

Iron Acton Parish Council
33 Hatherley, Yate, Bristol, BS374LT
Tel: 01454 501134 Email: clerk@ironacatonparishcouncil.com
Chairman: Cllr Robert Lomas Clerk: Donna Ford
Minutes of the Meeting of the Council held in Iron Acton Village Hall
on Monday 19th November 2018 Commencing at 7.30pm

Present: Chairman: Councillor R Lomas (RL)
Councillors: Councillor L Noble (LN)
Councillor B Hackland (BH)
Councillor D Smith (DS)
Councillor B Sheppard (BS)
Councillor J Wright (JW)
Councillor A Edmonds (AE)

Also Present: 5 members of the public.
South Gloucestershire Councillors

- Pat Hockey
- Marian Gilpin

In Attendance: Donna Ford - Clerk

Fire Safety - Evacuation Procedure / Recording Protocol

The Officer present explained the fire evacuation procedure and the Town Council's recording protocol.

01.11.18	<p><u>Apologies for absence and to consider the reasons given</u></p> <ul style="list-style-type: none"> • Councillor R Hunter (RH) • Councillor P Chapman (PC) <p>Resolved: To accept the apologies for absence and the reasons provided.</p>
02.11.18	<p><u>Declarations of interest</u></p> <ul style="list-style-type: none"> • Cllr DS - Planning Application - PK18/4780/F - PK18/4574/O • Cllr BH - Agenda Item 9 • Cllr RL - Agenda Item 16 <p>Resolved: To note the declarations of interest.</p>
03.11.18	<p><u>Minutes</u></p> <p>The Minutes of the Meeting of the Council held on Monday 15th October 2018 had been circulated with the Agenda.</p>

Iron Acton Parish Council
33 Hatherley, Yate, Bristol, BS374LT
Tel: 01454 501134 Email: clerk@ironacatonparishcouncil.com
Chairman: Cllr Robert Lomas Clerk: Donna Ford
Minutes of the Meeting of the Council held in Iron Acton Village Hall
on Monday 19th November 2018 Commencing at 7.30pm

	<p>Resolved: That the Minutes of the Meeting of the Council held on Monday 15th October 2018 be signed and adopted as a correct record. The Chairman subsequently signed the minutes.</p>
04.11.18	<p><u>Chairman's Announcements</u></p> <p>Cllr RL gave a verbal report advising that he had attended the Remembrance Service at St Marys Church and Councillor DS had attended St James the Less both representing the PC.</p>
05.11.18	<p><u>Clerks Report</u></p> <p>Members received a report from the clerk reporting on the councils business.</p> <p>Resolved: that the report be noted.</p>
07.11.18	<p><u>Village Green</u></p> <p>Awaiting a report from Cllr PC.</p>
09.11.18	<p><u>Parish Meadows</u></p> <p>Members considered a request for a shipping container to be situated in the Parish Meadows.</p> <p>Cllr BS proposed to decline the request due to concerns over the site for the proposed container, seconded Cllr LN.</p> <p>Vote taken, 4 in favour of Cllr BS proposal, 3 abstentions (BH, JW, DS) Vote carried on a majority vote.</p> <p>Resolved: To decline the proposal.</p>
10.11.18	<p><u>To hear Reports from Councillors attending Meetings of Outside Bodies</u></p> <p>Cllr DS provided a written report on the Churchyard progress (Appendix A)</p> <p>South Glos Councillor PH gave a verbal report advising.</p> <ul style="list-style-type: none"> • Comments can now be submitted in regards to the JSP • The railway line will now be used for the next 3 months.

