

FALFIELD PARISH COUNCIL

Minutes of the Council Meeting held on 19th July 2016 at 7.30 pm at Falfield Village Hall

Present

Parish Councillors: Mrs J Hathway, Miss E. Jarvis, Mr A Isaac, Mrs M O' Connor & Mr K. Fryer.

Clerk: Mrs D. Bramley **Public:** Ward Cllr O'Neill, Mrs V. Stanley (New Cllr), 65+ Parishioners, Aaron Sims (Gazette Reporter), Buckover Village Garden Concept representatives - Mr Garnham (Mediation in Planning), Robert Moreton (Tortworth Estate) & Mark Chadwick (Hunter Page Planning Ltd).

Cllr Hathway welcomed parishioners to the meeting & informed them about the emergency evacuation procedures.

00649/16 Apologies for Absence

None

00650/16 Co-option of New Member

Mrs Veronica Stanley applied to fill one of the vacancies on the Parish Council. It was proposed by Cllr Fryer, seconded by Cllr Jarvis and agreed by all to co-opt Mrs Stanley onto the Parish Council. Mrs Stanley signed the Declaration of Acceptance to Office. The Register of Interest Form will be completed & returned to South Gloucestershire Council.

00651/16 To Approve Minutes of Last Meetings

It was proposed by Cllr Jarvis, seconded by Cllr Fryer and **resolved** that the minutes of the Annual Council meeting and the Annual Parish meeting held on 19th May 2016 be signed as a correct record.

It was proposed by Cllr Jarvis, seconded by Cllr Fryer and **resolved** that the minutes of the Special Council meeting held on 31st May 2016 be signed as a correct record.

00652/16 To Receive Declarations of Interest in Items on the Agenda and Dispensation Requests

Cllr Jarvis – Item 00654.1/16 - Planning Application PT16/3581/F - The Pheasant Cottage, Iron Hogg Lane

00653/16 Public Forum

00653.1/16 Presentation regarding the Buckover Garden Village Concept

Representatives from Tortworth Estate gave a briefing to parishioners present. In summary: It was emphasised that it is only a concept and is therefore in the very early stages.

Mr Garnham explained that they had planned to liaise with parishioners as well as Town & Parish Councils before the Joint Spatial Plan (JSP) published the consultation submissions, however these submissions were published earlier than expected. They have already spoken to Thornbury Town Council and have had several talks with South Gloucestershire Council (SGC). They want to engage with the community and work with parishioners as well as the Parish Council and will start by running public workshops in September to discuss the concept.

Mr Moreton thanked the Parish Council for allowing them to attend and gave a brief history of the estate and how it had diversified over the past few years. The Garden Village concept is a long term plan and they intend to retain ownership of some of the developments.

Mr Chadwick explained how the Garden Village concept was developed to answer one of the JSP consultation questions. It is not intended to be a predatory planning application like a number that have been submitted by developers and land owners but would help SGC achieve part of their housing shortfall. The concept is a long term project and will evolve. It is intended to be a planned settlement that includes employment and green infrastructure as well as being somewhere people want to live. Engagement with the local community will help achieve this and help develop the masterplan so that the Garden Village combines both village and town life. They do not intend to submit a planning application in September as it is expected the planning process will be up to 5 years and building will take up to 10 years. Part of the public consultation will include asking questions to determine any problems, constraints and restrictions. A workshop to ask these questions is planned for September along with what people want and do not want. Information about the concept can be found on the Tortworth Estate Website: <http://www.tortworthestate.com/gardenvillage>

Before the floor was open to questions Cllr Hathway stated that people were upset because Thornbury were first to be visited even though over half of the proposed development is in Falfield. Falfield Parish Council only received a courtesy call to inform them about the plan because it was appearing in the Gazette. Cllr Hathway went on to say that even though Falfield is a small parish it will not be walked over just because Thornbury is bigger and does not mean they should take priority.

Mr Garnham stated that unfortunately due to the early publication of the JSP sites they were caught out and went to Thornbury first because they had a meeting that night. They accept that this could have been handled better.

