

# **OLDBURY ON SEVERN PARISH COUNCIL**

Minutes of Council Meeting held on Tuesday 4<sup>th</sup> September 2012 at 7.30 pm in the Memorial Hall, Oldbury

## **PRESENT**

**Parish Councillors:** Mr B Turner - Chairman, Mr M Riddle, Mr A Knapp, Mrs J. Hales, Mr G Poole, Mr K Sullivan and Mrs M Baker.

**Clerk:** Mrs D. Bramley **Public:** 8 Parishioners

## **461/12 Apologies for Absence**

None

## **462/12 Declarations of Interest in Items on the Agenda**

Cllr Sullivan – The Old Stores Site, neighbour

## **463/12 Public Forum**

### **The Ship**

A parishioner stated that he would have liked to have been informed about what was happening with The Ship. Parishioners also commented that they did not want to see the centre of village ruined with social housing and that they wanted to keep the character of the village by not seeing the Ship pulled down.

Cllr Turner stated that there had been an informal meeting with the developer who had put 3 possible proposals to the Parish Council, as follows:

1. Demolish The Ship and build 7 units which include affordable housing.
2. Demolish The Ship and build 3 units on its footprint.
3. Keep The Ship façade converting it to 2 units and turning the skittle alley into another unit.

The developer was informed about a number of issues with the site including: it is outside the development boundary; there is a Scheduled Ancient Monument on the site; issues with sewerage and there is limited parking. The Parish Council also stated that they could not comment until they had discussed a number of issues with the planning department and heard from the parishioners at the next meeting. Cllr Turner added that he had informed the developer he would advise him of the outcome of this meeting.

### **Chapel Cottage – Planning Application PT12/2116/F**

A parishioner stated that an updated plan has been submitted but it still has no dimensions. The rooms were originally labeled as a study and games room but are now identified on the new plan as a living room with a kitchen included and bedroom. A shower room is now shown downstairs originally having been a WC. It appears that this will be a self-contained unit and therefore may result in additional cars.

## **464/12 Approval of Minutes**

It was proposed by Cllr Baker; seconded by Cllr Knapp and **resolved** by all that the minutes of the Council Meeting 3<sup>rd</sup> July 2012 are signed as a correct record.

It was proposed by Cllr Baker; seconded by Cllr Knapp and **resolved** by all that the minutes of the Council Meeting 25<sup>th</sup> July 2012 are signed as a correct record.

## **465/12 Planning**

### **Planning Applications – Discussed**

PT12/2603/F – Walnut Barn, Kington Lane – Change of use of land from agricultural to residential curtilage. Erection of a garage and store.

**Council Response: It was agreed that Cllr Turner will forward a comment stating that this property is in the Green Belt and if permission was granted that permitted development rights be removed.**

PT12/2730/LB – Jobs Green Farm Shepperdine Road – Installation of Bat Roost to North East elevation.

**Council Response: No Comment**

PT12/2718/F - Withypool Farm, Nupdown Lane – Erection of a ground floor extension to provide additional living accommodation.

**Council Response: No Comment**

PT12/2116/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 – *Revised Plan*

**Council Response: Cllr Turner read out the original response submitted for this application. It was agreed that Cllr Turner would submit additional comments stating that there are still no dimensions on the new plan, the**

**ancillary accommodation is effectively self-contained, road safety could be an issue if traffic is increased at the property and there is no flood risk assessment.**

#### **Planning Applications – Noted - No Comments Offered / Consultation Period Expired**

PT12/2588/OHL - National Grid, Land At Oldbury On Severn - Application for consent under Section 37 of the Electricity Act 1989 to replace a single tower (YXB036) with a Western Power Distribution 132kV 'Z' route connection & the removal of a short section of overhead line between towers YXB036 & YXB039

#### **Planning Notices – Noted**

**PERMIT** - PT12/2011/F – Helenglade, Shepperdine Road, Oldbury on Severn - Erection of first floor rear extension to form additional living accommodation (with conditions).