Iron Acton Parish Council
33 Hatherley, Yate, Bristol, BS374LT
Tel: 01454 501134 Email: clerk@ironacatonparishcouncil.com
Chairman: Cllr Robert Lomas Clerk: Donna Ford
Minutes of the Meeting of the Council held in Iron Acton Village Hall
on Monday 19th November 2018 Commencing at 7.30pm

	<ul style="list-style-type: none"> • Environment Agency is running checks on the Dam to be able to regulate it. <p>South Glos Councillor MG provided a written report (Appendix B) Resolved: To note the reports.</p>
11.11.18	<p><u>Outstanding Actions</u></p> <ul style="list-style-type: none"> • Parish Maintenance – Safety Signs – Resolved not to replace unless advised following the safety inspection. • Website /Logo- The clerk advised the new logo has been advertised in Local Poyntz and the website is under construction. • Gloria Jean – Reported that the agreed work to remove the pitched roof is due to commence this week. • Parish Meadows – Vehicular Access – The clerk had circulated a report from Neil Gazzard regarding the vehicular access and proposed costings, the report was noted. <p>Cllr BS advised that he would contact some local contractors in regards to the access track and costings and report back at the next meeting. A working party was formed consisting of Cllr BS/RL/LN and AE who will meet with Neil Gazzard to discuss the options for both a path and vehicular access into the meadows and report back at the next meeting.</p>
12.11.18	<p><u>Accounts for Payment</u></p> <p>Members reviewed the ‘Schedule of Accounts for Payment’</p> <p>Donation approved for Royal British Legion of £300.</p> <p>Resolved: That the ‘Schedule of Accounts for Payment’ be approved and payed.</p>
13.10.18	<p><u>Planning Applications for Consideration</u></p> <p>PK18/4743/F Demolition of existing outbuildings and erection of 3 no. dwellings with new access, garages and associated works. Sunnyside Farm Dyers Lane Iron Acton Bristol South Gloucestershire BS37 9XW – Comment – Concerns over extra traffic movement onto Dyers Lane.</p> <p>PK18/4840/TCA Works to 1 no. Cryptomeria Japonica to remove the central limb. Tree situated in the Iron Acton Conservation Area. Algars Manor Station Road Iron Acton Bristol South Gloucestershire BS37 9TB – No Observations</p>

Iron Acton Parish Council
33 Hatherley, Yate, Bristol, BS374LT
Tel: 01454 501134 Email: clerk@ironacatonparishcouncil.com
Chairman: Cllr Robert Lomas Clerk: Donna Ford
Minutes of the Meeting of the Council held in Iron Acton Village Hall
on Monday 19th November 2018 Commencing at 7.30pm

	<p>PK18/4780/F Erection of agricultural farm building Green Farm Folly Road Iron Acton Bristol South Gloucestershire BS37 9TZ - Comment - Concerns regarding access as it is suspected that use will not be used in conjunction with the farming activities on the land.</p> <p>PK18/4574/O Erection of two storey rear extension to commercial offices and creation of new hard standing car park with associated boundary treatment (outline) with all matters reserved. Unit 2 Green Farm Business Park Folly Road Iron Acton South Gloucestershire BS37 9TZ - Comment - Concerns over listed building consent and over development of the site, a full application should be obtained.</p> <p>PK18/5156/F Erection of 1 No. dwelling, creation of access and associated works. Land At Shale Cottage Wotton Road Iron Acton Bristol South Gloucestershire BS37 9XE - No Observations</p> <p>PK18/5163/F Demolition of existing conservatory. Erection of single storey rear extension to form additional living accommodation. Erection of front porch. 2 The Green Iron Acton Bristol South Gloucestershire BS37 9TQ - No Observations providing the front porch does not encroach on the village Green, the boundaries to be checked. Note - BS to supply and distribute a boundary map via email to all.</p>
<p>14.11.18</p>	<p><u>Chill Wood</u></p> <p>Members considered a further 2 days work at Chill Wood as part of the management plan at a cost of £380 per day.</p> <p>Resolved: To commission the further 2 days work.</p>
<p>15.11.18</p>	<p><u>JSP / Local Plan</u></p> <p>Members considered the recommendations from Cllr BH for the action required for the JSP and Local plan in the report provided.</p> <p>Resolved: To accept the recommendations from Cllr BH (Appendix C)</p> <p>Noted: Cllr BH to prepare the response and circulate prior to the December meeting.</p>
<p>16.11.18</p>	<p><u>Development Proposals</u></p>

