

**MINUTES OF MEETING OF
IRON ACTON PARISH COUNCIL
MONDAY 20th OCTOBER 2008**

The meeting of Iron Acton Parish Council was held in the Marshall Rooms, Iron Acton commencing at 7.30pm.

Present:- Mr. Sheppard, Mr. Bellis, Mrs. Aplin, Mr. Lomas, Mr. Taylor, Mr. Heal, Mr. Gawler (Councillor and South Gloucestershire Council), Mrs. Evans (Clerk)

Action

PUBLIC PARTICIPATION

None. Four members of the public were present.

01-10-08 **APOLOGIES FOR ABSENCE**

Miss. Weldrake, Miss. Blanchard, Mr. Hockey (South Gloucestershire Council)

02-10-08 **DECLARATIONS OF INTEREST - Personal and/or Prejudicial**

None.

03-10-08 **TO APPROVE THE MINUTES OF THE PREVIOUS MEETING**

Copies of the minutes of the meeting held on 15th September 2008 had been circulated. Councillor Lomas asked that 'drilling of bore holes/initial works' be inserted into Minute 04-09-08 Footpaths in connection with works to the footpath/bridleway from the Coach Pool. Also change 'every' to 'everyone' in Minute 05-09-08 Clerks Report - First Bus. Following these amendments Councillor Taylor proposed and Councillor Gawler seconded that these minutes be accepted. All agreed.

04-10-08 **CHAIRMAN'S REPORT**

The Chairman reported that the Leyhill Prison working party had done a very good job on the wall between the cemetery and allotments. Mr. Alvis will be attending to take away the debris to the Parish Meadows in readiness for the bonfire. The Chairman asked the Clerk to thank Kevin Jones and his team for the high standard of work. It would be further debated, later in this meeting, about additional works the Leyhill Prison working party could undertake.

Clerk

There have been complaints about HGV's continuing to use North Road. **It was resolved** that the Clerk would contact the Police again regarding this issue. There is a 7.5t weight restriction sign at the beginning of North Road.

Clerk

The Chairman had met with Nichola Chidley of SGC's PRoW department in connection with LIA47 (Park Street to Court Cottages) following complaints from Mr. and Mrs. Colquhoun about the building encroachment of Mr. and Mrs. Bryant's new extension. Ms. Chidley confirmed that the new extension had complied with the building plans, and that the PRoW department would be taking no action, and would write to Mr. and Mrs. Colquhoun to confirm this. Ms. Chidley has also supplied an up to date footpath map for Iron Acton Parish. **It was resolved** that the Clerk would obtain further copies, laminate them and distribute them to the Councillors. The Chairman and Ms. Chidley also visited the area of the Larks Lane footpath diversion. The landowner was not available to discuss this with, however a telephone number was obtained and Ms. Chidley will contact the landowner.

Clerk

The Chairman told the meeting that he and the Clerk had attended the Parish Charter Working Group meeting on 14th October 2008 specifically in connection with the proposed new houses for South Gloucestershire. A presentation had

been given. Originally SGC had proposed to the Government that SGC could cope with 21,800 new homes, to be developed over the next 20 years. However, following Government Review of figures nationwide, they have increased this number to 32,800. To put this simply, this would equate to three more Bradley Stoke developments within South Gloucestershire. The bulk of these new houses will be around the urban extensions such as the M32, Shortwood, Yate and Chipping Sodbury, including potentially 1,000 for the Engine Common Area. **It was resolved that** Agenda item 12 be brought forward for discussion as Agenda item 5.

05-10-08 **CORE STRATEGY**

Following debate, **it was resolved** that Iron Acton Parish Council would respond **Clerk** to the Consultation in the same vein as SGC:-

- Object to the scale and impact of the 32,800 new dwellings for South Gloucestershire between 2006 and 2026 proposed by the Secretary of State.
- Reiterate that the maximum number of dwellings that could be accommodated over this period is 21,500 dwellings.
- Object to the scale of development identified in the three urban extensions because of the impact on local infrastructure, local communities, the local environment and the Green Belt.
- Object to the scale of housing growth proposed for the urban area because of the impact that this will have on local amenity and character, on-road parking, loss of open spaces and displacement of employment issues.
- Object to the proposed deletion of the list of transport schemes from the draft RSS and urge the Secretary of State to reinstate them.
- Object to the scale and location of the proposed areas of land to be taken out of the Green Belt because of the impact this will have on the critical functions the Green Belt performs in these areas and the impact on local communities and local government.

