

CHARFIELD PARISH COUNCIL

Minutes of the Meeting of Charfield Parish Council held on Tuesday 9th April 2019
commencing at 7.30pm in the Sportsman's Lounge, Memorial Hall, Charfield

PRESENT

Parish Councillors: Mr. M. Rosher, Mr. M. Cheskin, Mrs. J. Law, Mrs. N. Newns, Mr. T. Parker, Mr. A. Threlfall and Mr. R. Rawlings.

Clerk: Mrs. Paula Evans

SGC Ward Member: Cllr. J. O'Neill

Public: Three members of the public were present

11529/19 To note Apologies for Absence and Acceptance of Reasons

Apologies were received from Cllr. Garside.

11530/19 Declarations of Interest in items on the Agenda

Cllr. Cheskin declared a non-pecuniary, personal interest in PT17/4923/O and would not take part in those discussions.

11531/19 To Approve Minutes of Previous Meeting

The draft minutes of the Ordinary Meeting held on 12th March 2019 had been circulated. It was proposed by Cllr. Rawlings, seconded by Cllr. Threlfall and **RESOLVED** to approve the minutes.

All Agreed. The Chairman duly signed the minutes.

11532/19 Public Participation

A resident addressed Parish Councillors regarding P19/2452/O and confirmed they would be objecting to this outline planning application. Amongst other things, they considered the development to be much too big for the existing infrastructure and the application would not generate sufficient funds to correct the existing infrastructure. The resident would be interested to listen to the Parish Council's deliberations on this application.

A representative of the Luncheon Club asked if it would be possible to hire the Parish Council's PA system for the fundraising quiz night on the 17th May 2019. The Chairman confirmed this would be possible. It was noted that the Hall had its own PA System that the Luncheon Club could use.

Terracycle Recycling – The resident had visited the Railway Tavern which had already started collecting crisp packets; Costcutters were prepared to have a public box on trial as long as it was not too big. The garage had confirmed they would also be prepared to have a box. The resident reported that there was a cost implication at £125.00 per box. The Parish Council confirmed they would be happy to financially support this initiative and asked the resident to pass details to the Clerk.

11533/19 To receive the Clerk's Report

The Clerk provided a written report which is appended to these minutes.

Regarding item 2 of the Clerk's Report, Cllr. Cheskin volunteered to assist for the second hour of the Big Spring Clean.

Additionally, the Clerk reported that the Parish Council had been contacted by Velo Club Bristol regarding a peloton of approximately 60 riders they planned to hold on 19th May, using the Memorial Hall as a base. The Clerk was asked to contact the Hall Committee to ensure they were aware.

11534/19 Report from Cllr. John O'Neill, South Gloucestershire Council Representative

Cllr. O'Neill had endeavoured to keep everyone apprised of the situation with regard to the road resurfacing through the village. The main issue appeared to be communication problems with the traffic management contractor being used by SGC. The full extent of the roadworks now required full closure of the Wotton Road at certain periods. Cllr. O'Neill had requested SGC sort this problem out as quickly as possible in order to cause the least inconvenience and

Action

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disruption for residents and businesses. There would now be a complete closure of the road between 9th and 12th April and then from 15th through 19th April. However residents would still be able to exit and enter their properties. Unfortunately there had been a heavy amount of vehicular traffic using unauthorised diversions such as Devils Lane. It was acknowledged that the roadworks were causing difficulties, but they were necessary. Cllr. O'Neill also reported that Phase II of the roadworks would take place between 22nd and 26th April. This would not require full road closures but small sections that could be dealt with by way of traffic lights.

The recent roadworks by The Plough had been to facilitate the installation of a new gas mains.

Regarding the recent License consultation for The Plough, there had been three objections. The new owner had invited all residents who had objected, and residents of Kings Meadow to go along to the Pub to see what was happening. The Licence Application was due to be discussed at the Licencing Sub Committee on 1st April. The Pub would be opening on the 12th April on a TEN Licence.

11535/19 Planning Applications

PT18/5569/F | Demolition of existing dwelling and erection of 1 no. detached dwelling with associated works | Snaefell, The Drive, Charfield | Revised Plans | **NO OBJECTIONS**.

PT17/4923/O | Demolition of existing industrial unit and erection of 1 no. building to form retail unit (Class A1) (outline) with access, layout and scale to be determined. All other matters reserved | M.J. Fewes Ltd, Wotton Road, Charfield | Revised Plans | To **OBJECT** – a copy of the Parish Council's objections is appended to these minutes under Appendix A.

