



## **OLDBURY ON SEVERN PARISH COUNCIL**

Minutes of the Parish Council Meeting

held on Tuesday 03 January 2017 at 7.30 pm in the Memorial Hall

**PRESENT** Mr Keith Sullivan (Chair), Mr Dylan Griffiths (Vice-Chair), Mr Matthew Clothier, Mr Glynn Poole, Mr Matthew Riddle, Mr John Cornock and Mr Ian Bell.

**Clerk:** Eirian Vaughan Lewis **Parishioners:** 2

### **975/17 APOLOGIES FOR ABSENCE**

None

### **976/17 DECLARATION OF INTEREST & DISPENSATION REQUESTS IN ITEMS ON THE AGENDA**

Cllr Riddle disclosed a personal and prejudicial interest, as the owner of land in Thornbury, on item 7.4 on the Agenda, and will leave the room if this issue is discussed.

### **977/17 APPROVE MINUTES OF THE LAST COUNCIL MEETING**

Amendment to first page change of name of Mr John Bell to Mr Ian Bell made. It was proposed by Cllr Poole; seconded by Cllr Clothier and resolved by all that the minutes of the meeting on the 1<sup>st</sup> November 2016 be signed as a correct record.

### **978/17 PUBLIC FORUM**

Katie Scaife from South Gloucestershire Council and Deborah Aguirre-Jones Project Artist in residence, talked about their proposed interpretation points and walks in the parish. They showed three different maps of the walks they are proposing:

Map 1 - walks in the Shepperdine area, Katie explained that she had contacted Horizon regarding the proposed walk in that area.

Map 2 - walks around Oldbury Village and the silt lagoon.

Map 3 - walks from Oldbury Village to Kington (Oldbury Fun Run route).

Deborah went on to explain about the eight benches that they propose to have. The design based on a classic Victorian bench, and the characteristics of the area will be taken into account when designing the benches.

All Councillors approved the proposed walks and the design of the benches. Cllrs asked if a booklet about the walks would be produced to put out in the local shop. Katie and Deborah said there would be one depending on funding. They thanked the parish council for their feedback.

### **979/17 CHAIR'S REPORT**

Cllr Sullivan gave a brief update on the following meetings that he had attended:

1. Attended Site Stakeholder Group meeting at the Oldbury Conference Centre 02.11.16
2. Attended Church Hill drop in meeting 09.11.16
3. Meeting with Andrew Cooper re Methodist Chapel 10.11.16
4. Planning and Flooding Committee Meeting 11.11.16
5. Meeting with Eirian regarding agendas etc 14.11.16

6. Meeting with Mark Sorrell & Chris Awde re Tarmac 16.11.16
7. Attended SFRA2 meeting at Yate 29.11.16
8. Meeting with Barry regarding Neighborhood Development Plan and Flooding 02.12.16
9. Meeting with Matthew Riddle & Chris Awde re Tarmac 02.12.16
10. Meeting with Mark Sorrell re Drainage and flooding 03.12.16
11. Meeting with Deborah White (ALCA) and Eirian re Standing Orders 15.12.16
12. Attended flooding Meeting at Yate 19.12.16
13. Meeting with Malcolm Lyndon to discuss Church Hill drainage and visit to Hinkley 19.12.16
14. Attended initial Oldbury Neighborhood Development Plan group meeting at Oldbury 20.11.16
15. Met briefly with Chris Awde to discuss tarmac 20.12.16
16. Attended SFRA2 meeting at Yate 21.12.16

### **980/17 REVIEW OF ACTIONS (NOT COVERED ON THE AGENDA)**

None

### **981/17 PLANNING**

#### **981.1/17 Discuss the following Planning Applications**

Cllr Poole discussed the Council's response to planning applications.

Reference	Location/Address	Details of Application	Comments
PT16/6796/PNGR	The Former Dairy Unit, Mumbleys Farm, Thornbury, South Gloucestershire	Prior notification of a change of use from 1no. agricultural building to 1no. residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with operational development (Re submission of PT16/4634/PNGR).	<b>No Comment</b>
PT16/6411/F	Fewsters Farm, Kington Lane, Thornbury, South Gloucestershire	Construction of a vehicular access track.	<b>No Comment</b>
PT16/4055/RM	Land at Post Farm, Thornbury, South Gloucestershire	Demolition of existing buildings and Erection of 125no.dwellings with public open space and associated infrastructure. Discharge of conditions 1(submission of RM), 2 (implementation of RM's 6 (landscaping), 7 (northern edge treatments etc), 12 (access), 17 (LEMP), 19 (light spillage ecology), 20 (Hedgehog Mitigation) and 26 (public art). (Approval of Reserved Matters (appearance, layout, landscaping and scale) to be read in conjunction with outline application PT15/2917/0).	<b>OBJECT</b>
PT16/6252/F	Land at Hills Lane, Oldbury Naite, Oldbury on Severn, South Gloucestershire	Demolition of existing building. Erection of agricultural storage building.	<b>No Comment</b>

### Post Farm Application response

The Parish Council of Oldbury on Severn **OBJECT** to this planning application.

