

# **OLDBURY ON SEVERN PARISH COUNCIL**

Minutes of Council Meeting held on Wednesday 5<sup>th</sup> March 2013 at 7.30 pm in the Memorial Hall, Oldbury

## **PRESENT**

**Parish Councillors:** Mr B Turner - Chairman, Mr M Riddle, Mr K Sullivan and Mr A. Knapp.

**Clerk:** Mrs D Bramley **Public:** 1 Parishioner

## **519/13 Apologies for Absence**

Apologies were accepted from Cllr J Hales, Cllr M Baker & Cllr G Poole.

## **520/13 Declarations of Interest in Items on the Agenda**

Cllr Sullivan declared an interest in the Old Stores and Community Shop as a neighbour to the sites.

After a short discussion it was agreed that the Clerk should obtain further information from the Monitoring Officer regarding Declarations of Interest that affect the whole parish e.g. flooding and to clarify the process when they are a neighbour to a site discussed at a meeting e.g. a planning application. **Action: Clerk**

## **521/13 Public Forum**

None

## **522/13 Approval of Minutes**

It was proposed by Cllr Riddle; seconded by Cllr Sullivan and **resolved** by all that the minutes of the Council Meeting 2<sup>nd</sup> January 2013 are signed as a correct record.

## **523/13 Planning**

### **Planning Applications – Noted with No Comments Made**

PT13/0113/F - Chapel Cottage, Chapel Road, Oldbury On Severn - Erection of detached domestic garage with ancillary accommodation and erection of single storey front extension to facilitate conversion of existing garage to office and porch (Resubmission of PT12/2116/F).

PT12/4129/F - Valley Farm, Oldbury Naite, Oldbury On Severn - Conversion of existing barn to 1 no. dwelling with associated works.

### **Planning Notices – Noted**

**PERMIT** - PT12/4177/F – Wrenwood Barn, Shepperdine Road, Oldbury On Severn - Conversion of existing storage building to include internal and external alterations and new pitched roof.

**WITHDRAWN** - PT12/4182/LB – Wrenwood Barn, Shepperdine Road, Oldbury on Severn - Change of Use of ancillary storage building and land to residential curtilage (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include new pitched roof.

**PERMIT (Conditions are to be determined)** - PT12/4059/F – The Ship Inn, Camp Road, Oldbury on Severn - Erection of first floor rear extension to main building and alterations to roofline of skittle alley to facilitate change of use from Public House (Class A4) to 3no. dwellings (Class C3) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended) with associated parking, landscaping and works. Erection of detached garage.

**REFUSED** - PT12/3831/F – Crosshands Barn, Kington Lane – Erection of single storey rear extension to provide additional living accommodation.

**PERMIT** - PT12/4042/F - Oldbury House, The Naite, Oldbury On Severn - Erection of single storey rear extension to provide additional living accommodation.

**PERMIT** - PT12/3842/F - Field No's 4556 And 5758 Foss Lane, Oldbury Naite, Oldbury on Severn - Change of use of existing agricultural barn to workshop and erection of agricultural barn.

**PERMIT** - PT12/3620/F - Linden Lea, Shepperdine Road - Erection of two storey and single storey rear extension to form additional living accommodation. (Amendment to previously approved scheme PT12/0583/F to incorporate first floor balcony).

### **The Old Stores Site – Discussed**

Mr James Cooke contacted Mr Ben Kemp several months ago and the last response he received stated that they hoped to start clearing the site within the next 3 months. Mr Ian Rankin contacted Mr Kemp today and he stated that he now has the deeds which he is in the process of registering with the Land Registry. Cllrs agreed that it would be beneficial to ask Mr James Cooke to find out what is actually being registered at the Land Registry.

It was pointed out that the enforcement notice for the clearance of the site could not be acted upon as the owner of the site was not known. However, in the planning application the owner of the site is clearly stated so the enforcement department could now proceed with the enforcement notice.

## **Developments in Thornbury - Park Farm / Morton Way - Discussed**

PT12/2395/O – Proposed Bloor Housing Development on Land at Morton Way, Thornbury – The Appeal against the non-determination of the application was noted. An inspector has been assigned to the appeal and it is likely that any decision will be made by the inspector once the Core Strategy inspector has concluded his investigation. The planning officer's recommendation was to refuse the application.

### **524/13 Finance**

- a) The following receipts were noted:

<i>NS &amp; I Interest (2012)</i>	£	44.45
<i>NatWest Reserve Account Interest (Oct – Dec)</i>	£	1.29
<i>Total</i>	£	45.74

After a short discussion regarding the NatWest Reserve account interest rate. It was proposed by Cllr Turner; seconded by Cllr Knapp and agreed by all to move the funds from this account into the NatWest current account so that they can be reinvest to obtain a better interest rate.

