

MINUTES OF THE STANTON DREW PARISH COUNCIL MEETING HELD IN THE PARISH HALL ON THURSDAY 4TH SEPTEMBER 2014 AT 7.30 PM

PRESENT: Cllr. J Chubb-Whittle (Chair), Cllr. M Naunton, Cllr. J Swift, Cllr. D Winstone, Mr T Richards (Guest Speaker – Frack Free Somerset) and eight parishioners.

14/65 – APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr's M Elsbury, K Mountford and G Roscoe.

14/66 – CODE OF CONDUCT – DECLARATION OF INTEREST

Cllr. D Winstone declared an interest in planning application 14/03435/ADCOU which would be discussed in a later agenda item.

14/67 – URGENT BUSINESS AS AGREED BY THE CHAIR

There were no urgent business items requested.

14/68 – MINUTES OF THE LAST PARISH COUNCIL MEETING HELD ON 3RD JULY 2014

The draft minutes, having been previously circulated to the parish councillors, were agreed and signed as a correct record.

14/69 – NEIGHBOURHOOD PLAN UPDATE

Cllr. J Swift, chair of the Neighbourhood Plan Team, gave a brief update. He stated that the emphasis of the plan is consultation with parishioners and local businesses to best achieve its formulation. A Progress Document had been circulated throughout the parish which also included an invite to parishioners to get involved and join any of the four working groups.

Informative presentations are to be held in The Parish Hall on 24th September at 7.30 pm and on 28th September at 11.00 am. The draft presentation will be completed by April 2015 and will then be submitted to B&NES Council, it is anticipated that planning proposals will be a major discussion point. Following the B&NES Council review it will then be submitted to an independent inspector in October 2015. The team will then react to the inspector's comments, adjust and amend if required, and then present it to a Parish Referendum, arranged by B&NES Council, to vote on whether it is to be accepted, a minimum majority of 51% of those voting for acceptance is required to accept the plan.

The B&NES Core Strategy, which is now in place until 2029 but is reviewed every five years, ensures that B&NES Planning Department will, in future, have to 'take on board' our community's views that they, and the independent inspector will have agreed in our Parish Neighbourhood Plan.

14/70 – COAL BED METHANE AND FRACKING

Mr T Richards, a member of 'Frack Free Somerset', gave an interesting talk on the present situation and in particular the area which includes The Chew Valley, Keynsham and The Mendip Hills. It is accepted that there is an ongoing requirement to investigate and explore any potential source of future energy supply, but environmental issues, such as possible contamination of water supplies and land must be considered.

Strange as it may seem, the large areas of previously worked redundant North Somerset Coal Fields are not the preferred areas for drilling and exploration due mainly to possible contaminated water, unstable ground and underground shafts and tunnels.

The process of fracking for unconventional gas, which includes Shale Gas, is to first extract any Coal Bed Methane by drilling vertically down to old coal seams and then outwards horizontally, pump in a mixture of water, sand and a chemical which enables any natural gas to flow, pump the water out, and the methane then starts to rise. When the initial flow of the methane slows, the fracking starts to extract any remaining.

Surveys are carried out from above ground. A Petroleum Exploration & Development Licence (PEDL) is required and planning permission to drill is also required. Permission to drill in Areas of Outstanding Natural Beauty is only granted in exceptional circumstances but areas of Green Belt are not covered by any specific legislation. A copy of the Geomet 1990 Survey is available on the website.

Mr Richards answered several parishioners questions, in particular reference the possible contamination of water supplies, land contamination, the size of drilling sites, access, disposal of contaminated water and the acceptance/or otherwise of fracking in other countries.

In response to a question reference the local situation, and in particular the area between Stanton Drew and Chew Magna in the Sandy Lane area, he confirmed that the latest position is that there had been a with-draw of the licence.

Mr Richards was thanked for his excellent presentation by Cllr. J Chubb-Whittle.

14/71 – ACTIONS FROM THE LAST PARISH COUNCIL MEETING HELD ON 3RD JULY 2014

Re:14/19 – A Parish Broadband Survey – The survey was still awaited.