**PERMIT** - PT12/1961/F – Greenacre, Westmarsh Lane, Oldbury on Severn – Erection of a single storey front and side extension to form additional living accommodation and porch.

**PERMIT** - PT12/1686/F – Churngate Farm, Churngate Farm Lane, Thornbury – Erection of single storey extension to existing barn to south elevation to include installation of solar panels to roof.

**PERMIT** - PT12/1219/F – Land at Mumbleys Lane and Sweetwater Lane, Thornbury - Change of use of land from agricultural to mixed use of agricultural and land for the keeping of horses.

**PERMIT** - PT12/1656/F - Quarry Farm, Kington Lane - Erection of single storey side extension to facilitate conversion of existing stable to ancillary domestic accommodation (Resubmission of PT11/3143/F)

**CONSENT** - PT12/1657/LB - Quarry Farm, Kington Lane - Erection of single storey side extension to facilitate conversion of existing stable to ancillary domestic accommodation (Resubmission of PT11/3144/LB)

**WITHDRAWN** - PT12/2192/F - Myrtle Farm, Oldbury Naite, Oldbury on Severn - Conversion of residential annexe and stable to 1no. separate dwelling with associated works. (Part retrospective).

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

Nothing has been happening with the planning application for the site. Cllr Riddle is still communicating with James Cooke who has obtained an estimate for the cost of clearing the site. He could attach a charge to the land to ensure that the site is cleared. Cllr Riddle will ask James Cooke if there is a time limit on the site clearance.

#### **The Ship Development Proposals – Discussed**

Cllr Turner read out an email from the developer's agent that had previously been circulated to councillors which gives details of 3 possible proposals as detailed below:

1. Demolish The Ship and build 7 units which include affordable housing.
2. Demolish The Ship and build 3 units on its footprint.
3. Keep The Ship façade converting it to 2 units and turning the skittle alley into another unit.

The Parish Council have contacted the planning department to discuss the proposals but they were unable to talk with the Parish Council however a planning department case officer has given a general personnel option on each proposal. This was read out, in summary form and comments include that change of use to a single dwelling may be more acceptable and that any further development may have significant issues such as flooding and sustainability. There is a Scheduled Ancient Monument on the site and the developer should discuss the provision for affordable housing need with an Enabling Officer at South Gloucestershire Council although the issues will still remain if a need is identified.

Cllr Turner had circulated his opinion on the proposals prior to the meeting and they were discussed along with the views of the other councillors.

Cllr Hales stated that she had received mixed responses regarding the development of the Ship from parishioners. Cllr Turner stated that including a community store as part of the development was briefly discussed but dropped. Concerns were raised regarding supporting a large development on this site, it could set a precedent for further development on/around the monument as it is a large piece of land and outside the development boundary it also could set a precedent for other developments in the parish. Cllr Sullivan was surprised that SGC would not discuss the proposals especially as the Core Strategy talks about working in partnership with local councils. Cllr Turner stated that it was the developers choice as to which proposal he takes forward but the parish may accept proposal 3 as it stays in the footprint of the Ship, does not breach the development boundary or affect the ancient monument. It was also commented on that the Ship is on high ground so using flooding as a reason against planning may not be justifiable.

It was agreed by all to support the comments made by the case officer and include them in the Parish Council's response to the developer.

Cllr Turner will inform the developer of the outcome of this meeting reiterating the comments from the case officer and state that proposal 3 is the more acceptable option based on the information to date. Any planning application will be discussed by the Parish Council when it has been submitted.

#### **Bloor Planning Application (PT12/2395/O) – Discussed**

Cllr Turner stated that Oldbury on Severn Parish Council had not been consulted on this application. Cllr Turner read out the response that had been circulated to councillors and submitted. Cllr Turner commented that there will be a pumping station on Morton way that would pump water down to Oldbury on Severn. The submitted response also stated that James Druett of the Lower Severn Internal Drainage Board had not been consulted although he has been now. Cllr Sullivan stated that although it is an outline application there is a great deal of detail for 109 houses.

