

OLDBURY ON SEVERN PARISH COUNCIL

Minutes of Council Meeting held on Tuesday 1st November 2011 at 7.30 pm in the Memorial Hall, Oldbury

PRESENT

Parish Councillors: Mr B Turner - Chairman, Mr M Riddle, Mr A Knapp and Mrs. J. Hales.

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

363/11 Apologies for Absence

Apologies were accepted from Councillors K Sullivan, G Poole and M Baker.

364/11 Declarations of Interest in Items on the Agenda

Cllr. Riddle - Park Farm Development

365/11 Public Forum

Thanks were given to Cllr Knapp for how nice the Bus Shelter on Church Road looks.

366/11 Approval of Minutes

It was proposed by Cllr Riddle; seconded by Cllr Turner and resolved by all that the minutes of the Council Meeting held on 6th September 2011 are signed as a correct record.

367/11 Planning

Planning Applications – Noted and Agreed Comments

PT11/3117/CLP - Avening Cottage, Kington Lane - Application for Certificate of Lawfulness for the proposed erection of two storey rear extension to provide additional living accommodation (Resubmission of PT11/2168/CLP).

Cllr Turner has contacted the Case Officer, Mr Peter Burridge, to clarify what a Certificate of Lawfulness implies.

Mr Burridge stated the following:

‘The application is referenced ‘CLP’ because it comprises a ‘Certificate of Lawfulness for a Proposed Development’; i.e. it is not a full planning application and the planning merits of the proposal usually considered (i.e. design, residential amenity and highway safety) are not under consideration. Instead it must be ascertained whether the works would exceed those parameters set by the General Permitted Development Order, i.e. whether it is permitted development. If granted, the Certificate would confirm that the works do comprise permitted development and thus an application for full planning permission would not be required. If refused, this would confirm that the works do not comprise permitted development and that a full planning application would be required.’

After some discussion it was proposed by Cllr Knapp; seconded by Cllr Hales and agreed by all that Cllr Turner submits a response about the ‘principle elevation’ of the property and that it should not dominate or be more prominent than it already is.

PT11/3303/F – Cross Barns, Cross Hands Barn, Kington Road, - Erection of first floor side extension over previously approved single storey extension to provide additional living accommodation.

It was proposed by Cllr Knapp, seconded by Cllr Riddle and agreed that Cllr Turner to submit a response regarding concerns about the change of appearance and shape of the barn.

Planning Notices – Noted

Prior Approval Not Required - PT11/3005/PNA – Manor Farm, Cowhill – Prior notification of the intention to erect an agricultural building for the storage of machinery and fodder. (Resubmission of PT11/2824/PNA)

Permit - PT11/2690/F - Great Leaze Farm, Oldbury Lane - Installation of solar panels to roof slope of units 6 & 7

Withdrawn – PT11/2824/PNA – Manor Farm, Cowhill – Prior notification of the intention to erect an agricultural building for the storage of machinery and fodder

No Objection - PT11/2655/NMA - Helensglade, Shepperdine Road - Non material amendment to PT11/1205/F to alter the internal layout and move the external chimney from the west elevation to the east elevation

Planning Appeals

APP/P0119/A/11/2154175/NWF – PT10/2399/F Wind Farm at Stoneyard Lane (4 Turbines and an Anemometer)

There was a meeting for all parties with the Planning Inspectorate on 25th October. Another meeting will take place on the 15th November before the Hearing to allow the Planning Inspector to see all the relevant sites and noise points. A blimp will be flying on this day to represent the turbine height.

A Statement of Common Ground between parties is being developed and needs to be completed by 4th November. This statement can also include areas where there are disagreements but will not be contested. The Hearing starts at 10am on the 16th November 2011 for two days, all supporters are welcome to attend.

Planning Enforcement

Old Stores Site, Chapel Lane - PT11/0738/O

There has been further correspondence with James Cooke, Enforcement Officer. The agent has not received any further instructions from their client. South Gloucestershire Council have been looking for the owner and as they have now found someone who may be the owner Mr Cooke will now serve a Local Government (Miscellaneous Provision) Act 1976 Section 16 Notice on them. If they are not the owner the Parish Council will try to get a copy of the previous owners Last Will and Testament. It was also highlighted at the meeting that the rubbish on the site is increasing the volume on a flood plane.

Planning Application Update

Park Farm (Thornbury Development - PT11/1442/O & PT11/1441/O)

This application is on going and any decision will be delayed until the South Gloucestershire Core Strategy has been revised which is not expected to be completed until March 2012.