**Action Clerk**

- b) It was proposed by Cllr Riddle; seconded by Cllr Knapp and agreed by all to approve the following invoices submitted for payment

<i>Oldbury Village Cinema Club Donation/Loan (Cheque Written 17/01/2013) Ref: 00483/12(b)</i>	£	350.00
<i>D Bramley – Clerk Salary (Net)</i>	£	401.00
<i>D Bramley – Admin/Office Expense (£20.00 Office &amp; Stationary £5.50)</i>	£	25.50
<i>B. Turner – Chairman Allowance for Black Toner Cartridge</i>	£	35.81
<i>Lower Severn (2005) Internal Drainage Board - Work to Trees on Pickedmoor Lane</i>	£	331.20
<i>Total</i>	£	1143.51

- c) The Local Council Tax Support (LCTS) Grant to Oldbury on Severn Parish Council 2013/2014 of £509 that will be paid 50% at a time with the Precept was noted.
- d) The changes to HMRC PAYE to PAYE RTI (Real Time Information) were discussed. The Clerk explained the changes to PAYE and that from April 2013 every time a salary payment is made a report has to be sent to HMRC. The Clerk asked if the salary payment could be paid monthly by standing order. The Clerk also stated that the March salary would still need to be paid via cheque in May as the Standing Order would start from the 25<sup>th</sup> April 2013.
- It was proposed by Cllr Turner; seconded by Cllr Sullivan and agreed by all to change the salary payment to be paid monthly by Standing Order. The Standing Order Request Form was signed.
- e) The Budget Sheet for 2012/2013, circulated to Councillors was noted.
- f) The donation certificate from CLIC Sargent was noted.

### **525/13 Flooding/Drainage**

#### **Flooding at Ham Lane**

Having spoken with Lindsay Saunders (Public Rights Of Way), who has seen Ham Lane, stated that it is a low priority.

#### **Flooding at Church Road/Church Hill**

Mr Lynden stated that the inlet pipe from the road to the drainage system appears to have improved. Nigel Hale, South Gloucestershire Council (SGC), has agreed to pay for modifications to be made to the drainage pipe work around Pill House and the Lower Severn Internal Drainage Board will bid for the work. Cllr Riddle stated it would be beneficial to map the drainage pipe work in this area.

Cllr Riddle reported that Mr Robert Wiltsher, the SGC Road Safety Engineer has investigated a proposal by a parishioner suggesting putting a kerb on the right hand side of hill to protect the road from mud and silt which he will look into doing.

Cllr Riddle stated he would obtain a map of Church Hill and confirm its original width as it has been suggested it is now narrower than it original was. This can be done at the same time as his meeting with Mr Lynden to plot the drainage pipe work in the area around his property on a map.

The diameter of the drainage pipes was also discussed as they appear to be different in different sections thus causing a backlog of water when passing from a large diameter pipe to a smaller diameter one.

Collapsed Pipe (Behind Pill Cottages adjacent to the Anchor Inn)

No Progress has been made but the Lower Severn Internal Drainage Board has agreed to repair the pipe.

Meeting with Lower Severn Internal Drainage Board and Environment Agency

Cllr Sullivan stated that a meeting with parishioners needs to be arranged to inform them about what is happening regarding flooding in the area. It was agreed that a separate meeting was required as not enough time could be given to the topic at a normal Parish Council meeting.

At the meeting with the Environment Agency councillors asked for more details about a “100 year” event and how they can get hold of the criteria for such an event with Oldbury e.g. how much rain fall and for how long etc...but where told “it was complicated”. They were also informed that last year was the 2<sup>nd</sup> wettest year since records began with the rain only falling in an 8 month period and a “100 year” event would be much worse. It was agreed that more information about the 100 year event was needed so Cllr Turner will ask the flood consultant for these details.

With the amount of rain that has fallen recently and the ground being completely saturated it has raised concerns/doubts about the flood assessment rationale / calculations for the Park Farm development. The EA agreed to review these calculations when more detailed plans for the development are submitted.

In the Environment Agencies objection to the Ship Inn development they stated that “when consideration is given to climate change the 1 in 200 year still water tide level increases by 1 m to 10.3 m AOD (above ordnance datum)” and that “it would be very difficult to implement practical measures to defend the property from the future flood level of 10.3 m AOD”. It was stated that the Park Farm development may be at this level and needs to be reviewed/challenged when a detailed application is submitted.

**526/13 Recreation**

Playing Fields Committee (PFC) Reports and Updates

Nothing to Report except that they have several new regular bookings and the next meeting is on 7<sup>th</sup> March 2013.

Oldbury on Severn CE School Report

Nothing to Report.

Broadband and British Telecom (BT)

With the contract being signed with BT, Thornbury is expected to be upgraded this year with the rest of the areas being completed by 2015.

Diamond Jubilee Memorial Stone

The Memorial Stone is now in place and needs engraving.

**527/13 Parish Property**

Risk Management Review Document Actions

The Risk Management Review document actions as listed below:

	Action	Update / Comment
1	Ensure Parish Council can access Account Passwords, if necessary.	Completed
2	Carry out a Parish Council Asset Inspection and Update Risk Assessment document.	Refer to Comment Below.
3	Ensure Playing Fields Committee (PFC) can access Account Passwords, if necessary.	Clerk will liaise with PFC Secretary when Risk Assessment is complete
4	Ensure PFC regularly back up electronic files.	Clerk will liaise with PFC Secretary when Risk Assessment is complete
5	Ensure all Playing Fields Assets have been inspected and update Risk Assessment document.	Clerk will liaise with PFC Secretary when Risk Assessment is complete

Risk Assessment

This document will be discussed at the next meeting.