#### **Park Farm Development – Discussed**

A Development Control (West) Sites Inspection Sub Committee is visiting the site on 28<sup>th</sup> September were attendees will be given an opportunity to speak. The Parish Council will contact Paul Johnson and inform him that Oldbury on Severn Parish Council will be attending the site visit. A concern was raised that the balancing ponds may not be big enough for the development. There are also conflicting letters from the environment agency relating to flooding due to housing developments in Thornbury, one stating there is a problem whilst the other says there is no problem.

There is a need to establish how to deal with the issue of flooding due to developments in Thornbury and how the Parish Council engages with South Gloucestershire Council and the environment agency concerning this issue. The question was also asked ‘What is Parish Council’s flooding strategy?’ Cllr Riddle will contact the environment agency and arrange a meeting to discuss the flooding issue within the parish.

#### **466/12 Finance**

a) The return of the Annual Return from the External Auditor was noted with the one minor comment, as below.

“The Council should formally review and approve the risk assessment annually. We note that this has been carried out for 2012/2013 financial year.”

It was also noted that Grant Thornton UK has been confirmed as the external auditor from 2012/13 until 2016/17.

b) It was agreed not to make a donation to Victim Support. donation request

c) The following receipts were noted:

<i>NatWest Interest (Apr – Jun)</i>	£	1.25
<i>Cricket Club Rent</i>	£	298.88
<i>Magnox Donation for the ‘Oldbury Village Diamond Jubilee Volunteers’ for The Pound</i>	£	150.00
<i>Total</i>	£	450.13

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

<i>Oldbury on Severn Memorial Hall – 6 Months Rental inc Jubilee meetings (Written 03/07/12)</i>	£	125.00
<i>Mr Clapham – Red Telephone Box Refurbishment (Written 31/07/12)</i>	£	521.96
<i>D Bramley - Clerk Salary (Nett)</i>	£	401.00
<i>D Bramley - Admin/Office Expense (£20.00 Office + £7.71 Stationary)</i>	£	27.71
<i>Mazars – External Auditor</i>	£	342.00
<i>Mr B Turner – Reimbursement of Fuel Costs for attending Core Strategy Meetings</i>	£	90.00
<i>Mr K Sullivan - Reimbursement of Fuel Costs for attending Core Strategy Meetings</i>	£	72.00
<i>Total</i>	£	1579.67

e) The Budget Sheet, circulated with the Agenda was noted.

#### **467/12 Flooding/Drainage**

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

Cllr Riddle last met with Mr Keith Falkingham in July and he has done some work but some potholes still need to be dealt with. The track to the left of the fork at the end of Ham Lane is not the responsibility of South Gloucestershire Council and is privately owned. Mr Falkingham is looking at where to situate the new gullies and has identified the end of Westend.

##### **Flooding at Church Hill**

Flooding in the area has improved but Mr Keith Falkingham stated it will be looked at again. When the drainage system was jetted a blockage was found and rectified. Now after some work was carried out in the road it is thought that a pipe may have been cracked and replaced which will now be investigated.

## **468/12 Recreation**

### Playing Fields Committee (PFC) Reports and Updates

Nothing to Report

### Oldbury on Severn CE School Report

Nothing to Report

### Broadband and British Telecom (BT)

Cllr Baker stated that no further complaints regarding broadband in the village had been received.

### Diamond Jubilee Memorial Stone

Cllr Hales reported that a stone had been selected at Tytherington quarry and is waiting to hear when it will be delivered. Cllr Hales is also waiting to hear from the company that is going to carve the stone.

## **469/12 Parish Property**

### Risk Management Review Document Actions

No progress has been made with 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.	A draft document has been completed and a date will be arranged for September
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

### Land Registration & Ownership Documentation

Cllr Turner stated that no progress had been made with the land registration and ownership documentation.

## **470/12 Highways**

### Parking on Pavements

This issue is on going.

### Speeding on Chapel Road & Westmarsh Lane

This item is included in the Parish Plan.

