

**MINUTES OF  
IRON ACTON PARISH COUNCIL**

**Monday 20<sup>th</sup> March 2017**

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

Present: - Robert Lomas - Chairman, Lynn Noble, Brian Hackland, John Wright, South Gloucestershire Councillor Pat Hockey and Donna Ford (Clerk)

**PUBLIC PARTICIPATION**

37 members of the public were present in relation to planning application PK17/06/8/O

**01-03-17 APOLOGIES FOR ABSENCE**

Councillor Robert Sheppard, Richard Hunter, Mark Kavanagh, Peter Bellis, Denise Smith, South Gloucestershire Councillor Marian Lewis and Dave Hockey

**02-03-17 DECLARATIONS OF INTEREST Pecuniary/ and or Non-Pecuniary**

None Declared

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

- Minutes of 20<sup>th</sup> February 2017 - Proposed by Councillor Noble, Seconded by Councillor Hackland

**Resolved - All Agreed** and signed by the Acting Chairman.

**04-03-17 SOUTH GLOUCESTERSHIRE REPRESENTATIVES REPORTS**

South Gloucestershire Councillor Pat Hockey reported on the following points.

- Joint Spaces Plan
- Land Bank
- West of England Combined Authority

**05-03-17 OUTSTANDING ACTIONS**

**Clerks Report**

Stone Wall - No successful contact with the builder recommended by Councillor Sheppard despite several attempts and yesterday notification was received that he does not want the job so unfortunately a lot of time wasted on this so far. I have contacted Brian Hackland and he is providing me details for the contractor that was used to rebuild the wall on his property but unfortunately, he has advised that he does not have any public liability so unable to do the job. I will try and contact Mr Herbert to see if he is available.

Tree work -Work now completed

Signs - I did receive a price for the signs and fitting but it seems expensive and the signs are too big, I had asked for signs the same size as we have at the moment hence the high price as this was what was mentioned when we agreed to purchase new signs. I have liaised with Councillor Lomas and I have now gone back to the company for a new price for smaller signs.

Grant Funding - I have received communication from Tesco that the vote for the application was being held over several stores in the area during the month of February. I called them today for an update and was advised that we had been awarded £1000. No communication has been received in relation to the members funding (south Glos Councillors) applications I submitted earlier in the year. I am due to meet with Councillor Smith this month to look at any other grants we may be entitled too. I have submitted a funding request email to Waitrose, awaiting a response. No communication received from the rotary clubs to date, the information they requested after I emailed them has all been sent to them.

Phone Box - Nothing received as of yet except generated emails advising they are experiencing delays in responding and will be in contact in due course.

FOI - As requested I added a section to the Local Points magazine requesting any available information.

Play Park – I have met with Hags in regards to the play park design and advised what it is I have requested in the grant application they will now complete a new design and send for approval along with the updated quotation.

06-03-17 **FINANCIAL REPORT**

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

The clerk had previously circulated the financial reports – Noted - No Issues arising.  
*Noted – VAT Refund received from the teenage play equipment*

07-03-17 **PLANNING- NEW APPLICATIONS / PRIOR NOTIFICATIONS / TREE WORKS**

- |               |   |
|---------------|---|
| LOCATION:     | Land at Engine Common North Road Engine Common Yate Bristol   |
| DESCRIPTION:  | Outline application for the erection of up to 90 no. dwellings with associated access, open space, landscaping and drainage infrastructure. (Access for consideration with all other matters reserved). |
| REFERENCE NO: | PK17/0608/O – <b>OBJECT – See Appendix 1</b>  |
| LOCATION:     | Cherry Lodge Bristol Road Iron Acton South Gloucestershire BS37 9TG   |
| DESCRIPTION:  | Removal of condition (d) attached to planning permission N7649 relating to agricultural occupancy of the dwelling.  |
| REFERENCE NO: | PK17/0278/RVC – <b>No Observations</b>  |
| LOCATION:     | Yate Sort It Centre (Waste Transfer Station And Household Recycling Centre) Collett Way Great Western Business Park Yate South Gloucestershire  |
| DESCRIPTION:  | Variation of condition 5(b) attached to planning permission PK01/2516/RM to allow operations between the hours of 0800 and 2000. (Retrospective).   |
| REFERENCE NO: | PK17/0699/MW – <b>Welcome</b>   |
| LOCATION:     | Three Acres 370 North Road Yate Bristol South Gloucestershire BS37 7LL  |
| DESCRIPTION:  | Erection of 14no dwellings (outline) with access to be determined. other matters reserved.  |
| REFERENCE:    | PK17/1016/O – <b>Object See Appendix 1 Resolved – All Agreed</b>  |