Re:13/03 – The register of The Play Area as a Community Asset – It was agreed that a usage survey, suggested by B&NES Council, could possibly be included in any future Neighbourhood Plan progress questionnaire. It was therefore agreed to delete this minute until a survey is carried out.

Re:05/54 – The Play Area – The repairs to the wooden facias at the tunnels/bridges area are still awaited. It was agreed that one larger heavy duty picnic table would be manufactured by Cllr. D Winstone to replace the two vandalised ones.

Re:09/21 – The blocked stile/footpath at Stanton Wick – No action to date. The PROW Officer had stated that a letter had been sent to the land owner in May 2014 but to date no reply had been received.

Re:13/63 – Defibrillator/First Aid Training – A satisfactory package was still being sought.

Re: Planning decisions to date: -

11/05078/VAR – Filer's Coaches – To increase the number of parking spaces at the Coach Yard from 12 to 20 – Still no decision to date. It was reported that Cllr. J Sparks had asked B&NES Development Control why a decision had not been reached and they had stated that they were still awaiting further information from the applicant's agent.

13/05022/FUL – Mrs H Curtis – Erection of a new building following the demolition of an existing building, for storage purposes at Druid Farm – Refused.

14/02738/VAR – Mr R Young – Variation of condition 7 of permitted application (14/00402/FUL), erection of a farm workers dwelling at Tynings Farm – Permitted.

Re:14/46 – The status of Featherbed Lane – B&NES Council have stated that they are investigating and will inform council when they are able.

Re: The request for replacement litter bins – B&NES Council have stated that they are assessing council's request. It was reported that what appears to be a new base for a litter bin had been installed near the village seat.

Re: The request for a replacement 'Give Way' sign at the Stanton Wick junction with the A368 – B&NES Council had stated that a new sign had been ordered.

Re: Rural 20 mph speed limit consultation – B&NES Council have stated that measurements of traffic flow and speeds through the village meet the criteria for the introduction of self enforcing 20 mph speed limits and council's request has been prioritised for funding this financial year. The extent of the area will be from The Toll House to Stanton Gate in Bromley Road. The area near Bromley Villas cannot be included as it does not meet existing legislation due to the number of properties.

Re:14/26 – Centenary of the start of the First World War – The parish celebrations were carried out on the 4th August 2014 and consisted of a meet at The Nursing Home, a procession to the War Memorial, followed by readings from Cllr. J Chubb-Whittle, Cllr. M Elsbury and Reverend C Roberts and then the scattering of poppy petals from the church tower by Cllr. J Chubb-Whittle. Donations from the sale of teas at The Nursing Home and inscriptions on a large poppy, made by Cllr. M Elsbury, and placed on the War Memorial amounted to £206.22 and was forwarded to 'Help for Heroes'.

'Help for Heroes' had acknowledged receipt and also complimented the parish council on their arrangement of the moving event. A note of appreciation had also been received from two parishioners.

14/72 – NEW PLANNING APPLICATIONS

14/02856/FUL – Mr T Smart – Change of use of land and buildings (B2) to a single dwelling and ancillary residential accommodation, employment space (B1) and garaging for 5 vehicles, spa and stables at The Old Colliery Yard – Council, having also taken the views expressed by residents of the parish into account, object to this application. The reason for objection results from a significant inaccuracy on the planning application form, which is a legal document.

In 2005 The Parish Council supported a similar application (05/02227/FUL), however this support was without the knowledge that the area of the planning application, contrary to the assertion in the application, does not have B2 planning use designation following the cessation of concrete works in 2004. As a result of investigations following recent planning applications for this site the Parish

Council and B&NES Council Planning Officers are now aware that the site does not have B2 planning designation and is Sui Generis.

14/02858/FUL – Mr T Smart – Conversion of industrial buildings (Class B2) to 7no. dwellings (Class C3), erection of garages and associated work at The Old Colliery Yard – Council, having also taken the views expressed by residents of the parish into account, object to this application. The reason for objection results from a significant inaccuracy on the planning application form, which is a

legal document.

It states – Conversion of industrial buildings (Class B2), when in fact The Old Colliery Yard designation is Sui Generis, which B&NES Council are well aware of.