P19/2452/O | Mixed use development of up to 900 residential units (Use Class C3 including affordable homes and housing suitable for the elderly) with provision of a reserve site for a new 2FE primary school with playing fields (Use Class D1) OR up to 950 residential units (Use Class C3 including affordable homes and housing suitable for the elderly); up to 1ha of land for a neighbourhood centre, comprising 0.7ha with provision for 1,800sqm of commercial floor space (up to 500sqm A1, 500sqm A1/A2/A3/B1 and 800sqm D1 community uses with C3 residential on upper floors forming part of the 900/950 total residential units, and up to 0.3ha additional employment provision). Provision of green infrastructure including: open space, parks, natural and semi-natural green space, amenity green spaces, allotments, community orchard and facilities for children and young people. Preparatory works; provision of associated infrastructure including footpaths/cycleways and vehicular accesses; and associated engineering and landscaping works including SUDS. Outline application including access with all other matters reserved | Land south of Charfield | To **OBJECT** – a copy of the Parish Council's objections is appended to these minutes under Appendix B.

P19/2809/F | Erection of a first floor side extension to form additional living accommodation | 26 Woodlands Road, Charfield, GL12 8LS | **NO OBJECTIONS**.

P19/2986/F | Erection of a two storey rear extension to form additional living accommodation. Installation of 1 no. rear dormer to facilitate loft conversion | 5 Wotton Road, Charfield, GL12 8TP | **NO OBJECTIONS**.

The two tree works applications – P19/2570/TRE and P19/2690/TRE had already been determined by South Gloucestershire Council.

11536/19 Planning Decisions

P19/2690/TRE | Works to 1 no. Oak tree to remove dead wood, laterally reduce crown to the boundary of 57 Underhill Road-Oak Tree House and reduce height and radial spread of the remaining crown by 2.5m. Tree covered by Preservation Order 31 dated 17th October 1968 | Oak Tree House, Underhill Road, Charfield | **APPROVE WITH CONDITIONS**.

P19/2570/TRE | Works to 1 no. Weeping Willow tree to pollard back to previous points covered by SGTPO 01/99 dated 19th March 1999 | 32 Wotton Road, Charfield, GL12 8TP | **APPROVE**

WITH CONDITIONS.

11537/19 Planning Enforcement

The Parish Councillors would not be pursuing the Crest Nicholson advertising signage erected on private garden on the Wotton Road.

The report of loose cladding around the chimney of the Chinese takeaway would be reported to Planning Enforcement.

11538/19 Joint Spatial Plan, Joint Transportation Plan & Proposed Development within Charfield Parish

Nothing further to report. There had not been any movement on the Plan. The Public Examination of the plan was due to take place in July 2019.

11539/19 Charfield Neighbourhood Plan

Cllr. Rosher reported he had been unable to attend the last CNP meeting due to ill health. The minutes of the last meeting had been posted to the Neighbourhood Plan web site. The Group still plan to hold a public event in the summer and will host a stall at the Charfield Summer Fair in June – all of this complies with the proof of public engagement. There had been an excellent recent article on the village forum which included thanks to the Parish Council and Fighting for Charfield for their ongoing commentary on the JSP process. SGC had considered the CEMP a little too robust.

11540/19 Charfield Memorial Hall & Playing Fields

It was confirmed that there was approximately £13,000 available from earmarked reserves and the 2019/20 budget that had been set aside to enhance the play area. The Clerk was asked to contact the Hall Committee to invite them to apply for a grant to use this money.

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The Parish Councillors noted a recent incident of completely distasteful graffiti on the side of the storage building at the bottom of the playing field. The graffiti had consisted of a yellow painted Jewish star, swastika and phallic symbol. South Gloucestershire Council had removed the graffiti very quickly and at no cost to the Hall. A second incident of graffiti being painted on the back wall of the Hall. It was alleged that the second incident of graffiti had occurred during a youth group session and had been reported to the Youth Leader, however it would appear that the Leader had not reported it to the Hall Committee. The Clerk was asked to write formally to SGC to thank them for their speedy action at no cost to the community.

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Cllr. Cheskin had undertaken the last play inspection on behalf of the Parish Council. There were a number of issues to consider – a new sign on the gate was required; the short slide was showing signs of wear; the 'Supanova' roundabout was also showing signs of wear; the climbing wall had slight wear on the wooden board and potentially a splinter hazard on the very top; new sign required for the tennis court; the vehicular access gate (off Little Bristol Lane) required replacing; the tennis court needed clearing of leaves. The Clerk was asked to obtain an up to date quote for replacement of the vehicular access gate.