06-10-08 **CLERK'S REPORT**

Wessex Water – Pumping Station – The Clerk had met with representatives from Wessex Water on 7th October at the Hoovers Lane site. Wessex Water explained that the pumping station was required to help with the pumping of water during periods of excessive rain and potential flooding. All sewage that will be discharged into the river is in lines with rigorous Environment Agency Standards. The generator will only kick in if the normal electricity supply is interrupted. It will also be tested for one hour per week during working hours to ensure it is working effectively. Wessex Water explained that their planning application will also include a planting scheme to boost the existing hedgerow.

Cemetery/Allotment Wall – The Leyhill Team have completed the works to a high standard. Unfortunately the dry-stone waller was not available, but arrangements will be made for them to return to reinstate the wall. One of the members of the Leyhill team has built a bench which they wish to donate to the Parish for the cemetery. Arrangements will be made to collect this.

Parish Meadows – Notices informing Parishioners of the intended works to the Meadows and Play Area have gone up in the notice boards. Letters will be sent to residences adjoining this area during the coming week. There have been reports of petty-vandalism; the gate to the play area was found off it's hinges which has now been replaced; reports of a motorbike in the area which has caused minor damage to the grass; the picnic table outside the tennis courts had been pulled up and placed inside the tennis courts, although this has now been

replaced back outside the courts; the benches inside the play area have had obscene graffiti written on them. It has also been reported that the rubber mats need a good clean. **It was resolved** that more robust hinges would be put on the gate, and the fixing of the benches would be included in potential works for the Leyhill Prison team.

Clerk

Footpaths - LIA47/10 - Nichola Chidley from SGC's PRoW Team visited the area and confirmed that this is a public footpath and that the development at Crispins has complied with building regulations. Ms. Chidley has also sent an up-to-date copy of the footpaths/bridleways around the Parish. The Clerk is in the process of getting this copied and laminated for distribution to Councillors. LIA24 - Lavenham Farm - SGC have confirmed that this diversion needs to be advertised. LIA30 - Bulge in Wall - the wall is not the responsibility of Mr. and Mrs. Huish, but that of Mr. and Mrs. Douglas of Mulberry House. The Clerk will be sending them a letter. The Clerk also reported she had received an email from Mrs. Huish regarding the responsibility for pavements and roads around the village. The Clerk has informed Mrs. Huish that this is the responsibility of SGC Streetcare and Highways. Mrs. Huish also queried who is responsible for the railings on the Cassey. The Clerk has informed Mrs. Huish that historically the Parish Council has undertaken this maintenance.

Parish & Town Clerks Forum - The Clerk reported that a letter has been received from SGC Standards Committee offering a place at the next Parish & Town Clerks Forum on 21st November or 5th December. The Clerk will endeavour to attend, work commitments allowing.

Obstructive Parking - 2 Park Street - The Clerk has been notified by SGC that following objections, and the fact the markings were unenforceable, the installation of road markings will not be implemented.

Traffic Lights, Latteridge Road - The Clerk has reported to SGC that vehicles and lorries are cutting this junction.

Bus Stop - Station Road - The Clerk has emailed SGC regarding the suggestion to relocate the bus stops to the Bean Cottage side of the road.

Senior Citizens Forum - A very nice letter of thanks has been received following our donation of £100.

07-10-08 **SOUTH GLOUCESTERSHIRE REPRESENTATIVE REPORT**

Councillor Hockey was unable to attend the meeting, but had emailed a brief report.

Wessex Water Pumping Station - Members of Frampton Cotterell Parish Council had attended the site with Wessex Water representatives. Frampton Parishioners want to avoid sewage debris littering the river banks downstream. It was hoped that Iron Acton Parish Council would support this application which is expected to come in later this year.

'Frampton Park' Caravan Site, Cog Mill - plans to add four pitches on this site are expected to go into consultation, along with all other proposals affecting From Vale sometime in the next few months. The definition of 'pitch' is not clear at the moment.

Barratt Homes - Have submitted an outline application for 220 new dwellings and a shop on land at Park Farm (between Kebra Crescent, Park Lane, Heather Avenue and the hedge along the Frampton/Westerleigh Parish boundary). The

land is outside the current village development boundary. The application has been submitted before SGC have consulted on options for future development in rural parishes as part of the RSS.