1. In respect of surface water disposal there are too many inconsistencies and inaccuracies contained within the applications. No detailed calculations have been submitted which will satisfactorily demonstrate how surface water will be remediated to prevent immediate run-off. The report produced by Stella Davies of the South Gloucestershire Council Drainage and Flood Risk Management Team on 28<sup>th</sup> November 2016 illustrates these problems graphically. As the authority immediately downstream of the proposed development Oldbury on Severn Parish Council are greatly concerned about the apparent lack of consideration given to surface water disposal. The response from David Osborne of Wessex Water on 29<sup>th</sup> July 2016 highlights that there are flood risks downstream in respect of increasing surface water discharges locally.
2. The green spaces planting has been severely curtailed which means that there will be an increased detrimental visual impact of the finished development on the immediate area of the site. These and other problems are indicated within the report produced by David Haigh of South Gloucestershire Council.
3. The proposed single access to the site is poorly positioned on a bend in Butt Lane. Visibility on this very busy road is not conducive to a safe driving environment. When considering planning applications in this area thought must be given to the near future when the new Oldbury Nuclear Power Station is being constructed, which will result in a large increase in traffic over a number of years. The report prepared by Thornbury Town Council gives consideration to site access and other problems.

### 981.2/17 To Note Planning Applications and Planning Decision Notices

Reference	Location/Address	Details of Application	Comments
PT16/4845/0	Hope Farm, Chapel Road, Oldbury on Severn	Erection of 5no. Dwellings (outline) with access to be determined; all other matters reserved.	<b>OBJECT</b>
PT16/4774/0	Land West of Gloucester Road, Gloucester Road, Thornbury	Erection of 180no.dwellings on 8.00 hectares of land with public open space, drainage, associated works and access. Outline application with access for consideration, all other matters reserved.	<b>OBJECT</b>
PT16/5176/F	Jacob's Well Featherbed Lane, Oldbury on Severn	Alterations to raise the roofline and erection of extensions, including balcony, to form additional living accommodation. Erection of front porch.	Approved with conditions

### 981.3/17 Old Stores Site

Cllr Riddle gave an update on the Old Stores Site. South Gloucestershire Council have received legal advice and are in the progress of re issuing legal notices. The notices will be served on the land/family solicitors.

### 981.4/17 Developments in Thornbury

Councillors discussed the affordable housing issue at the Park Farm development. The number of affordable housing has gone down from 35% to 18%. Cllr Riddle explained about the law of the council and how they engage with the developers in the process of liability. Although the development is not in our parish, the parish is effected as there is no affordable housing available in Oldbury. Cllr Sullivan has taken an action to write to Steve Evans Director of Planning regarding the issue of affordable housing.

**Action:** Cllr Sullivan

## **982/17 LONG TERM FUTURE OF THE PARISH**

### **982.1/17 Policies, Site and Places DPD**

The Parish Council has responded to the recent Joint spatial Plan consultation.

#### General

Oldbury on Severn PC does not wish to respond in detail at this stage. Our comments are limited to concerns expressed locally about local issues.

#### Flooding

1. Flooding is the major concern at the present to the population of Oldbury. We have already experienced one flood during 2016.
2. There is considerable concern that the developments currently underway at Thornbury, namely Park Farm and Thornbury Fields will add to the rate at which water will flow down Pickedmoor Brook into Oldbury. We have been assured by South Gloucestershire Council Planning Officers and the Developers that the ponds installed to control the rate of run-off will adequately alleviate any problem for Oldbury.
3. The further developments under consideration at Post Farm and Gloucester Road will clearly add to the potential for further problems. However we are given the same assurances by the same people.
4. Further massive developments are now being proposed north of Thornbury between Thornbury Fields and the A38 and at Buckover. No doubt we will be given similar assurances regarding these sites.
5. All of this vast area drains to Oldbury Pill, either via Pickedmoor Brook or Oldbury Naite Rhine.
6. While the defences installed may be adequate for the present, they will all need maintenance. That is reliant, not on SGC, but on the occupiers of these estates.
7. Many of the residents of this Parish are not convinced that these measures are adequate and will be properly maintained.
8. Furthermore there is no proper system in place to monitor the performance of these measures.
9. Although we accept that this JSP is not concerned with the details of such schemes, this PC are extremely concerned that a major relief scheme is necessary for the drainage of this area before any further housing is considered.