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11541/19 Charfield Youth Group

The two recent incidents of graffiti had been discussed with Youth & Community Services and in turn they were working with the youth group to attempt to ensure this did not happen again. It was acknowledged this had been a distasteful incident but may not have been entirely the responsibility of the youths attending the group. The Parish Council would continue to monitor the situation.

11542/19 Charfield Burial Ground Report

All in order. It was agreed for KLH Landscaping to undertake the annual selective spraying of the wildflower area.

There was a brief discussion on the use of the Cemex 'Lend-A-Hand' team in the burial ground to move all of the stone in the top left-hand corner, and to level and prepare the ground with a

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view to erecting an oak shelter. The Clerk would liaise with Cemex.

11542/19 Meeting Reports

Bellway Liaison Group Meeting postponed until later in the month.

A CEG Liaison Group meeting had been held on 20th March. It had been interested to listen to the back-peddling of the developer regarding the facilities they were now prepared to offer within the proposed development. The Hill House Farm development was moving forward with Phase 1 of 120 new houses with access through Station Road. The developer was of the opinion that there was not an issue with this that could not be engineered out. It remained unclear as to whether the developer would be encroaching onto Network Rail owned land in order to widen Station Road. There had also been an interesting discussion surrounding the idea of a southern relief road which would obviously give access to the Hill House development.

The Chairman and Clerk had attended the recent Cemex Liaison Group on the 26th March. It would appear that Cemex is not being used for the forthcoming resurfacing of the Wotton Road.

Cllr. Rosher had been unable to attend the Luncheon Club Easter lunch due to ill health. However the attendance had been excellent at forty-two people sitting down to a meal.

Cllr. Law had attended the recent South Glos. Environmental Group meeting. Tortworth Estate are now using Leyhill Prison for a lot of jobs around Tortworth village – the new prison governor is far more amenable. Wildflower plug-plants can now be obtained via Tortworth Estate and Cromhall parish have plans to plant wildflowers along the hill into Cromhall. The wildflower information had also been passed on to CUGUC for interest.

Cllr. Cheskin reported that he had been unable to attend the recent PCC meeting.

Cllr. Threlfall had recently taken a tour around Leyhill Prison and had applied to join the IMB Independent Monitoring Board.

11543/19 Correspondence Received

SGC - Wotton Road, Charfield - Carriageway Patching Works; Notice of Intent - Temporary Traffic Order - Churchend Lane, Charfield - Temporary Road Closure (PT.6242); Tension Monitoring Report; Damage reported to Tree T10 on Fewes land; Enforcement intervention Required; Notice of Intent - Temporary Traffic Order - Charfield Road, Tortworth - Temporary Road Closure (PT.6252); Hate crime/ Enforcement intervention; Elections 2019 - Candidate Information; Election notices; Charfield Parish - TPO'd Oak Tree - M.J. Fewes Site

NALC/ALCA – NALC Chief Executives Bulletin; External Audit; NALC Newsletter; NALC Annual Conference & Exhibition 2019; South Glos Clerks Networking Morning and "Any Questions?" session; Practitioners Guide; April In Short

Other – Permission to use Playing Fields for metal detecting; WHEELIE BIN SPEED LIMIT STICKERS; Cemex Liaison Group; Tortworth Parish Meeting and Spring Clean; CEG Liaison Group Meeting; Hinkley Point C: new consultation on cooling water; Microsoft Cloud Agreement; Circuit of Charfield Road Race / 19.05.19; AV0021 - 2018/19 AGAR PKF Littlejohn instructions; Charfield Playing Field; Netting of Trees and Hedgerows; Hate Crime; ANPR cameras.

11544/19 Charfield Parish Council Standing Orders

The Clerk circulated a draft paper copy of the updated standing orders for Parish Councillors to consider. Councillors were asked to take away the document and consider the contents. Adoption of this document would be deferred to the May 2019 meeting.

11545/19 2019 Local & Parish Elections

Cllr. Cheskin reported that he had taken completed forms across to Staple Hill. It had taken a total of one hour and twenty minutes to deposit the forms. It was acknowledged that the form was complicated to complete and questioned why the form could not be emailed to SGC.

11546/19 Unregistered Land within Charfield Parish

In the absence of Cllr. Garside, this matter would be deferred until a later meeting.