Bus Stop, Iron Acton - An SGC officer has suggested buses pull off the by-pass past the school and the Lamb Inn and turn around the island doing a loop to go back to the by-pass. First Bus have not yet replied, although have been invited to Mrs. Hockey's Planning/Transport Select Committee meeting on 17th December 2008. Gordon Moss from Democratic Services will be able to advise nearer the date if any of the Parish Councillors would like to put the views of local residents to him. It was pointed out by the Councillors that a bus would be unable to turn at this island, as the turning circle is too tight.

08-10-08 **FINANCIAL REPORT**

The Clerk reported balances as at of:-

National Westminster Current Account	£11,429.95
National Westminster Reserve Account	£10,350.93
National Savings Accounts	£15,892.87

Bank Charges - The Clerk reported that following her meeting with our Account Manager, he had agreed that as our turnover was less than £100,000 per annum he had the authority to cancel the charges. Two lots of charges had been reimbursed, totalling £20.02, but two had not. The Clerk confirmed a letter had been sent to the Account Manager asking for these to be reimbursed as well.

Precept - The second half of the precept had been received.

Budget Review Meeting - **It was resolved** that a budget review meeting would take place on Monday 3rd November 2008 at 7.30pm in the Marshall Rooms.

All

09-10-08 **ACCOUNTS FOR PAYMENT**

The following accounts were approved for payment:-

Landscape Services	Grasscutting	£813.80
South Gloucestershire Council	Emptying Dog Bins	£8.58
South Gloucestershire Council	Installation of Dog Bins	£470.99
Open Spaces Society	Membership Renewal	£30.00
Wixoldbury Farm	Works around Parish	£405.38
Iron Acton PCC	Room Hire	£15.00

Proposed Councillor Gawler seconded Councillor Taylor, all agreed that the above accounts be paid.

10-10-08 **PLANNING APPLICATIONS/PRIOR NOTIFICATIONS/TREE WORKS**

PK08/2671/O - 350 North Road, Yate - Erection of 2 no. dwellings with detached garages (outline) with access, layout and scale to be determined. All other matters reserved. Councillor Sheppard informed the meeting that this application had been withdrawn.

PK08/2659/PNA - Land at Nibley Lane, Nibley - Prior Notification of the intention to erect an agricultural building for the storage of agricultural machinery. No observations, however SGC to ensure that the building remains agricultural and changed to stables.

PK08/2645/F - The White House, High Street, Iron Acton - Erection of two storey and single storey rear extension to provide additional living accommodation (resubmission of PK08/1449/F). No objections.

PK08/2633/ADV - Drive, Yate Road, Iron Acton - Display of 1 no. internally illuminated

fascia sign, 1 no. internally illuminated individual letter fascia sign, 1 no. non-illuminated wall mounted sign and 1 no. internally illuminated freestanding totem sign. No objections, however to reiterate concerns that sign D may obscure view of traffic emerging from the site (PK05/1630/RVC refers).

- PK08/2592/RVC - Land at units 45-48 Beeches Industrial Estate – Removal of condition 10 attached to planning application PK08/1026/F which states ‘no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times 0600 to 2000 Mondays to Fridays; 0800 to 1300 on Saturdays; nor at any time on Sundays or Bank Holidays’. No objections.
- PT08/2478/FDI - Patch Elm Farm, Wotton Road, Rangeworthy – Diversion of Footpath LIA14/10 – To object – insufficient justification for the diversion.
- PK08/2770/O - 314 North Road, Yate – Erection of 2 no. dwellings (outline). All matters reserved. Councillor Gawler proposed the following objection – this is a back garden development, overdevelopment of site and high water table in the area. Councillor Sheppard seconded, all agreed, with three abstentions.

