaving gift for Ian Crocker

68.2 **Resolved:** to approve the bank reconciliation, noting the following payments –

- £111.261 SSE for electricity supply (Direct Debit)
- £35 ICO for annual registration fee
- £33.83 Water2Business for water rates

Noted payments made and receipts received during August and September 2022.

68.3 Noted the outcome of the Annual Governance and Accountability Return 2022.

69. **Highways and Transport**

69.1 Update on Highways and Transport activities

Freshford Primary School Governors were drafting a communications to parents about parking and an update on progress with this would be requested.

Extending 20mph speed limits throughout the whole village had been considered. However, this would involve Traffic Regulation Orders at significant expense and B&NES had indicated that any request was unlikely to be successful for some time due to competing requests. It was agreed that no further work on extending 20mph limits would be undertaken at this time.

B&NES could undertake the painting of new, larger 20mph roundels on roads in the village, subject to a site visit by the B&NES Engineer. New locations for these roundels would need to be identified. There would be no cost to the Parish Council.

Resolved: to request that B&NES paint new, larger 20mph roundels at locations to be identified across the village.

The possible creation of a formal disabled parking space outside the Church was felt to overly restrict the use of this space and would be difficult to enforce. The use of a polite notice was suggested.

Resolved: to approve the installation of a polite notice by the Church, stating that the space should be left for those with mobility issues, checking with the owners of the wall.

A proposal to install double yellow lines on the both sides of the road before and after the bridge was discussed. Cllrs Carpenter, Hawker and Maddicott would visit the site to consider the extent of proposed lines. Cllr Carpenter would check when B&NES were undertaking their next annual review of parking enforcement measures and whether double yellow lines could be installed on a trial basis. A decision on whether to submit a request to B&NES for double yellow lines would be made once this further information was available.

It was proposed that a movable, flashing speed sign be bought for use at locations across the village, to increase adherence to the 20mph speed limit. B&NES would need to approve appropriate locations for the sign. A sign would cost around £3000. It was suggested that more evidence of need and support was required to justify this spending. There had been evidence of support at the Parish Council's Transport Meeting and from the local Speedwatch group. This evidence could be documented.

Resolved: to approve in principle the purchase of a speed sign, subject to confirmation of suitable locations and consideration of the logistics of using such signage. Quotes would be sought.

Actions:
Cllr
Carpenter

69.2 Update on recent meetings about the A36

Cllrs Carpenter and Putt had met with the Route Manager for National Highways about matters relating to the A36, including the speed limit, accidents and the Severance Study. There appeared to be interest from National Highways in positive engagement with parish councils. National Highways had explained their processes for

considering highways matters. It was suggested that the Parish Council could contribute to these processes by providing evidence of issues. Limpley Stoke and Freshford Parish Councils should work together on matters relating to the A36. National Highways had also shown interest in working with the parish councils through the Valley Parish Alliance. It was suggested that the local MP should be asked to be involved with these issues. Some accident data had been obtained from B&NES; it was suggested that further accident data should be sought from National Highways via a Freedom of Information Act request.

69.3 Response to WECA Parish Council survey on bus services

Cllr Adler had attended a meeting with WECA and other parishes about local bus services. WECA wanted to obtain information on local bus services and potential schemes in parishes that might require funding. The survey deadline was 12 October 2022 and it was agreed that councillors should email Cllr Adler with any comments.

All cllrs /
Cllr Adler

70. Street Lighting

Cllr Tibbles provided an update on proposals for street lighting. Five companies had been approached to provide quotes for changing lamps to LEDs or reducing the number of operational street lights. B&NES had confirmed that they would not consider taking on responsibility for this number of street lights. Quotes would be brought to the next meeting.

The Parish Council had a fixed price contract for electricity supply that would end in July 2023 and the need to have made energy savings by this point was recognised.

71. Communications

71.1 Village Newsletter

Councillors supported proposals for enhancing village communications through:

- Regular sending of Mailchimp items;
- A monthly online email newsletter, to be made available on noticeboards;
- Updating the website on a regular basis;
- A printed bi-annual bulletin, with the next edition to be in Spring 2023.

Councillors would need to provide content for the newsletter. Cllr Putt would compile articles and Cllr Adler would put together the email newsletter.

Cllrs Putt &
Adler

71.2 Information on the Community Website

Councillors had been asked to consider what information should be presented on the website for their area of responsibility, and Cllr Adler would contact councillors individually to work out the presentation of that information.

Cllr Adler /
councillors

72. Natural Environment

72.1 Friends of Freshford report on The Tyning

Friends of Freshford had provided an update on their work on The Tyning, with a bulb planting day taking place shortly. Requests for changes to management of the grass and for a water tap on The Tyning would be considered at the next meeting.

72.2 Consideration of Further Tree Works

This item was deferred to the next meeting.

73. Local Plan Consultation

B&NES was running a public consultation on its new Local Plan until 15 November 2022.

74. **Village Steward**

There had been no expressions of interest in taking on the role of Village Steward. Until a new Steward was recruited, any issues with overgrown vegetation, blocked gullies, etc. should be reported to B&NES via their Report It page. A request had been made to B&NES for a visit by their 'Green & Clean' Team and a response was awaited.

75. **Correspondence Received**

Nothing to report.

76. **Date of next meetings**

Monday 14 November, 7pm, Freshford Village Memorial Hall.

Meeting ended 9.15pm