Iron Acton Parish Council
33 Hatherley, Yate, Bristol, BS374LT
Tel: 01454 501134 Email: clerk@ironacatonparishcouncil.com
Chairman: Cllr Robert Lomas Clerk: Donna Ford
Minutes of the Meeting of the Council held in Iron Acton Village Hall
on Monday 19th November 2018 Commencing at 7.30pm

	<p>Members considered a request for proposed funding options, the options to be submitted are:</p> <ul style="list-style-type: none"> • The Tennis Courts to be refurbished and upgraded to a MUGA • Path through the Parish Meadows • Footpath section on the Frome Valley Walkway • Chill Wood Nature Trail <p>Resolved: To send funding options noted above but to advise that this does not equate to approval for the development scheme.</p>
17.11.18	<p><u>Grass Cutting</u></p> <p>Members considered grass cutting in the Parish as requested by Cllr JW.</p> <p>Resolved: Not to cut around the phone box in the high street as this is currently being maintained, additional cuts for the triangle – Cllr BS to contact the contractors to arrange.</p>
18.11.18	<p><u>Acton Aid</u></p> <p>Members considered the donation of a bench from Acton Aid for Nibley Lane Allotments as advised by JW.</p> <p>Resolved: To accept the donation and the bench for Nibley Lane Allotments.</p>
19.11.18	<p><u>Parish Representative – Parish Hall</u></p> <p>Members considered a representative for the Parish Hall Committee.</p> <p>Resolved: Cllr BH to continue to act a representative for the PC.</p>
20.11.18	<p><u>Memorial Request</u></p> <p>Members considered a memorial request for the late Curtis & Allen.</p> <p>Resolved: To approve the request.</p>

Meeting closed at 9.45pm

Signed:(Chairman)
Dated:

Iron Acton Parish Council
33 Hatherley, Yate, Bristol, BS374LT
Tel: 01454 501134 Email: clerk@ironacatonparishcouncil.com
Chairman: Cllr Robert Lomas Clerk: Donna Ford
Minutes of the Meeting of the Council held in Iron Acton Village Hall
on Monday 19th November 2018 Commencing at 7.30pm

Appendix A

A verbal representation was made to the Parish Council (PC) by the new Rector to give notice to exercise the right to hand over the churchyard of St James the Less as per Local Authority Act 1972 (section 215).

It transpires that this was motivated by the decision of the person who has been cutting the grass to stop at the end of the year. The PCC were obviously concerned that the churchyard would soon become unkept and thought this the most simple cost effective solution to the problem. However it would appear that the PCC had not fully recognised the impact financially on the PC that this action would potentially have.

During the discussion with the current Rector it would appear that the church does not have any responsibility for the tomb stones as effectively they belong to the families who put them there. It was explained that if the church yard is handed over then the this aspect changes and the law requires the local authority to assume the 'duty of care' for these tombs and this can (given the heritage / listed status) run into thousands of pounds. This is bourn out by the advice Donna had been given on the course & the case studies in the magazine etc.

The discussion that then took place considered the practical implications of this and what would happen if the PC referred the matter on to South Gloucestershire Council. The conclusion was that whilst this might be the prudent financial route for the PC to follow it may make it difficult for the PCC to ensure that the church yard was maintained on a regular basis. As the schedule would be decided by South Gloucestershire it might mean the churchyard would be of low priority and the risk of it becoming unkempt would have to be considered if the cutting was not frequent enough.

So the following proposal was tentatively put forward for consideration :

If the PC would consider taking on the grass cutting / tree maintenance on behalf of the PCC then the PCC will not pursue their bid to hand the church yard over via section 215.

