

**MINUTES OF
IRON ACTON PARISH COUNCIL
Monday 16th January 2017**

The Meeting of Iron Acton Parish Council was held in Parish Hall commencing at 7.30pm.

Present: - Robert Lomas (Acting Chair), Lynn Noble, Brian Hackland, Peter Bellis, Councillor Smith, John Wright, South Gloucestershire Councillor Dave Hockey and Donna Ford (Clerk)

PUBLIC PARTICIPATION

1 members of the public was present and talked in respect of planning application PK16/6849/F

01-01-17 APOLOGIES FOR ABSENCE

Councillor Robert Sheppard, South Gloucestershire Councillor Marian Lewis and Pat Hockey

02-01-17 DECLARATIONS OF INTEREST Pecuniary/ and or Non-Pecuniary

Councillor Hackland declared a Non-Pecuniary interest in the Parish Meadows due to a shared boundary and planning application PK16/6841/TCA

03-01-17 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

- Minutes of 12th December 2016 - Proposed by Councillor Bellis, Seconded by Councillor Noble

Resolved - All Agreed and signed by the Acting Chairman.

04-04-17 SOUTH GLOUCESTERSHIRE REPRESENTATIVES REPORTS

South Gloucestershire Councillor Dave Hockey advised that the street light control unit were costing too much and it has been decided that a lower cost version would be used and the lights would be left on dim throughout the night.

05-01-17 OUTSTANDING ACTIONS

Chill Wood - Awaiting date from Neil Gazzard for the agreed scheduled work to be completed.

Councillor Lomas advised that the wall repair needed to be completed, Councillor Noble would speak to Councillor Sheppard in regards to the contractor completing the work. It was also noted that the unauthorised constructed work that had been done would be removed, and notices would be prepared in conjunction with the signs within Chill Wood Grant Funding - The Clerk advised the lottery grant had been paid into the bank account. The application to Tesco had been sent but still awaiting a response. An application had also been put forward to the South Gloucestershire Councillors in anticipation for funding.

06-12-16 FINANCIAL REPORT

- Working Budget Report
- Monthly Financial Report
- Bank Reconciliation Report

The clerk had previously circulated the financial reports - Noted - No Issues arising.

07-12-16 PLANNING- NEW APPLICATIONS / PRIOR NOTIFICATIONS / TREE WORKS

LOCATION: The Old Forge Yate Road Yate South Gloucestershire BS37 5JL
DESCRIPTION: Demolition of existing conservatory. Erection of a two-storey rear extension to provide additional living accommodation. Erection of rear porch.

REFERENCE NO: PK16/6844/F - **No Observations**

LOCATION: Between Frampton Cotterell And Bradley Stoke Bristol South Gloucestershire BS36 2AY

DESCRIPTION: Removal of 535m of hedgerow in 23no. sections to facilitate installation of new sewer.

REFERENCE NO: PT16/6903/HED- **No Observations**

LOCATION: Land At Holly Hill Iron Acton South Gloucestershire BS37 9XZ

DESCRIPTION: Erection of 1no detached dwelling with access and associated works. (Re submission of PK16/3114/F)

REFERENCE NO: PK16/6849/F - **Repeat previous comments** (Support - In view of the nature of site it would appear to be a suitable infill with an appropriately designed dwelling which would complement the street scene)

LOCATION: The Gables Park Street Iron Acton Bristol South Gloucestershire

DESCRIPTION: Works to fell 2 no Poplar trees. Situated in the Iron Acton Conservation Area.

REFERENCE NO: PK16/6841/TCA- **No Observations - Councillor Hackland left the room and took no part in the discussion or decision**

LOCATION: Iron Acton Sub Station Larks Lane Iron Acton Bristol South Gloucestershire

DESCRIPTION: Erection of 1no. single storey modular building to form office (Class B1a) with associated works.

REFERENCE NO: PK16/6741/F- **No Observations**

LOCATION: Barton Cottages Chaingate Lane Iron Acton Bristol South Gloucestershire

DESCRIPTION: Change of use of motorcycle engineering workshop to General Industrial workshop (Class B2) as defined in Town and Country Planning (1987 (as amended) to facilitate subdivision of existing unit into 2no. units.