11547/19 Greenway

Following the presentation given by Cllr. Braun at the March 2019 meeting, the Parish Councillors considered this to be a very worthwhile initiative. Parish Councillors also noted that CHADRA had donated £500.00 and Cllr. O'Neill had also given money to the Group. It was proposed by Cllr. Newns, seconded by Cllr. Rawlings and **RESOLVED** to donate £1,500 towards the Group using Community Infrastructure Levy earmarked reserves. **All Agreed.**

11548/19 Financial Matters

The Clerk reported the following available balances as at 1st April 2019 with the bank statements being witnessed and signed by the Chairman and Clerk:-

Current Account	£ 950.00	(Statement No. 416 dated 1 st April 2019)
Business Reserve (1)	£ 14,374.66	(Statement No. 205 dated 5 th March 2019)
Business Reserve (2)	£104,961.26	(Statement No. 311 dated 1 st April 2019)

The receipts and payments account as at 9th April 2019 was noted by the Parish Council.

The Clerk reported that unspent budgets from 2018/19 had been moved across to their respective 'earmarked reserves'.

A Neighbourhood Plan earmarked reserve category had been created and now held the £2,000 unspent 2018/19 budget.

A revised Came & Company Insurance premium had been received (play equipment etc removed from the policy and the new PA system included). This was now for £728.60. However should the Parish Council be mindful to accept a 3-year contract with Came & Company this would reduce to £694.67. It was proposed by Cllr. Cheskin, seconded by Cllr. Rawlings and **RESOLVED** to accept a 3-year contract with Came & Company. **All Agreed.**

11549/19 Accounts for Payment

The Clerk reported the following accounts to be paid.

Payee	Chq No.	Description	Net	VAT	Gross
			£	£	£
Mrs. P. Evans	SO	Clerk's Salary - April	£863.16	£0.00	£863.16
HMRC	2875	Tax & NI	£142.28	£0.00	£142.28
Complete Business Solutions	2876	Stationery	£79.28	£15.86	£95.14
			£1,084.72	£15.86	£1,100.58

Cllr. Cheskin proposed, Cllr. Law seconded and it was **RESOLVED** that the above accounts be paid. **All Agreed.**

11550/19 Minor Items Raised by Members or for Future Agenda

It was noted that the fallen tree branch in the closed churchyard of St. James on Churchend Lane had been partially resolved.

The Parish Councillors also noted that SGC had been cutting the grass verges around the village and there appeared to be a lot of grass clippings left.

This concluded the business of the meeting which closed at approximately 10.00pm.

Next meeting of Charfield Parish Council was to be held on Tuesday 14th May 2019 at 7:30pm in the Sportsman's Lounge – this being the Annual Parish Council meeting.

Chairman

14th May 2019

**Clerk's Report
Presented to Full Parish Council Meeting on 9th April 2019**

1. Willow Tree – Permission has now been granted for works to the Willow tree at the junction of Manor Lane and Wotton Road. Blagdon Tree Surgeons will be undertaking the work and have advised they will undertake this on Tuesday 30th April 2019. They will be on site by 8.30am. The Clerk will advise the resident of 32 Wotton Road and also ask that an SGC Tree Officer attend to ensure they are happy that the work is satisfactory.
2. The 2019 Big Spring Clean is due to take place on Saturday 13th April 2019 between 10.00am and noon. The Clerk will pick up the equipment from Broad Lane on 12th April 2019.
3. The two recent incidents of graffiti have been reported to the Tension Monitoring initiative. In turn they have asked that the religiously motivated graffiti be reported to A&S Police.
4. Kingswood Parish Council is unable to attend our meeting to talk about the ANPR Cameras. This has been postponed until the June meeting.
5. South West Ambulance Service has said they would be able to attend the Village Fete in June to provide live demonstrations throughout the day. The Clerk is liaising with SWAS to organise this.
6. The order for the projector had been placed with Dell. Unfortunately there is a delay in delivery. This is now due to arrive on 16th April 2019.
7. Additional road closures have been advised – one for Churchend Lane in June and another for the Wotton Road to Box Walk in June – both these closures are because of essential maintenance/underground chamber repairs.

Paula Evans
Clerk
9th April 2019

Appendix A

PT17/4923/O | Demolition of existing industrial unit and erection of 1 no. building to form retail unit (Class A1) (outline) with access, layout and scale to be determined. All other matters reserved | M.J. Fews Ltd, Wotton Road, Charfield | Revised Plans | Charfield Parish Council OBJECTS to this application being permitted and would comment as follows.