Other reasons for objection include: - Over density of the site. The Green Belt. Narrow access to the site. Increase in traffic generated by seven additional dwellings. Drainage on known contaminated land and inadequate water pressure.

The 1959 planning certificate required all but the three red brick buildings to be demolished on cessation of the concrete works as the site was to return to agriculture and forestry. The Parish Council in conjunction with the Neighbourhood Planning team and the Community's comments would wish the remaining brick built buildings put to an appropriate use.

14/03435/ADCOU – Mr D Winstone – Prior approval request for change of use from agricultural barn to a dwelling (C3) at Eastwick Farm – Cllr. D Winstone left the meeting whilst this application was discussed. – Council supported the application – Comments – Although the applicant has diversified from traditional farming to agricultural contractor in recent years and the barn is too small for the garaging of large agricultural vehicles, it is still used for storing agricultural related equipment. To this end council believe that the application complies with Class MB, Permitted Development, as stated in Statutory Instrument 2014 No. 564 town and Country Planning.

14/03381/FUL – Mr & Mrs R Cooper – Erection of orangery to the rear following demolition of existing timber framed conservatory at Terracota – Council supported the application – A replacement for the old conservatory which had been granted planning permission and the design complies with planning policies.

14/73 – THE PARISH COUNCIL WEB SITE

Cllr. J Chubb-Whittle reminded the meeting of the web site and requested parishioners to contribute.

14/74 – CORRESPONDENCE

The minutes of the last Parishes Liaison Meeting had been received and circulated. Cllr. J Chubb-Whittle had attended.

Nominations for The B&NES Chairman's Awards 2014/15 are invited.

B&NES had requested council's assistance in a review of the Parish's Housing Development Boundary, the clerk had completed the paperwork and it had been returned.

B&NES had advised of Improvements to Rural Bus Services. The local 672 service will be operated by a new provider from 1st September 2014, and they, B&NES, have agreed to provide £32,000 to support the company in buying a new modern low-floor vehicle bus for the daytime service.

The agenda and nomination forms for the last joint Chew Valley Area Partnership Meeting to be held on 24th July 2014 had been received. The clerk had attended and relevant paperwork had been circulated.

A Bristol Airport Newsletter and an Avon & Somerset Police Newsletter had been received and circulated.

Correspondence from Ms. V Elsbury had been received suggesting the setting up of a Youth Forum where information under discussion at parish council meetings and/or input into parish council meetings could be discussed to give younger people a sense of value and involvement in the

community. It was agreed that this was a positive suggestion that should be encouraged and Cllr. J Chubb-Whittle offered to discuss the suggestion more fully with Ms. Elsbury.

14/75 – PARISHIONERS COMMENTS AND VIEWING OF PLANNING APPLICATIONS

A request to improve the vision towards Pensford on the B3130 when accessing near The Toll House was received. It was inferred that the sign advising of the unsuitability of the road through the village for wide vehicles was impairing vision and should be either raised or re-sited. Cllr. J Swift and a parishioner agreed to assess the request.

A request to cut the kerb edge grass at the Stanton Wick junction with the A368 was received.

The PROW Clearance Officer had advised that 70 kissing gates would benefit from a final trim but asked if they should be left until next spring. It was agreed that they should be trimmed as necessary.

14/76 – FINANCE REPORT AND CHEQUES FOR SIGNATURE

The clerk reported that £4,000.00 had been switched between accounts, to balance, prior to the meeting and £85.20 had been received from the Surgery Coach Honesty Box, having been donated during the last three months.

Filer's Coaches – Surgery Coach (June £100), (July £125), (Aug. £100)	- £ 325.00
D J Winstone - Allotment Site maintenance	- £ 314.40
D J Winstone - Play Area maintenance	- £ 900.00
S Edwards - Play Area Inspections (July & August)	- £ 108.00
S Edwards - PROW Clearances	- £ 100.00

Proposed: Cllr. J Swift, seconded: Cllr. M Naunton and agreed.

14/77 – DATES OF THE NEXT MEETINGS

Parish Surgery - 2nd October 2014 – 6.00 to 7.00 pm.

Parish Council - 6th November 2014 – 7.30 pm.

_____ CHAIRMAN _____ DATE