REFERENCE NO: PK16/6629/F- **No Observations**

LOCATION: Units 7 To 10 Waverley Road Yate South Gloucestershire BS37 5FF

DESCRIPTION: Creation of 2 no. new access, alteration to parking layout and associated works

REFERENCE NO: PK16/6597/F- **No Observations**

LOCATION: Rear Of 218 North Road Yate South Gloucestershire BS37 7LQ

DESCRIPTION: Demolition of existing buildings and erection of 2no detached dwellings and associated works. (re-submission of PK16/2429/F).

REFERENCE NO: PK16/6886/F - **Repeat previous comments (Object** - The proposed site is only accessible via the sub-standard narrow lane "The British". Vehicular access to this lane from North Road is by driving over the pedestrian pavement of North Road. The British is sandwiched directly between 218 North Road and North Road Community Primary school pavement which crosses the access to The British is used by pupils going to and from school. The lane cannot allow vehicular passing as it is only 3.05 meters wide at its entrance from North Road and is narrow throughout. There is no vision splay at its junction with North Road.

have to drive over the footpath to gain vision and cannot see pedestrians using the footpath until they do so. Vehicles entering The British from the North have to swing out into the opposite carriageway of North Road to be able to turn into The British to avoid hitting the perimeter wall of the school and the wall of 218 North Road. School children also have to use the British for access from the school to the school playing field. For the reason above Iron Acton Parish Council contends that no more residential development should be permitted (requires additional vehicular access from The British)

08-01-17 **CO-OPTION - IRON ACTON WARD - EAST WARD**

Discussed and resolved co-option for two remaining Parish Councillor Vacancies – 1 x Iron Acton Ward, 1 X East Ward.

Mark Kavanagh – Co Opted for Iron Acton Ward

Richard Hunter – Co Opted for East Ward

Proposed Councillor Bellis, Seconded Councillor Hackland - **Resolved - All Agreed**

09-01-17 **ANNUAL REVIEW OF INTERNAL POLICIES / PROCEDURES**

- Fixed Asset Register 2017
- Financial Risk Assessment 2017
- Iron Acton Parish Council Complaints Procedures 2017
- Health and Safety Policy 2017
- Data Protection and Information Security Policy 2017
- Harassment and Bullying Procedures 2017
- Retention of Records and Documents Policy 2017
- Disciplinary Procedures 2017
- Freedom of Information and Publication Procedures 2017
- Equality and Diversity Policy 2017
- Safeguarding Children and Young People and Vulnerable Adults Policy 2017

The clerk had circulated the updated Policies / Procedures to all Councillors it was **Resolved and Agreed by All** to Adopt them all following a few minor amendments.

10-01-17 **ANNUAL PLAY AREA SAFETY INSPECTION REPORT**

Discussed and resolved that no immediate work is required as a result from the annual play inspection.

Noted - To erect a sign as per the recommendation in respect of the basketball hoop.

Resolved - All Agreed

11-01-17 **ACCOUNTS FOR PAYMENT**

- Clerks Wages January @ 70 Hrs Per Month
- Clerks Expenses January (Mileage/Heating & Lighting) £33.60
- Talk Talk – Phone & Broad band – December / January – £35.96
- Nest – S/O - £20.36
- Shipton Bookkeeping and Payroll LTD – £20.00
- Room Hire – Parish Hall – June, July, August, September, October = £100
- G.B Sport and Leisure – Playground Inspection - £90 (16-1993-MR)
- Mr Site – Website Renewal - £105.00

Resolved – All Agreed

Note: The clerk had negotiated a new contract with EE for the Telephone and Broadband services which is on a cheaper rate that was currently being charged by Talk Talk, The clerk has cancelled Talk Talks services and advised them that she was unhappy with the

service they had provided, a direct debit had been set up to make all future payments to EE - Resolved, All Agreed

12-01-17 **FORTHCOMING BUSINESS**

- Risk Register
- Election Chair / Vice Chair
- Iron Acton Phone Box
- Meeting Room Hire

DATE OF NEXT MEETING

The Meeting of the Parish Council will take place on Monday 20th February 2017 in Iron Acton Parish Hall, commencing at 7.30pm.