Parishioners were then asked if they have any questions/comments and are summarised below:

1. Opposed to predatory applications and although this is only a concept it is a predatory application

2. 3000 houses is not a garden village, it is a town. A garden village is 20 houses with a stream
3. The development is in the vicinity of a New Nuclear Power Station
4. Drainage in the area is poor and any development will increase the risk of flooding
5. Ward Cllr O' Neill stated that with the loss of more public transport services new residents will be reliant on cars and hence a further 5000+ will be using the road networks including the M5 Junction 14 which is already over capacity. How is this development sustainable for the current parishioners?
6. A Thornbury resident commended Falfield for fighting back against development and having an Action Group. They wished Thornbury had an action group that had objected to the developments that had recently been permitted in Thornbury.
7. With such a long build time trucks will be going up and down the A38 causing problems and noise for years.
8. Why this side of the motorway? It will mean the development is infill between Thornbury and Falfield.
9. A similar development in Dorset has grown and grown and is now out of control.
10. Will there be another motorway junction?
It is unknown if a new junction would be created but a solution to the volume of new traffic will be needed.
11. Is there a reason that this land was chosen?
This land is large enough to facilitate the Garden Village and is unconstrained e.g. has limited restrictions.
12. Cllr O'Neill asked "What does it do for us?"
That is what they want to explore as they want to complement not compete with the existing community.

Cllr Hathway thanked the representatives from Tortworth Estate for attending and asked parishioners that if they have any further comments then please send them to the Parish Council.

00654/16 Planning Matters

00654.1/16 To Discuss the Following Applications

PT16/3963/PNGR - Dudden Farm, Sundayshill Lane - Prior notification of a change of use from agricultural buildings to 3no. residential dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). **Council Response:** None

Cllr Jarvis left the meeting

PT16/3581/F - The Pheasant Cottage, Iron Hogg Lane - Erection of 1no. dwelling with creation of new vehicular access and associated works.

Council Response: After a brief discussion, it was agreed by all to submit comments relating to the site access from the A38, the height of the new building being out of character with local properties, the loss of privacy and countryside views, the development being outside the development boundary, the increased risk of flooding, that the location is unsustainable and that a previous application was refused. **Action: Clerk**

Cllr Jarvis returned to the meeting

00654.2/16 To Note the Following Applications – No Comments / Consultation Expired

PT16/3282/PNC - Samspeed Marine, Whitfield - Prior Notification of Change of use from Storage or Distribution Building (Class B8) to residential (Class C3) as defined in the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 201

00654.3/16 To Note the Following Notices

PERMIT - PT16/1455/F - The Barn, Brinkmarsh Lane, Falfield - Erection of detached triple garage.

00654.4/16 To Receive Feedback regarding Cotswold Homes Meeting

The Parish Council attended the Development Control (West) Sites Inspection meeting on the 1st July and reiterated their objections to the planning application. Representatives from the Falfield Action Group, Stroud District Council and Ward Cllr O' Neill also spoke objecting to the planning application. South Gloucestershire Council members looked at the Sundayshill Lane entrance and then the A38/M5 motorway junction. Questions were raised as to whether the 6 month delay requested by Highways England on the Cleeve Park application to allow them to complete a VISSIM traffic flow model assessment for M5 Junctions 14 also applied to this application as it also impacts the junction. It is expected that the Development Control (West) meeting will be on the 8th September.

Cllrs Hathway, Isaac, Stanley & Fryer will be attending a meeting with Cotswold Homes on the 28th July 2016. Any information will be feedback at the next Parish Council meeting.

00654.5/16 To Receive Feedback regarding Joint Spatial Plan (JSP) Development Submissions

The Parish Council Statement and sites maps were distributed to all parishioners in Falfield via the 5 Alive. A copy of the statement and map can be found on the Falfield website. There will be a further consultation on the JSP in the autumn on which the Parish Council and parishioners will have the opportunity to comment on.