Although the PC would have to bear the cost of cutting it would no longer face the prospect of having to provide duty of care / maintenance of the tomb stones.

This idea would not inhibit any enthusiastic group from developing a plan & applying for a lottery grant to carryout work on the tombstones etc.

It was also proposed that a further meeting be organised between representatives of the PCC and PC in December to talk through this idea and perhaps draw up a mutually acceptable schedule of cutting and costs. If this is agreeable, the proposal could be brought before the PC as an agenda item.

Iron Acton Parish Council
33 Hatherley, Yate, Bristol, BS374LT
Tel: 01454 501134 Email: clerk@ironacatonparishcouncil.com
Chairman: Cllr Robert Lomas Clerk: Donna Ford
Minutes of the Meeting of the Council held in Iron Acton Village Hall
on Monday 19th November 2018 Commencing at 7.30pm

Appendix B

Notes Iron Acton Parish Council 19 November 2018

By-Election in Dodington on 1 November

The result was a win for Lib Dems. The candidate was Louise Harris and she is now a S Glos councillor for Dodington, and I look forward to working with her.

Potholes

The Budget allocated some money to local councils for road repairs. I shall be contacting the Cabinet Member Colin Hunt to see if/how we are getting this money soon.

Recycling

The council is considering removing recycling bags and asking residents to use only green boxes for recycling. Consultation is open until 25th Jan.

Changes to Planning Decision-Making Process

The new process came into operation on 1Nov.

S Glos Road Safety Team has been visiting 64 schools and 16,276 children have been reached - advising about being bright and being seen on dark mornings or afternoons. Especially directed at cyclists.

Envirocrime Team won a national award for innovative approaches to fly-tipping, dog-fouling, litter and graffiti, and for their record of successful prosecutions.

Public Consultation on 2019/20 budget is open until 31Dec.

Marian Gilpin 19 Nov 2018

Iron Acton Parish Council
33 Hatherley, Yate, Bristol, BS374LT
Tel: 01454 501134 Email: clerk@ironactonparishcouncil.com
Chairman: Cllr Robert Lomas Clerk: Donna Ford
Minutes of the Meeting of the Council held in Iron Acton Village Hall
on Monday 19th November 2018 Commencing at 7.30pm

Appendix C

REPORT FOR IRON ACTON PARISH COUNCIL MEETING 19 NOVEMBER 2018
WEST OF ENGLAND JOINT SPATIAL PLAN – FURTHER CONSULTATION

This time last year we were consulted on the draft West of England Joint Spatial Plan (JSP) which proposed major new development in Iron Acton Parish. Advice at that stage was that the plan, following consultation, would go to a full statutory planning inquiry in the autumn of this year. This did not happen.

A new date of Spring (May) 2019 has been proposed for the inquiry. The delay is the result of lengthy correspondence between the Inquiry Inspectors and the local authorities in which the latter were invited to do considerably more work to support their JSP proposals.

On 12 November the councils published nine new documents (with a tenth to follow on 26 November), together comprising around two thousand pages of often dense technical information. They have invited comments on these and will prepare a summary of responses for the inquiry. **The further consultation runs from 12 November 2018 to 7 January 2019 so Iron Acton Parish Council will need to agree its response at its meeting on 17 December.** By this time the revised Habitats Regulations Assessment should also be available.

Summary of new material:

The new material is significant for Iron Acton Parish. It:

- confirms the proposals for 1,000-2,000 new houses on the fields between Yate and Iron Acton village and west of North Road, and 1,800 more in Coalpit Heath; and
- confirms plans for a major new employment site west of Yate -
- on top of ongoing and new “non-strategic development” in South Gloucestershire’s villages.

