

EAST HARPTREE PARISH COUNCIL

Present: Cllrs Andrew Jones (Chair), Pam Carver (Vice-chair) Richard Coombs and Kate Gillingham

Clerk: Sarah-Jane Streatfeild-James

Minutes of the Parish Council Meeting held on Tuesday 15th February 2022 at 7.30pm in The Theatre, East Harptree

Minutes 2022/02

1. **Apologies for absence:** John Vinson and Ward Councillor David Wood

2. **Public forum:**

i) 4 parishioners attended the meeting – 1 parishioner came to share some background information to their planning application (Summerleaze, Townsend). They are aware that the property sits just outside the Housing Development Boundary, but understand that because it is an old and unused agricultural building this may be permitted under development rules. They are mindful of the wildlife on the site and have had a bat survey done.

The Parish Council were also updated on the ‘Safer Routes to School’ project. A report was produced a year ago, and soft impact projects eg overhanging hedges, moss and rubbish were addressed. The children at the Primary School have completed a questionnaire about their current and preferred travel to school arrangements, the results are analysed by B&NES. Cycling and scootering are the favoured modes of transport in the future from the children. There is enthusiasm to make changes for the better, the school are engaged and including this in the curriculum. Various projects being considered – road signs designed by the children, a ‘walking bus’ from the Pavilion to reduce cars coming up to the school, increasing virtual pavements around the village. The Transport Group were invited by the Chair to share this information at the Annual Village Meeting.

ii) Ward Councillors report – not present.

3. **Declarations of interest:** Cllr Gillingham declared an interest in the planning application at Summerleaze as she is a neighbour.

4. **Confirmation of minutes of the meeting held on January 18th, 2022:** accepted as a true record of the meeting. Unanimously agreed. A hard copy was signed by the Chair and returned to the Clerk.

Signed by..... Date.....

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5. Planning applications:

i. Reference Number: **22/00201/FUL**

Site Location: **Summerleaze Townsend East Harptree BS40 6BH**

Description of Proposal: **Refurbishment of existing stone building south of Summerleaze to create new dwelling including two parking spaces.**

The parishioner was thanked for attending the meeting and sending photos of the property. This application is to convert a derelict farm building to a dwelling. It sits just outside the Housing Development Boundary (HDB) which would normally exclude any such development. However, policy RE6 does permit the use of old agricultural buildings outside the HDB in an RA2 village if 8 conditions are met. The parish council carefully considered these conditions and agreed that they are met. Regarding the design of the proposed building, the parish council approved of the stonework and iron design. Ecologically, a bat survey has identified 3 bat roosts are present in the building. Therefore, to permit this conversion/refurbishment, a European Protected Species Mitigation Licence (EPSML) will be required from Natural England. EHPC agreed that this must form a Pre-Commencement Condition of any Permission granted in respect of this Application.

Possible flooding / surface water risk from the stream, needs to be investigated further. The stream running alongside the south of the site is very responsive to rapid rises in water, as it flows from higher up in the valley. The Preliminary Ecological Appraisal, refers to "*a dry ditch*" running parallel with the southern boundary. However, it is rare for this stream to be dry, and the flow can vary considerably.

Whilst the site is in a 'Flood Zone 1' this is not the whole story and the Environment Agency's 'Surface Water' flood maps need to be considered along with local knowledge (above). Therefore, mitigation needs to be determined and EHPC would suggest that this should be a Pre-Commencement Condition if permission for this build is considered.

East Harptree Parish Council has carefully considered the issues of which it is aware, and it is the Council's view that a small and attractive home could be created on this site. The application is therefore **supported** providing the issues noted above regarding the bats and surface water can be satisfactorily resolved.

ii. Reference Number: **22/00304/FUL**

Site Location: **6 Richmond Place East Harptree BS40 6DS**

Description of Proposal: **Addition of garage doors to existing carport.**

This proposal would be consistent with other proposals for numbers 3,4 & 5 Richmond Place - all of which have been recently approved through the planning process.

The previous applications as noted above were permitted despite objections from EHPC. It was agreed unanimously to respond to B&NES as such:

On-street parking in the Proud Cross area has historically caused much disruption to residents & road users. For that reason, villagers had worked hard with planning officers to ensure that the planning approval for 8 new houses at Richmond Place required 3 extra off-street parking spaces for visitors to alleviate this problem.

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Despite objections from EHPC to other similar planning applications by neighbours, these have nevertheless been approved by B&NES. The combined effect of all these applications is the development will lose those 3 extra off street parking spaces. Given this background EHPC will leave the decision on this application to the planning officer.

It was also agreed to send to B&NES, the information that was previously submitted with the other applications about parking space allocation agreements in Richmond Place.

6. Formal motions requiring a decision:

i. Safe Routes to School - Cllr Jones thanked the members of the Transport Group present for the information about the project. The estimates for proposed projects were very helpful. Grants and payments could be from CIL money but more likely to be available from B&NES or WECA.

