

# OLDBURY ON SEVERN PARISH COUNCIL

Minutes of Council Meeting held on Wednesday 5<sup>th</sup> February 2014 at 7.30 pm in the Chapel Schoolroom, Oldbury

## PRESENT

**Parish Councillors:** Mr B Turner - Chair, Mr M Riddle, Mr G Poole, Mr A. Knapp & Mrs M Baker.

**Public:** 0 Parishioners

## 634/14 Apologies for Absence

Apologies were accepted from Cllrs Sullivan & Hales.

## 635/14 Declarations of Interest in Items on the Agenda

Cllr Riddle declared an interest in Item 637/14 (3).

Cllrs Turner & Knapp declared an interest in parts of Item 637/14 (5).

## 636/14 Public Forum

None

## 637/14 To Discuss / Approve the Policies, Sites & Places Development Plan Document - Call for Sites Response

A report based on the findings of the Working Group was used as the basis of discussion. The Chair explained that due to the sensitive nature of the Call for Sites report he had found it difficult to decide how much involvement of the general public was appropriate at the early engagement stage. Call for Sites proposals will not necessarily be followed through by South Gloucestershire Council (SGC) as they may disagree with the proposals and there were hurdles to overcome to make sites suitable in planning terms. He felt that until the proposals had been examined by SGC and the probability of them being taken further in all or part established it was appropriate to wait and to involve the public when the draft Policies Sites Places DPD comes out for consultation. At this stage things will begin to get firmed up and then a wider and more meaningful focused communication will be necessary.

It was agreed that the proposals being made were not exhaustive and that SGC should consider all proposals put in by any interested party. The Call for Sites notice had been publicised in the 4 Ward and on the Community Website.

It was agreed that this was a reasonable approach by Cllrs attending this meeting.

There were discussions re Declarations of Interest. It was agreed that Cllr Riddle would not participate in consideration of Item 637/14 (3), it was further agreed that Cllrs Turner and Knapp would not participate in Item 637/14 (5) of the report the Working Group have produced.

## POTENTIAL DEVELOPMENT SITES SUMMARY:-

1. **Haw Lane** - extension of Westend. This site has the benefit of not being too far from the Sewage Pumping Station, is not in a designated area, is served by existing roads (with some work) and adjoins the existing settlement boundary. AOD of roughly 9.9 metres. This is a site which the whole working group felt had potential to be made suitable in planning terms for the type of development described in the Policies Sites & Places Consultation Questionnaire (PSPCQ).

**All Cllrs attending agreed that this site should be included in the response to SGC.**

2. **Westmarsh Lane** - has potential due to higher AOD of the land, is served by existing road is in the Greenbelt but adjacent to the existing settlement boundary. AOD roughly 9.5 metres and rising. This site is relatively central to the middle of the Village and is also a site which the whole working group felt had potential to be made suitable in planning terms for the type of development described in the PSPCQ

**All Cllrs attending agreed that this site should be included in the response to SGC.**

3. **Adjacent to the Hermitage, Church Road and Church Hill**, Provides an opportunity to improve the safety of Church Road. Potential to demolish Hermitage, develop the site and improve the highway by removing the pinch point. Site is adjacent to existing settlement boundary but in green belt. It does benefit from rising ground. Served by existing road. AOD roughly 9.1 metres and rising. The Church Hill site is narrow but the owners have expressed a desire to develop. A number of issues pertain to traffic/pedestrian safety (route to Primary School and Church) potential impact on views from St Arilda. However site is well above Flood risk levels. Some concerns expressed regarding inclusion of this site which has multiple ownership in terms of feasibility.

**With the exception of Cllr Riddle who did not participate all Cllrs attending agreed this site should be included in the response to SGC.**

4. **Hope Farm**, the site enjoys higher AOD and is adjacent to existing road. AOD roughly 8.8 metres. Some concern regarding road safety in terms of access expressed. Site is not in a designated area.

**All Cllrs attending agreed that this site should be included in the response to SGC.**

5. **Land in Westend Lane** - this is effectively 4 different sites all in close proximity. The land enjoys a high AOD and is therefore at lower risk of flooding (some of it does not qualify for EA flood warnings), The site is served by an existing road albeit in poor condition which serves a Working Farm and two other (separate) farming enterprises. AOD roughly 9.1 metres .Site is not in a designated area. Two working group members have declared a personal interest (which could also be prejudicial) by virtue of ownership and or domicile and did not subscribe to the inclusion of these sites. However the logic used to determine the earlier sites was used by the other working group members and after consideration it was decided to include them.

**With the exception of Cllrs Turner and Knapp who did not participate all Cllrs attending agreed these sites should be included in the response to SGC.**

Cllr Turner agreed to send the response to SGC to meet the 7<sup>th</sup> February deadline.

**Action: Cllr Turner**

#### **638/14 Minor Matters or Items for Next Agenda**

There was a brief discussion regarding SGC's intention to introduce paperless planning in May 2014. This whilst not a complete surprise, was unexpected. An e-mail from Steve Evans SGC Director of Planning and Environment was discussed. The outcome of this is that SGC will not provide any direct form of assistance to source the equipment needed. We will either have to fund the equipment ourselves from limited reserves or seek grant funding which even if successful would not provide finance in time to meet the deadline. Short term fixes were discussed and further debate required at the next formal Parish Council meeting in March.

The Parish Council have historically supported the Village Clean Up initiative which this year will take place on Saturday 1<sup>st</sup> March. It was agreed that this activity has the full support and authority of the Parish Council and as such will be indemnified by the PC Insurance.

*This concluded the business of the meeting, which closed at 8.30 pm*

***Next Meeting: Tuesday 4<sup>th</sup> March 2014***

Signed by Chairman

4<sup>th</sup> March 2014