#### Green Belt and massing

10. We are also concerned that the green belt for this area should be protected. It is very important that the areas north of Thornbury and Yate are not over-developed to such an extent that the green belt is diminished, that the view of the Cotswold Edge (Hill) is not destroyed by over massing of the area with too many houses.

#### Infrastructure

11. The infrastructure of Thornbury and area is grossly inadequate at present, particularly for medical facilities and transport. It is essential that this is addressed before any further development is allowed.

### **982.2/17 Strategic Flood Assessment**

Cllr Griffiths gave feedback from the meeting held with South Gloucestershire Council on the 21 December 2016. The contractor who is doing the Flood Risk Assessment was challenged with some issues in the assessment, all of which are being resolved. The Flood Risk Assessment will possibly be completed in the next four months. A date has been set for the next meeting.

### **982.3/17 Neighbourhood Plan updates**

Barry Turner updated the Parish Council on the progress made so far:

The start-up meeting of the Neighbourhood Development Plan Steering Group took place on Tuesday 20 December 2016. It was reported that the application to be designated as a Neighbourhood Area has been formally approved and notices to that effect have been posted in public places around the Parish, additionally the intention to undertake a Neighbourhood Development Plan has been reported in 4WARD and is posted on the Community Website.

A draft project plan was approved for inclusion in the grant application for funds to finance the Neighbourhood Development Plan project. The application was sent to the granting authority to meet the cut-off date. We should know by mid-January if we have been successful. Barry summarised the project plan, as might be expected the plan is on target at this early stage. Some preparatory work is now being done for the next group meeting later in January. A schedule for group meetings has been circulated and agreed up until the end of March. A possible constraint is the availability of the Strategic Flood Risk Assessment. The meeting with South Gloucestershire Council on the 21 December did not formally finalize the scope of the assessment and given the predicted timescales or the availability of the assessment which is a key document this milestone may be missed. However, there is other work which can be done productively and the consultants are aware that we wish to have the assessment available by the end of March. No final availability date has been agreed yet.

Malcolm Lynden asked if members of all the villages in the parish have been included in the group. Barry reported that all parishioners who are interested in getting involved can do so.

### **983/17 FLOODING/DRAINAGE/RIVER**

#### **983.1/16 Update on current issues**

Cllr Sullivan gave an update on the flooding issues from March 2016. A meeting with Stella Davies from South Gloucestershire Council was held on the 19 December 2016. There is one clear issue – the difference of opinion on tide times – the data is different from the Environment Agency and what the Gloucester Harbour Master has. Cllr Sullivan was given an action to resolve which is correct. Next meeting will be held in February 2017.

**Action:** Cllr Sullivan

Issue of flaps was discussed. The Lower Severn Internal Drainage Board responded to our letter from May 2016, but the response was not acceptable. Cllr Sullivan has been given an action to draft a response to the LSIDB.

**Action:** Cllr Sullivan

### **984/17 NUCLEAR**

#### **984.1/17 New Nuclear Build**

The New Nuclear Build Sub Group meeting was held on 06 December 2016, the minutes were circulated to all members of the group. Clerk to circulate to all members of the Council from now on. Cllr Sullivan gave an update from the last meeting:

1. Finance – Cllr Sullivan has contacted other Councillors in the Hinkley Point area and they reported that no extra finance has been available to Parish Councils.
2. Cllr Sullivan has contacted Storgursey Parish Council and Otterhampton Parish Council. The host parish is Storgursey but Otterhampton includes the village of Comwich (which has the harbour). Cllr Sullivan has read the two major papers from the Parish Council.
3. Possible visit to Hinkley C was discussed.
4. Horizon Nuclear Power has invited Cllr Sullivan to join them on their visit to Hinkley C.
5. Two representatives from the New Nuclear Build Sub Committee are attending a briefing from the Environment Agency, on the Generic Design Assessment on the 07 February 2017 at the Turnberries Community Centre in Thornbury.
6. Councillors were reminded that there is a drop in event regarding the Generic Design Assessment on the 08 February 2017 at the Turnberries Community Centre in Thornbury.
7. Dr Tony Acton (member of the New Nuclear Build Sub Committee) will be attending the event in Birmingham on the 24 January 2017.

#### **984.2/17 Oldbury Site Stakeholder Group (SSG)**

A joint Site Stakeholder Group meeting between Berkeley and Oldbury sites was held on 02 November 2016, three members of the Parish Council attended. A presentation was given from the Environment Agency on the Generic Design Assessment and Mr John Gilbert gave an update from Horizon Nuclear Power. The next meeting will be held on the 25 January 2017 at the Oldbury Conference Centre.