Land Registration & Ownership Documentation

Mr Thomas the South Gloucestershire Council Archivist was going to send the deeds on record but was only able to provide a screen snap shot which showed the Land on Westmarsh Lane (the Old Part of the Playing Field) was

transferred to Oldbury on Severn Parish Council on 21<sup>st</sup> Feb 1974 for £500. It was agreed by all that Cllr Turner should now try to register the land and agreed to incur a cost up to £50.00

### **528/13 Highways**

#### **Parking on Pavements**

Parking on the pavement by Corner Cottage has improved but is an obstruction/blind spot when it does occur. Cllr Turner will raise this issue with the Police at the next Severn Safer Stronger Community Group meeting.

#### **Speeding on Chapel Road & Westmarsh Lane**

Nothing to Report.

#### **School Road Safety**

The flashing warning signs (wig wags) have been installed and are now operational.

### **529/13 Footpaths/Bridleways**

Nothing to Report except it was noted that the Horizon staff, as part of a team building exercise, have cleared several roads and footpaths around the parish including the roadway to the sailing club. Cllr Turner stated that they had done a good job with some tools being left for the parish to use. Cllr Turner also stated that South Gloucestershire Council had acted quickly to remove the rubbish and that he will write a letter of thanks to Horizon.

### **530/13 Proposed Power Station & Other Power**

#### **Horizon Consultative Group & Other Power Related Meetings**

Nothing to Report.

#### **Oldbury Power Station Site Stakeholder Group (SSG)**

Mr Malcolm Lynden gave his report from the Oldbury SSG.

There has been a great deal going on with the decommissioning process and the storage of waste. Oldbury has 'intermediate' classed waste from the fuel rods which is currently stored in vaults. There is a workshop planned to go through a list of possibilities/options to decide a way forward for processing the waste. Berkeley power station is in the process of building a waste store and Oldbury waste could be stored there but additional shielding would be required on any transport vehicles. The fuel element debris (FED) can be dissolved in acid allowing it to be discharged as a liquid effluent into the river. Only the radioactive springs are left decreasing the amount of 'intermediate' waste that requires storage. Possible sites for the waste treatment are Oldbury, Hinkley and Sizewell. Bidders for the 7 million pound contract for the processing of this waste are visiting all the sites and will meet with the SSG groups. The next Oldbury SSG meeting is in April.

Cllr Riddle asked Mr Lynden to report back that as the Community Fund has now been opened up nationally not a lot of funds are being spent in the vicinity of the Power Stations.

Mr Lynden also asked for the councillors views/thoughts on waste from other sites coming to Oldbury. Bradwell SSG has stated that they will not take any waste from other sites. It was agreed by all that this requires further debate when all the councillors are present and that it will probably be a mixed reaction. It was also stated that Oldbury is having a new power station already so we are doing our bit.

### **531/13 Parish Council Administration**

#### **Website & IT Development including PC Agenda and Minutes**

Cllr Sullivan stated that he has updated some areas of the website although it took some time for them to be uploaded. The Community Diary is not quite finished and any updates need to be completed quickly. The Playing Fields and Memorial Hall sections on the website still need to be populated.

### **532/13 Long Term Future of Parish**

#### **Affordable Housing**

Nothing to Report.

#### **Revised Core Strategy & National Planning Policy Framework (NPPF)**

Nothing to Report.

#### **Oldbury Parish Plan**

Several working groups have been set up including the Parish Development and Environment groups who are starting to work on the Parish Plan Actions.

#### **Community Shop**

The Community Shop working group has received a grant from Magnox and they are now starting to put together a proposal including obtaining a flood risk assessment. There should be more feedback after the next meeting including how the Community Shop funds will be managed.

**533/13 Correspondence** *(Italics – Also available via email)*

*Consultation on South Gloucestershire Council Proposed Waste Strategy – Expiry 20<sup>th</sup> May*

***Council Response: No Comment***

*Invitation to Comment on Draft Landscape & Renewables Supplementary Planning Documents - Expiry 8<sup>th</sup> April*

***Council Response: Clerk to forward to Cllr Turner to Review***

**534/13 Circulation** *(Italics – Also available via email)*

*South Gloucestershire Over Fifties Forum Newsletter Winter 2012/2013, South Gloucestershire Age UK Services Update January 2013, Merlin Housing Newsletter, 2011 Census Data for Population and Household Estimates for Wards and Parishes and Information about the extension of the Part Night Lighting Scheme in Oldbury on Severn in June 2013, The Rural Exception Site Guidance and The Rural Affordable Housing Statement of Commitment*

**535/13 Minor Matters or Items for Next Agenda**

None

*This concluded the business of the meeting, which closed at 9.50 pm*

***Next Meeting: Tuesday 7<sup>th</sup> May 2013.***

***The Annual Council meeting will start at 6.30 pm and will include the Annual Parish Meeting at 7.30 pm***

Signed by Chairman

7<sup>th</sup> May 2013