

## RANGEWORTHY PARISH COUNCIL

### MINUTES OF THE PARISH COUNCIL MEETING HELD IN THE MEMORIAL HALL AT 7:45PM ON TUESDAY 4<sup>th</sup> OCTOBER 2011

#### Those Present

Councillors: Mr G R Dawe (Chairman) Miss W Moody Mr M Ellery Mr D Somers  
Mr K Livall Mr B R Miller (Clerk)

Mr Howard Gawler – South Gloucestershire Councillor  
Two members of the public

#### Public Question Time

Prior to the start of the formal meeting of the Parish Council, as detailed in the Agenda, members of the public were invited to raise any matters concerning the Parish.

#### Action

A.10.11	Mrs Fiona Vosper and Mr Matthew Gardner asked if any progress had been made in finding a possible site for some allotments. The Clerk reported that Yate Town Council is not currently pursuing the idea of providing allotments at Tanhouse Lane. Cllr. Mr Gawler confirmed that he will contact the Property Services Office at South Gloucestershire Council (SGC) to see if they can be persuaded to lease the land at Berrows Mead (16.07.11). Mr Gardner reported that he had written an article in "Parish News" in which he asked if anybody had any ideas for possible sites for allotments. Various other options were discussed again, including a land swap with the Parish Council owned field off Kidnappers Lane and digging up part of the Community Woodland. It was agreed to continue with search for a suitable site and also to establish the number of people willing to commit to using an allotment.	HG
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The formal meeting of the Council then commenced as follows:-

1	<b><u>Apologies for Absence</u></b>  None.
2	<b><u>Declarations of Interest Relating to Agenda Items</u></b>  01.10.11 Cllr. Miss Moody declared an interest in Planning Application PK11/2860/F for work at "Rock View", Engine Common Lane. Noted.
3	<b><u>Minutes of the Last Meeting</u></b>  02.10.11 The Minutes of the last meeting, held on the 23 <sup>rd</sup> August, were approved and signed by the Chairman.
4	<b><u>Matters Concerning South Gloucestershire Councillor, Mr Howard Gawler</u></b>  Cllr. Mr Gawler raised the following two issues:-  03.10.11 SGC will shortly be starting repairs to the main road through Bagstone which

will last for some two weeks. The road will be reduced to a single traffic light controlled lane during the works, with anticipated traffic delays. Noted. Cllr. Mr Ellery stated that the concept of patch reconstruction and resurfacing was not a good idea, complete sections should be rebuilt. His sentiments were accepted, but as Cllr. Mr Gawler pointed out, there are not enough funds available to do a thorough job. Cllr. Mr Somers noted that lengths of some minor roads in the area are being totally resurfaced, for example at Tortworth, whilst the main road through the village is only being patched. He suggested that a representative from SGC should be invited to attend a meeting of the Parish Council to explain their policy. It was resolved to accept the proposal.

04.10.11 The SGC Planning Sites Inspection Sub-Committee will be visiting the proposed Gypsy site at Tanhouse Lane towards the end of next week (PT11/2001/F). The Clerk will be advised of the date of the visit and it was suggested that as many people as possible from the village are present. Noted.

05.10.11 Cllr. Mr Somers noted that a sign telling all lorries to turn right when leaving Clarke's old transport yard in North Road had been erected by Yate Town Council. Cllr. Mr Gawler confirmed that the sign had no statutory basis, but was an attempt by Yate Town Council to get lorries to comply with a Planning Condition. Noted. Cllr. Mr Gawler then explained the various actions under way to get the unauthorised transport activities removed from the site. Noted.

06.10.11 Cllr. Mr Livall noted that construction work had resumed at the Gypsy and Travellers site at Hall End. Cllr. Mr Gawler confirmed that the work was legal, but once the first items of fairground equipment arrived this would be a violation of the Planning approval. Noted.

## **5 To Receive the Clerk's Report**

07.10.11 Matters contained in the Report relating to non specific Agenda items were noted. The following additional information was also noted and resolutions passed to take the appropriate actions. Report items relating to specific Agenda items were considered later under the relevant item, as appropriate.

08.10.11 Item 2. Cllr. Miss Moody gave details of her findings at Old Wood Lane, which were noted. The route is passable to the appropriate traffic but perhaps SGC had not originally followed the correct legal process. It was resolved that no action was required.

## **6 Other Matters Arising from the Last Minutes Not Elsewhere on the Agenda**

None.

## **7 Planning Matters**

### Decisions

09.10.11 PT11/2251/PNA – Prior notification to erect an agricultural building at Dowells Farm, Patch Elm Lane. Notification not required. Noted.

10.10.11 PT11/2304/F – Erection of a tree house at “The Brambles”, Wotton Road.

Permitted. Noted.

- 11.10.11 PT11/2522/F – Change of use from Hairdressers to Tea Room at “Greenfield House”, Wotton Road. – Refused. Noted.