#### **985/17 HIGHWAYS**

##### **985.1/17 Road surface issues update (Church Road)**

Cllr Sullivan gave an update of work so far. Following a meeting with Mark Sorrell and Chris Awde the specification of the work has been received and a quote for the work was discussed. It was agreed by all that three quotes need to be obtained before a decision can be made to start the work. £3,000 will be the maximum amount of money given towards the work by the Parish Council. Cllr Sullivan discussed the possibility of putting a gate in the wall adjacent to the bridge to allow access to the lower bank by the LSIDB tracked vehicle to avoid having to reinforce the main track. This may not be cost effective.

#### **986/17 FOOTPATHS/BRIDLEWAYS**

None

#### **987/17 FINANCE**

##### **987.1/17 Note the 2016/17 Budgets & Payments/receipts statement**

The Budget Statement against Payment and Receipts for 2016/17, circulated to Councillors was noted and signed.

##### **987.2/17 To note the following receipts**

The following receipts were noted:

<i>No receipts</i>	£	<i>0.00</i>
<b>Total</b>	£	<b>0.00</b>

##### **987.3/17 To approve attached payments**

The following payments were approved:

<i>E V Lewis – Clerk Salary November via Standing Order</i>	£	<i>218.88</i>
<i>E V Lewis – Clerk Salary December via Standing Order</i>	£	<i>218.88</i>
<i>E V Lewis – Clerk Office (November/December)</i>	£	<i>21.67</i>
<i>Cllr Ian Bell (Cllr Expenses)</i>	£	<i>15.20</i>
<i>South Gloucestershire Council (Dog Bin Emptying Q3)</i>	£	<i>70.20</i>
<i>Donation to Citizens Advice South Gloucestershire</i>	£	<i>50.00</i>
<i>Cllr Keith Sullivan (Cllr Expenses)</i>	£	<i>10.66</i>
<b>Total</b>	£	<b>605.49</b>

##### **987.4/17 Precept form for 2017/18**

Form Approved.

## **988/17 PARISH COUNCIL ADMINISTRATION**

### **988.1/17 Charity Request**

A letter has been received from Citizens Advice South Gloucestershire asking for a donation of £100. Councillors approved the amount of £50 to be donated. Clerk to write letter and send the cheque.

**Action:** Clerk

### **988.2/17 Standing Orders**

Cllr Sullivan discussed the principles of the Standing Orders. They seem to treat Councillors as Non-Executive members. We do not have Executive members. Cllr Sullivan has challenged this with Deborah White (ALCA).

### **988.3/17 Feedback from ALCA meeting**

Deborah White from the Avon Local Council Association met with Cllr Sullivan and Parish Clerk to discuss Standing Orders, the role of Sub Committee's and the financial regulations. Deborah was very helpful with her advice and several interesting points have been made and will be actioned accordingly.

## **989/17 CONSULATION, CORRESPONDENCE AND CIRULATION FILE**

### **989.1/17 Letter from Citizens Advice South Gloucestershire**

### **989.2/17 Consultations**

*Safer & Stronger South Gloucestershire Plan*

## **990/17 PARISH PROPERTY**

### **990.1/17 Defibrillator Training**

Cllr Poole updated the Parish Council on the situation so far. Cllr Poole has written an article for the 4Ward magazine and he will print off posters to put around the village. Two people in the village have showed interest already and he hopes more people will put their names forward by the end of January. The training will take place during February/March 2017.

## **991/17 RECREATION**

### **991.1/17 Playing Fields Issues**

The issue of out of date contact details was discussed and the state of the current notice board. Purchase of a new notice board was suggested and will be discussed further in the next Playing Fields Committee meeting held end of this month.

### **991.2/17 Cricket Club Lease**

Cllr Griffiths has had an up to date copy of OS map and he will now be able to move ahead on competing the lease.

## **992/17 Any other minor matters or items for the next agenda**

1. The defibrillator box notice is getting to look “tatty”, a suggestion was made to replace with a new one.
2. Cllr Bell asked what time the meeting with South Gloucestershire Council (re local plan) on the 20 January 2017 is being held. The meeting will be held at 10.00am.
3. Cllr Bell asked for further information regarding the meeting on the 07 March 2017. Clerk to forward the information to Cllr Bell. **Action:** Clerk
4. Minutes of the William Stephens Charity meeting was discussed.
5. South Gloucestershire Boundary Changes meeting was discussed. Cllr Bells briefing notes and presentation to be circulated to Councillors. The issue is to be discussed as an agenda item at the next meeting.
6. Communications with the Parish discussed. Cllr Clothier asked Councillors their views on social media (e.g. facebook). Peter Farrell is currently updating the Parish website.
7. Cllr Sullivan discussed a four mile footpath that he has seen whilst on holiday in Scotland. He showed photos of the path and discussed how the footpath had been designed and how the project had been developed. Useful information for the parish for the future and perhaps a new path up Church Hill?

This concluded the business of the meeting which closed at 9.20pm.

***Next Meeting: Tuesday 07 March 2017 at 7.30pm.***

**Signed by Chairman**