00654.6/16 To Discuss/Receive Feedback regarding Policies, Sites & Places - Proposed Submission
The Proposed Submission version of the Policies, Sites & Places (PSP) will be circulated for consultation from the 21st July 2016. All responses need to be submitted by the 8th September 2016 so the Parish Council may need an additional meeting to agree a response to the consultation. Please note that the housing allocation has been removed from PSP final submission document.

00654.7/16 To Receive Feedback re: the Orchard View Designated Local Green Space Submission
Although initially removed from the PSP Designated Local Green Space submission by South Gloucestershire Council Ward Cllr O' Neill spotted the omission and had it reinstated.

00655/16 Financial Matters

00655.1/16 To Approve NALC Clerk's 2016 - 2017 Salary Increment & Backpay Payment

The National Association of Local Councils (NALC) Salary Increment and Lump Sum (pro rata) details were circulated to Cllrs. It was proposed by Cllr O' Connor; seconded by Cllr Stanley and resolved by all to approve the salary increment and back pay payment. The updated Bank Mandate form was duly signed.

00655.2/16 To Approve the following Payments

It was proposed by Cllr O' Connor, seconded by Cllr Jarvis & **resolved** unanimously to approve the following payments.

South Gloucestershire Council – Buy Back Grass Cutting Q1 (written)	£ 99.79
Mrs D. Bramley – Salary (June) via Monthly Standing Order	£ 289.72
Mrs D. Bramley – Back Pay from 2016/17 Salary Increment (Apr – Jul)	£ 11.64

00655.3/16 To Note 2016/2017 Budget & Payments/Receipts Statement

The Budget & Payments and Receipts Statement, circulated to Cllrs before the meeting, was noted and signed.

00655.4/16 To Discuss Updating Bank Signatories

This item is postponed until the next meeting.

00656/16 Highway Matters

00656.1/16 To Receive Feedback regarding Commuter Parking in Mill Lane

Cllr O' Neill will take this item back to South Gloucestershire Council.

00656.2/16 To Receive Feedback regarding 88 Bus Service Signage and Bus Stops

Ward Cllr O' Neill stated there was no funding available this year for the requested work but it will remain on the task list for review again next year. To have the work completed sooner a different funding source is needed.

00657/16 To Receive Reports from Councillors

00657.1/16 To Note Village Hall Management Committee Feedback

Cllr O' Conner stated that the meeting on the 6th June 2016 mainly covered the final preparations for the Barn Dance which was last Saturday. The event was very successful and well attended.

00657.2/16 To Receive Feedback from Town & Parish Council Forum

Cllrs Jarvis and Fryer attended the special meeting 14th June which gave details on the Devolution and how it would affect Parish Councils. Cllr Jarvis explained that Bristol City Council, along with Bath & North East Somerset (B&NES) and South Gloucestershire councils were moving forward with the devolution deal from the Government to form a West of England Mayoral Combined Authority. The new investment funds and new powers devolved directly from Government would be overseen locally by the leaders of the councils and the elected Mayor of Bristol, plus a West of England Mayor elected by the public. There was some concern as to where this extra funding was coming from, that a small number of people would have a great deal of power and that everything is getting further away from the public.

00657.3/16 To Receive Feedback Safer Stronger Community Group Meeting (23rd June)

Cllr Fryer attended the meeting on the 23rd June at the Cromhall Chapel. The group has now been renamed as a Community Engagement Forum (CEF). Cllr Fryer gave feedback on the items raised by the Parish Council.

Are parishioners in other parishes being informed about planning applications? Clerks from other parishes stated that parishioners in their parishes were not being informed either. Brian Gaches (SGC Community Engagement Officer) asked that he be informed if this happens again so that it can find out why this is happening.

Could the day of the meeting occasionally be changed as Falfield Parish Council has problems attending Thursday? Brian Gaches explained that there are several SGCEF's that he is responsible for and he had canvassed opinion, Thursday evening being preferred. There was no enthusiasm at this meeting for a change.

Ward Cllr O' Neill reiterated that the M5 Junction 14 had been classified by Highway England as overcapacity.

Cllr Fryer stated that he will attend the next meeting on Thursday 6th October 2016

00658/16 To Note Update to Asset Register

The updated Asset Register was noted.