11-10-08 **PLANNING CONSENTS**

- PK08/2356/F – E.R. Hemmings (Building) Ltd, Dean Road (minute 08-09-08)
- PK08/2284/F – Cherry Lodge, Bristol Road, Iron Acton (minute 08-09-08)
- PK08/2358/TRE - 330 North Road, Yate (minute 08-09-08)
- PK08/2460/F – The Old Rectory, High Street, Iron Acton (minute 08-09-08)
- PK07/2145/F – 6 Chestnut Springs, Mission Road (minute 42-07-07) Appeal Allowed
- PK07/3632/F – Beech House, Yate Road, Iron Acton (minute 50-12-07) Appeal Allowed

12-10-08 **PLANNING REFUSALS/WITHDRAWALS/APPEALS**

- PK08/2354/F – The Laurels, Stover Road, Yate (minute 08-09-08)
- PK08/2405/F – Bean Cottage, High Street, Iron Acton (minute 08-09-08)

13-10-08 **WORKS AROUND PARISH**

The Clerk reported that the Leyhill Prison Working Party (‘Through the Gate’) had done an exceptional job, and consideration should be given to passing on more work, as the daily rate of £125.00 is very competitive. **It was resolved** that the Clerk would draw up a list of potential works around the parish for approval by the Councillors at the next meeting.

Clerk

14-10-08 **PARISH MEADOWS**

Dog Fouling - Councillor Sheppard addressed the Councillors, and asked to consideration be given to the banning of dogs from the Parish Meadows due to the increased amount of fouling through inconsiderate owners who do not clear up after their dogs. This is been an ongoing problem for many years, but recently has become worse. The Clerk suggested the possibility of providing plastic bag beside the dog bins, as Westonbirt Arboretum have done. It was felt that this would not in itself help to alleviate the situation. **It was resolved** to reinforce the fact that dogs are not allowed in the Play Area through increased signage, as well as inform the Dog Warden.

Clerk

Acton Aid Bonfire - Acton Aid had requested permission to use the Parish Meadows for their annual Bonfire and Fireworks Display on 1st November 2008. **It was resolved** to permit this. The Clerk will inform Acton Aid.

Clerk

15-10-08 **REMEMBRANCE SERVICE – ST. MARY’S CHURCH, YATE**

The Clerk informed the Councillors of the invitation from Yate Town Council for representatives of Iron Acton Parish Council to join in the Service of

Remembrance at St. Mary's Church on Sunday 9th November 2008. Councillor Sheppard confirmed that he would be attending and encouraged fellow Councillors to attend also. A wreath would be purchased on behalf of the Parish Council for laying at the Church Lych Gate and Parnall grave.

16-10-08 **RENEWAL APPLICATION FOR STREET TRADING CONSENT**

The Clerk informed the Councillors that an application had been received by SGC for the renewal of a Street Trading Licence by Country Couzen, Armstrong Way, Yate. **It was resolved** that Iron Acton Parish Council would respond to SGC with no objections.

Clerk

17-10-07 **CONSULTATION ON PROPOSALS FOR THE RIDINGS HIGH SCHOOL AND KING EDMUND COMMUNITY SCHOOL**

The Clerk informed the Councillors that a consultation was taking place in connection with the above, in order that they become federated academies sponsored by The Ridings Educational Trust. All parents of children attending both schools have been consulted separately. **It was resolved** that as neither of the schools are within Iron Acton Parish, the Parish Council would not respond.

18-10-08 **AMENDMENTS TO THE PERMITTED DEVELOPMENT REGIME FOR HOUSEHOLDERS**

The Clerk informed the Councillors of the above document, which came into force on 1st October 2008. There have been significant changes to the permitted development regime for householders. Very briefly the intention of the changes is to relax the current regime somewhat, and as such many householders may be able to carry out extensions and alterations to their houses without the need for planning permission. The changes are set out in the Town and Country Planning (General Permitted Development) (Amendment No. 2) (England) Order 2008. This amends Part 1 of the Town and Country Planning (General Permitted Development) Order 1995.

19-10-08 **ADOPTION OF THE AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT**

The Clerk informed the Councillors of the above document that was adopted by SGC on 2nd September 2008. A copy of this document is available on www.southglos.gov.uk/planningpolicy.

20-10-08 **ADOPTION OF STATEMENT OF COMMUNITY INVOLVEMENT**

The Clerk informed the Councillors of the above statement that was adopted by SGC on 21st May 2008. The Clerk has a copy.

DATE OF NEXT MEETING

The full Parish Council Meeting will take place on **Monday 17th November 2008** in North Road School Hall commencing at 7.30pm. The December meeting will take place on Monday 15th December 2008 at 7.30pm in the Marshall Rooms, Iron Acton.

There being no further business, the meeting closed at 9.30 pm.

Signed: _____

Dated: _____