368/11 Finance

- a) To approve payment of invoice for Oldbury Parish Map from South Glos. Council (£80 + VAT). It was proposed by Cllr Hales; seconded by Cllr Riddle and **agreed** by all to approve the payment of the invoice.
- b) To approve payment of invoice for Bus Shelter on Church Road (£3,500 + VAT). It was proposed by Cllr Hales; seconded by Cllr Riddle and **agreed** by all to approve the payment of the invoice.
- c) To approve purchase of new bin for Church Road Bus Shelter. After some discussion which included whether or not the damaged bin could be economically repaired it was proposed by Cllr Knapp; seconded by Cllr Riddle and **agreed** by all to purchase a Green NR/1 Never Rust Litter Bin at a cost of £220 + VAT.
- d) It was proposed by Cllr Hales; seconded by Cllr Riddle and **agreed** by all to approve the following invoices submitted for payment :

<i>D Bramley - Clerk Salary (01/09/11 – 31/10/11)</i>	£ 401.00
<i>D Bramley - Admin / Office Expense</i>	
<i>(£20.00 Office + £11.04 Stamps + £13.98 Printer Cartridge)</i>	£ 45.02
<i>South Gloucestershire Council - Oldbury Parish Map (£80.00 + VAT)</i>	£ 96.00
<i>Mr I. D. Knapp – New Bus Shelter on Church Road - (£2575.00 + VAT)</i>	£ 4,200.00
<i>Oldbury on Severn Memorial Hall – Rental 2011</i>	£ 105.00
<i>Total</i>	<i>£ 4,847.02</i>

Donations to meet and share the cost of commissioning the Landscape Architect to prepare the representation for the Wind Farm Appeal now amount to £1925 with more expected to be given on the basis of promise made.

- e) To discuss Draft Budget for 2012/2013 – *circulated to Councillors prior to the meeting*. It was proposed by Cllr Hales; seconded by Cllr Knapp and **agreed** by to leave the budget estimates as circulated with the exception of the removal to the Election Contingency. The Precept will be determined at the next meeting.
- f) To discuss Citizens Advice Request for a donation. It was proposed by Cllr Turner; seconded by Cllr Hales and **agreed** by all to donate £50. The cheque was written and signed accordingly.

369/11 Flooding/Drainage

Flooding at Ham Lane

A meeting for tomorrow has been arranged and progress is being made due to Mr W Pearce having dug out the ditches on his side of the lane up to the gate of Naite Farm. The other side of the lane now needs to be done too.

Flooding at Church Hill

A culvert is blocked which causes flooding on the road so the children walking to school are going further out into the road. Cllr Turner will be doing a risk assessment and the traffic calming wig wags will be installed soon, subject to finance, a final decision will be made by the year end.

370/11 Recreation

Playing Fields Committee (PFC) Updates/Reports

At the PFC meeting two suggestions were made about the Car Park. The first was to put up rails and a gate and the other one was to install a sleeping policeman, neither suggestion was agreed.

Cars are also not meant to park by the Cricket Pavilion to watch the cricket. Permission to use a different gate was given by the PFC but this was not agreed as part of the original lease. Cllr Turner will remind the Cricket Club of the original agreement and which gate must be used.

The application for Lottery funding for the football pitch and an estimate of the work required is on going.

To Discuss Oldbury Decker's Club Financial Situation

Having received a letter from a concerned parishioner regarding the state of the Oldbury Decker's equipment and the lack of sufficient funds Cllr Turner contacted the relevant parties. It seems that the Oldbury Decker's are owed money by the 4 Ward magazine but they have been unable to access their funds since the death of the bank signatories. Cllr Riddle is currently in the process of having the signatories updated on the account and once this is completed he will transfer the funds to the 4 Ward magazines new account.

As everything is being dealt with the Parish Council see no reason to loan any money to the Oldbury Decker's at this time.

Insurance Cover, Legal and Liabilities (relating to Playing Fields)

The Clerk has received a copy of the Busy Bees Risk Assessment relating to the Hunt in the Car Park and all relevant insurance is in place.

Oldbury on Severn CE School Report

Cllr Hales attended the last meeting and the School has had a new roof with insulation which looks really good. The traffic calming measures (wig-wags) will hopefully be in place in the New Year.

Broadband and British Telecom (BT)

There has been some activity in the village with new cables being laid. It was however decided to leave this item until Cllr Baker was present.

371/11 Parish Property

Bus Shelter Replacement (Church Road) & Replacement of Bin

Everyone was please with the new bus shelter. Cllr Hales asked why it did not have a seat. It was proposed by Cllr Hales, seconded by Cllr Turner and agreed by all to install in a seat. Cllr Knapp offered to install a seat and any cost would be included with the Notice board refurbishment.

Red Telephone Box Repairs

It was agreed to leave this item until the next meeting. It was stated that the other red telephone box in the parish was in a bad state and Cllr will see if British Telecom will repair the box.