08-03-17 **APPLICATION FOR INTERMENT**

Discuss and resolve request received for the interment of the Late Brenda Wintle  
**Resolved – All Agreed**

09-03-17 **INTERNAL AUDIT**

Discuss and resolve acceptance from Ian Selkirk for internal audit 2016/17 at a cost of £95 -  
**Resolved – All Agreed**

10-03-17 **ACCOUNTS FOR PAYMENTS**

- Clerks Wages March @ 70 Hrs Per Month
- Clerks Expenses March (Mileage/Heating & Lighting) £29.60
- EE – Telephone/Braoadband -DD

- Nest - S/O - DD
- Shipton Bookkeeping and Payroll LTD - £20.00 DD
- Room Hire - Parish Hall - February - £22.00
- ALCA / NALC Subscription - £237.09
- Water 2 Business - £60.31

**Resolved - All Agreed**

There being no further business, the meeting closed at 21.27pm.

**Signed:**

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**Dated:**

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## Appendix 1

Comments on planning application PK17/0608/O 90 dwellings Engine Common.

Planning. The development is contrary to the current South Gloucestershire Core Strategy. This land is not allocated as land suitable for development in the Plan. Twice similar development proposals have been refused on appeal on the grounds that the detriment to the existing community outweighs any benefit. If this development goes ahead it will open the entire area to like for like development completely at odds with planning policy.

The development is not complimentary to the existing infrastructure of North Road. The developments seems to have been designed to match only the Developer's control of land with no design to fit in with existing development. The scale of development would more than double the size of the North Road Community yet is isolated from it. The development will spoil the rural aspect of Engine Common. The developer has suggested the low roof line of dwellings will reduce the visual damage. However the plan is to raise the land by 1.6 metres so the whole housing area will be raised up and dominate.

Drainage. The plan devotes much effort to explaining how storm water will be drained off the housing area, however Iron Acton Parish Council very much doubts that the surrounding drainage waterways could cope to take that away. These waterways are just hedgerow and roadside ditches, many are in part small bore culverted, many poorly maintained and some cases filled in. This area of land is low lying, heavy clay subsoil and slow to drain. We are concerned at increased flood risk to existing properties. The developers own flood risk survey stated that it was found that the site was "very soft underfoot and generally waterlogged.....is indicative of permanently wet ground". Elevating the sit may solve the problem for that site but will make flood risk greater for the surrounding land and existing properties.

Road infrastructure. North Road is basically an unclassified lane much used as a short cut from the M5 to Yate. Even now at busy times traffic queues trying to get out of Broad Lane and out of North Road onto the B4058. This development is bound to make this worse. In that case there will be greater temptation on drivers to use Dyers Lane/Chaingate Lane and Engine Common Lane/Waterly Lane all narrow single track roads, as rat runs to avoid this congestion. Waterly Lane passes traffic to part of Broad Lane next to the entrance to Brimsham Green School adding to the danger to the school students.

Currently there is traffic hazard affecting North Road Community Primary School. Additional movements to and from the proposed development is bound to make that worse. The proposal to access the new estate via a mini roundabout adjacent to the Codrington Arms Pub/Post Office we believe is not suitable.

Comment on planning application PK17/1016/O 14 Houses behind 370 North Road

The proposed development is outside the development boundary of the North Road Settlement area of Iron Acton.

The access into the development from North Road as indicated appears to be totally unsuitable to serve 14 by 4 bed houses.

The development lies behind existing dwellings and is in effect back land development.

Development on this scale will add to the storm water drainage burden of the field ditches that will serve the area leading to an increased risk of flooding of existing properties. The proposal is silent on how storm water run-off is going to be dealt with.