00659/16 To Discuss/Approve for Risk Assessment and Asset Inspection Document

The Risk Assessment and Asset Inspection document was circulated to Cllrs prior to the meeting. The Clerk went through the outcome of the inspection, as listed below:

ASSET	ISSUE/ACTION
ACTIONS	
Bus Shelter – The Huntsman (North Bound)	Ivy needs cutting back
Bus Shelter - Whitfield Gate Farm (North Bound)	Ivy/bushes need cutting back
Bus Shelter - South of Brinkmarsh Lane (South Bound)	Ivy needs cutting back
Jubilee Seat	Ivy needs cutting back
Falfield Centenary (Milbury Heath)	Grass and hedge needs cutting back
Village Green Boundary Stones	Clear stones to ensure visible
Village Green Benches	Remove any overhanging branches
ITEMS TO NOTE	
War Memorial	Monitor Chains, bollards and concrete between slabs for any deterioration
Noticeboard	Monitor the back of the notice board as it is starting to deteriorate
HP Envy 5540 3 in 1 Printer	New item included
Whitfield Bus Stops	Bus Stop Signs and Timetables included

It was agreed to look at getting a gardening party together in September to undertake the above actions.

00660/16 To Discuss/ Receive Feedback regarding Superfast Broadband

Ward Cllr O' Neill stated that additional funding had been made available by the government. Cllr Fryer stated that Box 2 has been upgraded.

00661/16 To Note Resignation of the Parish Clerk & Discuss Finding a Replacement Parish Clerk

It was noted that the Clerk had handed in her resignation and had agreed to stay on until 30th September 2016 to ensure a smooth transition.

Cllr Hathway stated that an advert will be included in the August 5 Alive magazine, on the Falfield website, noticeboard and ALCA website. The deadline for applications will be the 19th August 2016 with interviews taking place from the 5th September and a proposed start date of 1st October. If no applications are received then an advert will be placed in the Gazette. It was agreed that the Recruitment Working Group would consist of Cllrs Hathway, Jarvis and Fryer. They will organise the interviews and required documents e.g. job specification.

00662/16 Correspondence (*Italics – available by email*)**Respond To:**

Avon & Somerset 2016 Police and Crime Commissioner Priorities Consultation. **Council Response:** None

South Gloucestershire Special Expenses Scheme 2016 (Parish/Town Councils). **Council Response:** the Clerk stated that a map accompanying the Special Expenses information indicated that a charge for cutting the grass on the village green was included. The Parish Council already pays SGC to undertake this task. It was agreed that the Clerk should look into the accuracy of Falfield's Special Expenses and respond accordingly. **Action: Clerk**

For Information:

Healthwatch South Gloucestershire ebulletin June & July, Transport to Health Project Briefing Note, Oldbury Site Stakeholder Group Meeting Minutes – 27th April 2016, Minutes of Tortworth Parish Meeting 6th June 2016, South Gloucestershire Summer 2016 Newsletter, Devolution Presentation Slides by Steve Evans for Town & Parish Council Forum meeting on 14th June 2016, Magnox Socio-economic Plan 2016-19, Luke Hall MP - Village Tour – 22nd July 2016 (11.35 – 11.55 am at the Huntsman Inn), South Gloucestershire Library Service Annual Report 2015-2016, Clerks & Councils Direct July 2016 & the Clerk July 2016

00663/16 Matters for Further Discussion / Information

Cllr Fryer stated that it is Falfield's turn to nominate a recipient for the William Stephen Charity donation. If anyone knows of a suitable recipient then can you please let Cllr Fryer know.

Cllr O'Neill will look into why a parishioner's 2 dustbins were removed by South Gloucestershire Council (SGC) and not returned when raised with SGC. The dustbins were taken two weeks ago and their food waste bin has also been damaged.

The Clerk will contact Mike McBrien to see if there is any update regarding the Church Ave / Eastley Close street lights.

Date of Next Meeting Tuesday 20th September 2016 at 7.30 pm

This concluded the business of the meeting, which closed at 9.30 pm.