There are a few changes offered to the JSP text (set out in a “Schedule of Proposed Changes”) - but these are largely clarifications; and much other important new or updated information. For instance revised transport studies make clear that without new infrastructure there will be significant impacts on our ability to get around on our roads:

- the Strategic Development Locations around Yate “will generate large volumes of travel demand ... concentrated in key transport corridors” according to independent transport analysts;
- they calculate there would be around 3,000 extra peak time trips in and out of Yate each day;
- this would affect the Bristol, Latteridge and Wotton roads (as well as Badminton and Westerleigh roads) as drivers looked for ways around the congestion;

Iron Acton Parish Council
33 Hatherley, Yate, Bristol, BS374LT
Tel: 01454 501134 Email: clerk@ironacatonparishcouncil.com
Chairman: Cllr Robert Lomas Clerk: Donna Ford
Minutes of the Meeting of the Council held in Iron Acton Village Hall
on Monday 19th November 2018 Commencing at 7.30pm

- mitigation would cost an estimated £160-165m and include a Frampton Cotterell/ Winterbourne bypass (£46-8m) and a Coalpit Heath/Westerleigh bypass (£71m);
- these bypasses would result in “significant adverse impacts to the water environment” and involve “significant delivery challenges” including environmental impacts and public acceptability;
- the likelihood of these bypasses being delivered is described as “reasonable” – code for ‘may or may not happen’?
- the B4058 and B4059 junctions with the Bristol Road at each end of Iron Acton village would need to be improved/upgraded (uncosted).

In January 2019 the councils plan to publish and consult on a Joint Local Transport Plan which should include more detail on the proposed transport changes.

The documents make clear that developers will be expected to contribute to all the infrastructure needed for the new strategic developments. Available Section 106 and CIL resources will be stretched to cover the proposed new school, retail centre and community hub in the North West Yate SDL, the new local roads, the upgraded junctions on the Bristol Road, an expected new bridge near Nibley (uncosted), the “Green Infrastructure network” – and to help fund the massive costs of the Frampton Cotterell/Winterbourne and Coalpit Heath/Westerleigh bypasses (the latter jointly with the Coalpit Heath SDL).

The documents include a useful “Justification of the requirements for the 12 Strategic Development Locations” document (WED004) which includes sections on each of the Strategic Development Locations. As requested by the Inspectors, while they do not introduce new material, they summarise the evidence under each of the JSP criteria and flag the references in previously published documents. This is helpful not only for finding a way through the many thousands of pages and dozens of documents now published as part of the JSP process, but for confirming (by omission) that even this enormous corpus of work continues to leave gaps in the justification for the North West Yate SDL.

The consultation pack includes an updated and consolidated Sustainability Appraisal Report, housing Viability Assessment, Employment Evidence study and a Duty to Cooperate paper. Lots of meaty stuff on which they would welcome comments. However, the consultation response guidance rather discouragingly says that only comments on the technical appraisal documents will be considered. The local authorities do now want further comments on the Joint Spatial Plan document itself.

The documents are located on the West of England website at www.jointplanningwofe.org.uk. Comments on the proposals can be made through the link comment@jointplanningwofe.org.uk.

Recommended action by IAPC:

That the Parish Council should:

Iron Acton Parish Council
33 Hatherley, Yate, Bristol, BS374LT
Tel: 01454 501134 Email: clerk@ironacatonparishcouncil.com
Chairman: Cllr Robert Lomas Clerk: Donna Ford
Minutes of the Meeting of the Council held in Iron Acton Village Hall
on Monday 19th November 2018 Commencing at 7.30pm

- note the implications of the additional material and the likely impacts on Iron Acton Parish and the quality of life of its parishioners
- aim to comment on the documents, once they are all available, ahead of the 7 January deadline
- in line with this, commission a full draft response for consideration at its meeting on 17 December 2018
- encourage Iron Acton parishioners to comment individually, including by making its full response available on its website and
- share its response with neighbouring parishes, its South Gloucestershire councillors, the Metropolitan Mayor and the local Member of Parliament.

Brian Hackland
18 November 2018