### School Road Safety

Cllr Riddle will arrange a meeting with Mr Robert Wiltsher, the SGC Road Safety Engineer assigned to this project. It was agreed that the best time for this meeting would be at the end of the school day so that he can see the issues.

A plan for the location of the wig wags was shown to the Parish Council but has been put on hold until after the meeting with Mr Wiltshire.

### Hedges in West Marsh Lane

Cllr Turner stated that a number of complaints had been received about the hedges at 4 Westmarsh Lane. The hedges had been cut so that they became top heavy and have now collapsed onto the pavement causing pedestrians to walk on the road to get passed them. It was agreed that the Clerk will write to the residents of the property asking them to cut and remove the hedge from the pavement.

## **471/12 Footpaths/Bridleways**

Cllr Hales stated that there are large potholes on Chapel Road by a parishioner's driveway that need repairing.

Cllr Riddle stated that the pavement outside the Memorial Hall had been looked at and he would find out about the reprofiling of the road by the Sheepwash which has not been completed yet.

Cllr Hales said that another dog bin on the route to the Sailing is needed. After a short discussion it was proposed by Cllr Poole, seconded by Cllr Hales and agreed by all to purchase a new dog bin and obtain the same agreement regarding emptying it as with the other dog bin with South Gloucestershire Council. Cllr Turner agreed to purchase the new dog bin and consult with South Gloucestershire Council.

## **472/12 Proposed Power Station & Other Power**

### Horizon Consultative Group & Other Power Related Meetings

Cllr Turner had been in contact with Samantha Stagg and suggested clearing the footpaths and kerbs as a possible team building project in the parish.

Mr Malcolm Lynden gave his report from the Oldbury Site Stakeholder Group (SSG)

Horizon is currently in limbo as they are waiting to be sold. Energy Solutions Europe (current parent body organisation for Magnox sites) is also being sold which the Nuclear Decommissioning Authority (NDA) has no objection to in principle. The NDA has begun the process of appointing a new parent body organisation for the Magnox sites and its decommissioning and is currently receiving bids.

The decommissioning has already started and they are looking at storage for the waste (excluding the fuel rods). Berkeley Power station already has a waste store which they may be able to use to save having to build one at Oldbury. Should a new power station go ahead in the future there will be one emergency planning committee for the whole site.

#### Wind Farm Developments

Nothing to Report.

#### **473/12 Parish Council Administration**

Website & IT Development including PC Agenda and Minutes

Nothing to Report.

#### **474/12 Long Term Future of Parish**

Affordable Housing

Nothing to Report.

Revised Core Strategy & National Planning Policy Framework (NPPF)

The Core Strategy hearing has now ended and the Inspectors report should be issued soon.

Oldbury Parish Plan

There is a meeting next week and the Parish Plan has been published and circulated.

#### **475/12 Correspondence**

*Gypsy & Travellers Event – 10<sup>th</sup> October at Kingswood Civic Centre 9.30 am – 1 pm – No one is able to attend.*

#### **476/12 Circulation**

The circulation file contains the following items:

Western Power Distribution Annual Stakeholder Report 10/11, Youth Service Annual Report 2011/2012, *Planning Application Process – Improving our Service to Town & Parish Councils, Quality of Life - Summer 2012*

#### **477/12 Minor Matters or Items for Next Agenda**

Several parishioners wish to start a Film Club in Oldbury and are looking at obtaining funding and may approach the Parish Council. Cllr Turner stated that he had advised the parishioners that the Parish Council would need more information before they could consider making any donation.

Cllr Sullivan expressed concern that a number of village organisation meetings were being arranged for the same time and asked how communication could be improved between these organisations to prevent this from occurring.

The Clerk stated that the first meeting next year falls on the 1<sup>st</sup> January 2013. It was agreed to hold this meeting on Wednesday 2<sup>nd</sup> January 2013.

*This concluded the business of the meeting, which closed at 10.10 pm*

*Next Meeting: Tuesday 6<sup>th</sup> November 2012.*

Signed by Chairman

6<sup>th</sup> November 2012