The Clerk confirmed that an enquiry had been received from Mr Kevin Cooper, prior to the decision by SGC, as to whether the Parish Council could rent out some parking spaces for visitors to the proposed tea rooms. The Chairman had advised Mr Cooper that no Parish Council owned parking facilities were available. Noted.

Cllr. Mr Ellery believed that it was wrong of SGC to consider imposing a Section 106 element in any Planning approval for these premises. The commercial viability needs to be maintained, in the interests of the village, and such conditions will only hinder this process.

#### Current Applications

- 12.10.11 PT11/2199/O – Erection of three new dwellings at “The Conifers”, Wotton Road. At Cllr. Mr Gawler’s request, the application had been called in. Following a visit by the SGC Planning Sites Inspection Sub-Committee, a decision to approve the application was made by the Planning Committee on the 29<sup>th</sup> September. Cllr. Mr Ellery stated that he could not understand how two apparently identical applications had been firstly refused and then approved. The SGC Planning Officers failed to display any consistency with their decisions, a view supported by Cllr. Miss Moody. It was resolved that Cllr. Mr Ellery would make a careful comparison between the two Planning Applications and reports. He will report back in due course.

ME

#### New Applications

- 13.10.11 PK11/2860/F – Erection of a detached replacement dwelling at “Rock View”, Engine Common Lane (Yate Town Council area). Cllr. Mr Gawler explained how he had assisted the owners of the property in their negotiations with the Planning Officer. In particular problems had arisen with the temporary caravan and the existing dwelling. It was hopeful that the matter had now been resolved. Noted.

### **8 Other Correspondence**

In addition to the documents mentioned in the Clerk’s Report or in other Agenda items, or have been circulated to Councillors for perusal, the following other items of correspondence were discussed:-

- 14.10.11 SGC notification that small Revenue Grants are now open for application. Noted.

- 15.10.11 Details of the Filton Airfield Consultation exhibitions (C).

### **9 Finances**

#### **a) To Consider the Mid-Year Audit of the Parish Council’s Accounts**

- 16.10.11 It was resolved to approve the audit.

**b) Other Financial Matters**

Received

17.10.11 £316.66 – Rangeworthy Football Club (Two months).

18.10.11 £131.42 - Rangeworthy Football Club (Utilities refund).

19.10.11 £5433.00 – 50% Precept ex SGC.

Paid (Excluding VAT where appropriate).

20.10.11 £508.94 - Clerk's salary (Two months).

21.10.11 £44.00 – Virgin Media (Two months).

22.10.11 £90.00 – Elite Cleaning SW Ltd (Two months).

23.10.11 £99.51 – Bristol Water.

24.10.11 £532.30 – SGC grass cutting (Recreation Ground and Woodland).

25.10.11 £425.00 SGC Remedial works to the Recreation Ground (Goal mouths and fertilising).

26.10.11 £90.00 – Paul Collins (Hedge cutting in the Children's Playground).

27.10.11 £190.80 – Post Office Ltd (PAYE Tax).

28.10.11 £175.00 – Rangeworthy Hall Fund.

**10 The Children's Playground**

29.19.11 Paul Collins has trimmed the southern and western boundary hedges in the Children's Playground (33.08.11). Noted.

30.10.11 Cllr. Mr Livall confirmed that he will be trimming the northern boundary hedge in the next few weeks. The Chairman thanked Cllr. Mr Livall for his work.

**11 The Recreation Ground**

(See items 4,5 and 6 of the Clerk's Report)

**a) To Consider the Purchase of New Goal Posts**

31.10.11 Following an examination of the existing goal posts, it was suggested that they should not be replaced but simply be cleaned down and re-painted. Cllr. Mr Ellery noted that the delivery time for new posts is some four weeks, which would be well into the current season. It was resolved refurbish the present goal posts.

**b) Other Matters**

Clerk

32.10.11 The Chairman stated that it was not necessary to replace the rotting end post supporting the Pavilion veranda (38.08.11). A suitable metal bracket, fastened into sound wood should be adequate. Cllr. Mr Ellery offered to undertake the work. It was resolved to accept the offer.

ME

33.10.11 It was noted the grass is in good condition, presumably helped by the application of fertiliser.

**12 To Consider the Results of the Vehicle Count in New Road**

34.10.11 Cllr. Mr Ellery tabled spreadsheets which presented the SGC data in a different manner. After lengthy discussions it was resolved that the traffic problem is not perhaps as bad as had originally been perceived. However, it would be useful to know in any future count how many vehicles went as far as Lime Kiln Road. In addition, the introduction of a 17.5t weight limit would be ideal.