Review of Asset Register

The Playing Field Committee have updated and amended the values on their part of the Asset Register. The Clerk will request a copy from Rachael Burgess. The insurance will also need to be updated with the new values.

Magnox Socio Economic Fund Request

The request has been submitted and the meeting to determine the application is tomorrow.

Land Registration

Cllr Turner has investigated the ownership of the land known as The Keepings. This piece of land has not been registered and is not owned by the Parish Council as previously thought.

Cllr Turner raised the question as to how the Parish Council could prove they own any land or property in the parish as he is unaware of the location of any deeds or relevant documents. It was minuted that some deeds were stored with L. Tuckett in Chipping Sodbury but that firm no longer exists and the documents would have been moved to another unknown location. Cllr Turner advised councillors that they could request details of any land owned by the Parish Council from the Land Registry at a cost.

Cllr Turner will talk to Mr John Belbin who was involved with archiving the Parish Council's documents and past asset list.

372/11 Highways

Parking on Pavements – this item will be covered as part of the Parish Plan.

Speeding on Chapel Road – this item will be covered as part of the Parish Plan.

Speeding on Westmarsh Lane – this item will be covered as part of the Parish Plan.

373/11 Footpaths/Bridleways

Allan Taylor has asked South Gloucestershire Council to look at the sleeper bridge at the end of Featherbed Lane.

374/11 Proposed Power Station & Other Power

Horizon Consultative Group & Other Power Related Meetings

The latest Newsletter has been received and the next meeting in December, which Cllr Turner will be attending.

Wind Farm

Discussed in Item 367/11 – Planning Appeals

375/11 Parish Council Administration

Website & IT Development

Cllr Sullivan circulated a report to Councillors prior to the meeting. Cllr Hales also asked if a link to the School could be included on the Parish Council Website. It was agreed to discuss this item at the next meeting or as a separate meeting.

Advertising of PC Agendas/Minutes to get more interest

Nothing to report

Memorial Hall Constitution and Trustee Responsibilities

The Memorial Hall does not have a written constitution but the 1925 documents they have are sufficient for the Charity Commission. Cllr Turner will consult with Mr Belbin about drawing up a constitution.

Standing Orders, Chairmanship and Financial Regulations – Cllr Turner

Cllr Turner advised Councillors that the New Standing Orders and Financial Regulation follow the National Association of Local Councils (NALC) model. The Chairmanship document that has been included in the circulation file is a copy of the Parish Councils current document as new version will need to be purchased from NALC. Cllr Turner asked the Clerk to circulate the documents to Councillors so that they may be discussed at the next meeting.

376/11 Long Term Future of Parish

Affordable Housing

Nothing to Report - this item will be covered as part of the Parish Plan.

Draft National Planning Policy Framework (DNPPF) and Core Strategy.

Cllrs Riddle, Turner and Sullivan have responded to the DNPPF and will respond to the Revised Core Strategy before the deadline in December.

Parish Plan

The responses are currently being assessed by the committee. Each member has been allocated an area to of responsibility. A number of people have said they would use and are willing to help with a village shop. Dick Whittington would be able to advise on how to plan getting one up and running. There is a course on the 10th December about setting up a village shop that Cllr Baker will be attending.

Campaign to Protect Rural England (CPRE) Village of the Year for 2012

There has been no interest in taking on the coordination of this event and at this time Mrs Astle has not responded to Cllr Turner.

377/11 Correspondence

The following correspondences were noted and Councilors were un able to attend either event:

Invitation to a Localism Workshop – 21st Nov at Kingswood Civic Centre 2 – 4 pm.

Review of the Biodiversity Action Plan & Consultation Meeting on 16th Nov at Poole Court starting at 7.30 pm.

378/11 Circulation

The following items were circulated to Members:

Newsletters from National Grid – Hinkley Point C Connection Project Update, Horizon – Community Update Issue 6 October 2011, the Avonside Voice Newsletter August 2011, Oldbury on Severn Chairmanship Document and Mr M. Lynden's Oldbury Power Station Site Stakeholders Group Report.

379/11 Minor Matters or Items for Next Agenda

Cllr Turner raised the Diamond Jubilee Celebration in June 2012. It was agreed to include an article in the 4 Ward magazine and call a parish meeting to gage interest.

Cllr Riddle stated that the trees on Pickedmoor Lane need trimming and one appears to be dead.

Cllr Knapp was concerned that the rockery at the Pound had been removed. As no guidelines as to what could not be done were specified it was decided that this should be put down as a lesson learnt.

This concluded the business of the meeting, which closed at 9.45 pm

Next Meeting Tuesday 3rd January 2012 at 7.30 pm