Invitation to speak at the Annual Village Meeting extended again, it would be a great way to get the village involved in the project.

Discussed the responsibilities of keeping routes safe, the village sweeper clears moss from pavements, but hedges are the responsibility of the adjacent landowner, and these must be kept cut back from all walking and driving routes.

ii. EV charge points in the village – the PC is very keen to receive feedback from parishioners about having EV charge points in the village, and to keep the debate going. The EV CP’s would be primarily for residents without off-street parking as opposed to a commercial venture for visitors to the village. Based on feedback received from the EV briefing note circulated to parishioners last month, EHPC has formed initial views on certain key questions, and these were approved for publication on the website. Clerk to circulate a note to our mailing list and via the village Facebook page with a link to this web page asking for further feedback on whether these views are going in the right direction.

The Chew Valley Area Forum Transport Group are also surveying the local PC’s views on installation of EV charge points, with a view to gaining funding from WECA. EHPC would like to ask WECA about the issue of electricity supplies, and if anything can be done to improve this in rural areas.

7) Finance:

- i) To note standing orders:
 SJ Streatfeild-James - clerks salary (Feb)
 Paul Sperring - sweepers salary (Feb)

- ii) To agree the following payments -

Date	Item	Payment to	Net	VAT	Gross
10.02.22	Clerk’s expenses, HWA, Zoom,	SJ Streatfeild- James	£18.74	£2.40	£21.14
09.02.22	Repairs to clock	Jon Rowell	£1400.00	£280.00	£1680.00

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9.02.22	Village hall hire - meetings	EH Village Hall C'ttee	£151.08	-	£151.08
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8) Matters of report:

- i) To note that the annual village litter pick will take place on Saturday 2nd April, meeting at 9am. Clerk to circulate details.
- ii) A survey created by the CV Area Forum Climate & Emergency Committee asking for interest in electric vehicle charging points in parishes has been completed on behalf of the Parish Council and returned.
- iii) Completion of East Harptree's first Community Wildlife Corridor at the Playing Field (supported with CIL funding). The next stage to plant trees in the bottom corner of the field beyond the church is being planned. EHPC thanked the Environment Group for their fantastic work in the planning of these projects and all who had helped with the physical work.
- iv) To note that the Bristol Airport appeal decision has been delivered, which is that planning permission is granted to expand the airport capacity. To note that the PCAA is not committed to any costs that may arise from a Judicial Review.
- v) To note the Internal Auditor for 2022 has been appointed, cost agreed of £50.
- vi) Update on Local Plan Partial Update received. An Inspector has been appointed, and hearings due to take place in the spring this year. The hope is that the Plan will be adopted late summer 2022. Work is also beginning on the New Local Plan and the West of England Combined Authority (WECA) is working on the Draft Spatial Development Strategy (SDS) which is scheduled for Public Consultation later this spring.
- vii) To note that Planning App 22/00080/COND was amended from a VAR following an error by B&NES, and the parish council's response, as discussed at the last meeting was submitted to B&NES. Regarding the Discharge of Pre-commencement Conditions 2, 6 and 7, EHPC was happy to leave those decisions to the Planning Officers as we lack the expertise to comment on these technical matters.
Regarding the Discharge of Condition 3, EHPC objected, although the developer has produced the appropriate licence from Natural England permitting the disturbance of the bat's roost, the pre-commencement updates also required in respect of wildlife-friendly planting and provision for nesting birds had not yet been provided. We also noted our continued concerns about the impact of upwards light spill.
Regarding Condition 12, (the Construction Management Plan) EHPC supported its discharge, providing the amendments, as previously discussed and minuted last month, were incorporated.
- viii) Minutes and papers from the CV Climate & Nature Emergency Working Group have been circulated to Councillors.
- ix) There are currently 2 councillor vacancies.

9) Report of decisions taken under Covid-19 Special Measures: none

10) Correspondence received:

- i. A resident contacted the PC about traffic congestion during school drop off and pick up times and would like the PC to consider a one-way system for Church Lane and

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Middle St. This very much ties in with the Safe Routes to School project so EHPC would welcome any feedback from residents, and via the Transport Group.

- ii. Information received regarding unauthorised cutting of hedges in the High Street. Cllr Jones contacted B&NES, the responsibility to keep hedges from overgrowing roads & footpaths lies with the adjacent landowner, not B&NES. Responsibility of B&NES is limited to keeping roadside verges cut which they arrange twice yearly.
- iii. The Parish Council has been included in correspondence between residents who live near the development behind Yearten House, and Ward Councillor Wood regarding ongoing building work, whilst awaiting decision from Planning Officers regarding the permitted height of the ground level and roof pitches. There has been no reply or update from the Planning Officer, no decision on the Variation to date.

Meeting closed at 9.15pm.

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