**13 To Consider Possible Ways to Mark the Queen's Diamond Jubilee**

35.10.11 Cllr. Miss Moody reported on the meeting that she had attended, which had been convened by the Jubilee Committee (G.08.11). The meeting had been chaired by Mrs Gill Briggs and had been poorly attended. Various ideas had been discussed including moving the annual beer festival from May to June and giving it a family theme. This could perhaps include sports with an Olympic theme, a Carnival Queen, a tea party at the Hall and another group village photograph. The Committee will meet again in January. In the meantime, the Committee asked the Parish Council to consider the Public Liability aspects of using the Recreation Ground and whether the Council would make a financial contribution. The matter was discussed at length and it was resolved that Cllrs. should give the matter some more thought and consider it again at the next meeting.

Clerk

**14 Councillors' Open Forum**

Cllr. Miss Moody raised the following three issues:-

36.10.11 The distribution of the cardboard recycling bags is going well, with over one hundred being given out to date. Noted.

37.10.11 She tabled a report, containing photographs provided by Cllr. Mr Ellery, which considered the pros and cons of using part of the Woodland for allotments. The report was discussed at length, including the possible use of other parts of the Recreation Ground. It was agreed that the idea of a land swop was not to be pursued. The field off Kidnappers Lane is giving potential farmers an opportunity to learn new skills and in addition it is unlikely that a willing land owner can be found. One aspect which concerns all Cllrs. is the level of commitment that can be expected from those who petitioned for allotments. It can be a daunting task when starting work on a new allotment and will require regular work. The Council does not want to spend public money and perhaps remove trees if the demand rapidly reduces. It was resolved to include an article in the "Parish News" asking residents to contact the Clerk if they are committed to running an allotment and if so, whether full sized or half sized plots would be required. The matter will be considered further at the next meeting. Any final decision will have to be approved by the village, possibly at the next Annual

Clerk

Village Assembly.

38.10.11 Can the village footpath leaflet be placed on the village website, together with particular footpaths superimposed on photographs? It was confirmed that this can be done.

Cllr Mr Ellery raised the following two issues:-

39.10.11 The Village Hall Committee is planning to refurbish the hall floor and he has been asked whether the Parish Council can assist in reclaiming the VAT. The Clerk confirmed that Mr Eric Briggs had asked the question, but regrettably the Parish Council cannot legally reclaim the VAT.

40.10.11 SGC is consulting on changing some of the speed limits in the area. Residents in Bagstone are against the idea of lowering some of the limits in the area. It was resolved to respond to SGC, when asked, after all the Cllrs. have given their views.

41.10.11 It was noted that Mr Goss has been tidying the grass near the Memorial Hall.

42.10.11 The Chairman once again thanked Cllr. Mr Livall for his various grass cutting activities in the village which are saving the Parish a significant amount of money.

**15 Date of Next Meeting**

43.10.11 Tuesday 1<sup>st</sup> November 2011 at 7:45pm in the Memorial Hall.

The meeting closed at 9:40pm.

Signed.....

Date.....

**RANGEWORTHY PARISH COUNCIL**

**CLERK'S REPORT FOR THE MEETING ON THE 4<sup>th</sup> OCTOBER 2011**

Since the last meeting, on the 23<sup>rd</sup> August, all the actions ascribed to the Clerk have been addressed. Progress on those items, together with new issues that have arisen, is now reported as follows:

- 1 Yate Town Council has confirmed that they are not currently pursuing the idea of creating allotments at Tanhouse Lane (A.08.11)

- 2 Cllr. Miss Moody has visited Old Wood Lane to identify the problem raised regarding the re-classification of the route (F.08.11). The exact nature of the complaint remains unclear.
- 3 Cllr. Mr Gawler has had the Planning Application for three new dwellings at “The Conifers” recalled, so that the matter can be decided by the Planning Committee, rather than under delegated powers (12.08.11). It is understood that the report prepared by the Planning Officer concerned recommends approval of the application, with conditions. Following a site visit by the Committee, the matter is due to be decided at a meeting on the 29<sup>th</sup> September.
- 4 Following discussions between the Chairman and Colin Luff, from Rangeworthy Football Club, the latter have confirmed that none of the Club would be prepared to install new goal posts (34.08.11).
- 5 The water usage at the Pavilion over the past six months has been some 40% higher than usual, for no apparent reason.
- 6 The problem with the blue litter bins and their contents has now been resolved.
- 7 The following items of correspondence or e-mails of particular interest or requiring attention before or immediately after the next meeting have been passed to the appropriate Councillor for attention:-
  1. PK11/2680/F – Notice of an application to build a replacement dwelling at “Rock View”, Engine Common Lane (GRD).
  2. PT11/2199/O – Notice of Planning Committee’s site visit on 16/09/11 for application to build three new dwellings at “The Conifers”, Wotton Road – (GRD).
  3. Agenda for Frome and Ladden Vale Environmental Link Group meeting on the 6/10/11 plus minutes for the 9/06/11 (WM).

B R Miller (Clerk)

28<sup>th</sup> September 2011