

East Harptree Parish Council

Serving our community - Caring about our future

Minutes of the Parish Council Meeting held on

Tuesday 1st September 2026 at 7.30pm in The Theatre, East Harptree

Present: Cllrs John Vinson (Chair), John Darvill, Richard Davis & Chris Pope

Clerk: Sarah-Jane Streatfeild-James

Ward Councillor: Simon McCombe

Minutes - 2026/08-9

1. Apologies for absence noted and accepted: Cllrs Alan Harper and Ed King

2. Declarations of interest: none

3. Public forum: 1 member of the public present

Report from Ward Councillor –

The next stage of the Local Plan is due to be released shortly, this won't affect East Harptree directly, and is concerned with greenbelt regulation. If EHPC wish to comment advised it will be a short consultation period.

Road Safety update – Ward Councillors have met with Kevin Guy, the Chair Of B&NES, and Avon and Somerset Police representatives on 1st Sept to highlight the road safety issues in the valley. The application for a Public Space Protection Order (PSPO) is complex and ongoing, and will be determined by South Glos Council.

4. Confirmation of the minutes of the previous meetings: that the minutes of the Parish Council meetings held on 21st July 2026 are a true and accurate record.

5. Planning applications:

i) Application Reference: [26/02842/OUT](#)

Application Address: The Wildland, Church Lane, East Harptree, BS40 6BD

Proposal: Outline planning application for the demolition of 1no. 4-bed dwelling house and the erection of 2no. dwelling houses, delivered over two phases with all matters reserved.

The new application proposes a reduction of three to two new dwellings on a site presently occupied by Wildlands, a single two storey property. The proposed site layout now introduces the opportunity for a new scheme and phasing to accommodate just one house (indicated as (Phase 2 Block B) within the garden of the existing dwelling, thus avoiding the demolition of Wildlands.

The application states that Wildlands is 'an aging house in need of major repair' to justify its demolition. There is no evidence presented to BANES to support this statement. What

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this demolition proposes is a major deviation from national standards that promote retention and re use of our building stock, in particular housing. Demolition also conflicts with the declared climate emergency position.

As an Outline application the proposals have details which should be challenged even though there is an overarching expectation that these will be determined when Reserved Matters detailed applications are submitted.

The three cars parked one behind the other in Block B parking arrangement is impractical.

The suggested architectural elevations and materials do not conform to CVNP Village Character Assessment and mention stone reused from site. The size of the house is disproportionate to surrounding houses, would overlook the neighbouring bungalow and overwhelms the other proposed house on the site. The elevations are inappropriate, and the scale of the garage raises concerns for the potential for further development into a dwelling in the future. The owners are possibly not aware of the rock strata that is prevalent along this ridge. By only building Block B then the cost of building is greatly reduced as this area on site is less likely to require mass extraction of rock in order to meet the prescribed building levels if Wildlands is retained. It also reduces the impact upon the community in terms of disruption but retains the addition of a modest new home and keeps Wildlands intact that matches the additional housing offered by the new Outline application.

We have noted that the Ecological Impact Assessment is no longer valid (out of date from October 2025) and should be rejected.

By reducing the development to two houses this now opens the opportunity to argue for the retention of Wildlands, an established family home that has adapted to its surroundings. It has the capacity for alterations and improvements without the drastic action of demolition. The additional dwelling has the potential for fitting in on the Wildlands site with limited disruption to the neighbours and site ecology and will add a dwelling to the village quota just as the application proposes.

*East Harptree Parish Council **OBJECT** unanimously to this application.*

ii) **Application Reference:** [26/03079/FUL](#)

Application Address: 16 Townsend, East Harptree, Somerset BS40 6BH

Proposal: Erection of Detached dwelling with on-site parking. *This proposal sits within a suitable sized plot, has appropriate access and parking space. It would not affect neighbouring properties. EHPC agreed unanimously to **SUPPORT** this application.*

6. Formal motions requiring a decision:

- i) Agreed list of highways requests for Ward Councillor funding, these focus primarily on additional measures at the Coley Road crossroads and the High Street. Agreed to send list to Councillor McCombe, and await results. The remaining list will then be sent to B&NES to request further safety measures.
- ii) Agreed to decline request for grant funding of £500 to Citizens Advice Bureau. Whilst it is a worthy cause, EHPC aim to keep the precept as low as possible, so funds are not available for national organisations. EHPC will make residents aware should they wish to contribute individually. Clerk to respond.
- iii) To discuss proposals to improve road safety for pedestrians in the village. As per item 6i.

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- iv) Agreed quote for further repair woodwork to clock by local carpenter. Other work to repair the metalwork has not started, to ask clocker overseer to contact company to establish when work will start, and if not forthcoming to seek further quotes.
- v) Noise from construction work at weekends, - agreed to remind residents that if they are planning work in the village, to please be aware that there are rules for the benefit of other residents about disturbance, noise, deliveries etc. Please refer to the Construction Management Plan which is on the village website under policies. Clerk to create a poster for the noticeboard and raise awareness on Facebook.

7. Finance:

- i) To note standing orders:

SJ Streatfeild-James - clerks salary (August & September) including pay settlement for April-August, 3.3%

Paul Sperring - sweepers salary (August & September)

- ii) To agree the following payments -

Date	Item	Payee	Net	VAT	Total
02.09.26	Clerk expenses – HWA	SJ Streatfeild-James	£12.00		£12.00
	Printing		£2.60	£0.65	£3.25
	Canva (August)		£3.61	£0.72	£4.33
02.09.26	Clerk expenses – HWA	SJ Streatfeild-James	£12.00		£12.00
	Printing		£2.60	£0.65	£3.25
	Canva (September)		£3.61	£0.72	£4.33
02.09.26	Salaries + PAYE & NI Clerk & Sweeper (month 04 Aug-Sept)	HMRC & employees			£982.00
02.09.26	Salaries, PAYE & NI Clerk & Sweeper (month 05, Sept-Oct)	HMRC & employees			£982.00
02.09.26	Annual accounting subscription	Scribe (Starboard Accounting System)			£290.30

8. Matters of report:

- i) EHPC has a councillor vacancy, please contact the Clerk if you would like to know more about the role.
- ii) Bus services in the Chew Valley are continuing, including a new Bath to Bristol via Bishop Sutton, full details on website.
- iii) Following a second fatality on the roads around Chew Valley Lake, a group called 'Rescue our Rural Roads' (RORR) has been formed to work with B&NES and local police. Membership of the group is still being determined.
- iv) Three wreaths have been ordered for Remembrance Day.
- v) A Community Resilience Day organised by B&NES is being held on Saturday 19th Sept in Keynsham.
- vi) EHPC have written to B&NES Planning Dept regarding concerns about planning application 26/01707/COND, Land West of 1 Townsend, and conditions not being met.

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- vii) Overnight on 25th August, the stone wall of Brook Cottage was sprayed with graffiti, this has been reported to the police. Unfortunately, B&NES no longer have grants available for removal of graffiti on domestic properties. Expert advice and removal should be sought by the homeowners.

9. Correspondence received: none

Meeting ended 20.35

Next meeting – Tuesday 20th October at 7.30pm in The Theatre, East Harptree

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