There being no further business, the meeting closed at 20:57pm.

Signed: _____

Dated: _____

Appendix A

West of England Joint Spatial Plan: Towards the Emerging Spatial Strategy**Joint Spatial Plan: Emerging Spatial Strategy****Consultation Question 1****Does the proposed strategy make adequate provision to address the housing needs of the West of England?**

The Emerging Spatial Strategy assesses the number of new homes needed in broad locations, but it fails to specify development sites. It lists sites proposed by landowners and others which would be inappropriate and inconsistent with its objectives, and in doing so stokes local anxiety and opposition. The plan should make clear exactly where housing development would be acceptable. Specifically, within Iron Acton Parish, it should rule out proposals for incoherent and piecemeal development off North Road, including the erosion of Engine Common, a local heritage and amenity area. The existing settlement in North Road should be consolidated and kept separate from Yate. New build in Yate should be contiguous with its existing housing. To maintain the character of Iron Acton village, there should be no significant extension of its footprint and future development within the Iron Acton Conservation Area should be limited to meeting the housing needs of existing residents.

Consultation Question 2**How can we increase the delivery of homes, in particular much needed affordable homes in the West of England?**

Delivery of homes could be increased by providing incentives for housebuilders to speed build rates on existing and consented sites. In addition, the plan should specify sites on which future development would be encouraged. Incentives could include a commitment to fast-track planning determinations for such sites. The JSP should facilitate partnerships of private, public sector and not-for-profit providers to maximise numbers of affordable homes. It should require all new development to include a proportion of affordable homes in line with assessed need. Where affordability is a particular problem, the JSP process should be used to explore restricting occupancy of some new properties to existing residents with demonstrable needs (e.g., families with children needing more space; or elderly people needing more accessible properties). In these and other ways, the JSP should strengthen incentives to local communities to accept appropriate development in their areas.

Consultation Question 3**Does the proposed strategy make adequate provision to address the economic and employment needs of the West of England?**

The Emerging Spatial Strategy should be more precise on how it would deliver its economic and employment objectives. While the Joint Transport Study includes positive proposals to support development, it appears more focussed on commuting into Bristol than truly sustainable local economic development. To be sustainable, economic and employment provision should be local and linked to new housing development. Uncertainties on funding, timing and transport capacity undermine confidence that the objectives are deliverable.

Consultation Question 4**Does the Preferred Spatial Strategy and the locations identified meet the plan's strategic priorities and vision?**

The Preferred Spatial Strategy lacks the detail necessary to judge whether its strategic priorities and vision will be met. It needs to be tied more specifically into the spatial strategies of the four partner local authorities. It should set out how it will strengthen these and take forward the development proposals they contain, as well as setting out the strategic direction and geography of development in the longer term. By removing the uncertainty caused by piecemeal development proposals it will reassure local communities and increase buy-in. Development should be focussed on brownfield sites. Erosion of the green belt should be avoided. Where green belt land is lost it should be replaced like for like through new designations.

Consultation Question 5

Are there any reasons why this strategy or identified locations could not be delivered?

The three biggest threats to delivery are: inadequate resourcing and incentivising of affordable home provision; doubts over delivery of supporting infrastructure and facilities; and inflaming of local, popular and political opposition through the proliferation of inappropriate proposals for development. Identification and combining of resources; upfront provision of infrastructure and facilities; certainty on development sites; and a clear delivery timetable and prioritisation or would mitigate these.

Consultation Question 6**Is the Preferred Spatial Strategy the most appropriate strategy, when considered against the reasonable alternatives?**

The Preferred Spatial Strategy moves thinking in the right direction. It needs to be refined to increase its credibility and allay local concerns. It needs to set out clearly its relationship with other spatial strategies for the West of England. A failure to convince developers and communities that there is a shared strategic vision with the means to deliver it will result in more piecemeal development proposals coming forward, stoking opposition. The result will be slower delivery and development that is less sustainable.