Further to our comments of 19th February which drew attention to our concerns regarding visibility splays, parking, access for staff and deliveries, tree protection and CEMP provision, we note the amended plans. The visibility splay to the east remains unaltered, being the wall and front structure of the Railway Tavern. Parking and delivery areas have been clarified, and the tree protection issues appear to have been adequately addressed, albeit there is concern still over the root protection area of T01.

Charfield Parish Council recognises the comments of the officer at South Gloucestershire Council, who apparently felt the draft neighbourhood plan CEMP guidelines we offered were unduly arduous and unhelpful. The Parish Council remains concerned about the impact construction has on the life of the village and the traffic flowing through it, based on recent evidence of pollution and adverse impact from other developments, and emphasises their wish for a strong CEMP, which has yet to be seen in this applications.

The Parish Council notes two relevant facts. Firstly that the land in this vicinity is safeguarded for a railway station and car park, and that increasing traffic in this minor road might prejudice the viability of the safeguarded land. Also that Charfield is being offered up as a Strategic Development Location, and in the event the JSP is adopted and Charfield more than doubles in size, this facility may be too small to cope with local demand, and yet be so large as to dissuade more appropriate development. It is a spurious drop-in development that works against the overall planned development of the village.

Charfield Parish Council urges South Gloucestershire Council to refuse this application.

Appendix B

P19/2452/O | Mixed use development of up to 900 residential units (Use Class C3 including affordable homes and housing suitable for the elderly) with provision of a reserve site for a new 2FE primary school with playing fields (Use Class D1) OR up to 950 residential units (Use Class C3 including affordable homes and housing suitable for the elderly); up to 1ha of land for a neighbourhood centre, comprising 0.7ha with provision for 1,800sqm of commercial floor space (up to 500sqm A1, 500sqm A1/A2/A3/B1 and 800sqm D1 community uses with C3 residential on upper floors forming part of the 900/950 total residential units, and up to 0.3ha additional employment provision). Provision of green infrastructure including: open space, parks, natural and semi-natural green space, amenity green spaces, allotments, community orchard and facilities for children and young people. Preparatory works; provision of associated infrastructure including footpaths/cycleways and vehicular accesses; and associated engineering and landscaping works including SUDS. Outline application including access with all other matters reserved | Land south of Charfield | To **OBJECT** to this application and comments as follows.

Charfield Parish Council **OBJECTS** to this application being permitted. Charfield Parish Council has been and remains of the firm opinion that defining Charfield as a Strategic Development Location able to take an additional 1200 dwellings is unsustainable, despite any improvements to the M5 J14 motorway junction and despite any reopening of Charfield Railway Station. As an unsustainable development location this application should be refused. The JSP which provides a footing for this application is not offering the sustainable growth of an evolving village but the uncontrolled growth of a cancer, and the outcome will be the death of the village of Charfield.

The Parish Council is not convinced by any of the arguments or mitigation offered either in the Joint Spatial Strategy or at liaison meetings with CEG that 900 to 950 new homes on this site can be assimilated without destroying the village of Charfield we currently know. Neither is the Parish Council convinced that the traffic these new dwellings will inevitably bring can be accepted onto our local road network without both creating gridlock congestion, unacceptable amounts of pollution and an increased hazard to pedestrians cyclists and other road users.

There are many specific issues we feel are not adequately addressed in this application, and having presented our unambiguous objection we would like to draw attention to some of them. The overall application is too large for this comment to be the summation of our objection, and at this stage our comments are solely about traffic flow and access to the local transport network.

The extensive accompanying DAS describes Charfield as Sustainable, and yet without car use there is no access to doctors or dentists surgeries, no access to secondary education (and limited access to primary) and no safe access to the closest significant retail centres at Wotton under Edge, Yate and Thornbury. The proposal identifies some mitigation including the potential (no more) for a 2FE school and a neighbourhood centre but the existing vehicle dependence born of being a rural village far away from service and employment centres does not change.

Currently, in the one thousand dwellings Charfield, the majority of employed persons leave the village each morning in their cars, and return each evening. The recent upheaval of the Wotton Road has shown how utterly reliant we are on the car. There is no evidence to suggest more than doubling the number of dwellings will not more than double the amount of car traffic particularly during peak commuter times.

Although the M5 motorway junction 14 has been identified for redesign, in order to promote a safer flow of traffic off the motorway, this does not change the design of the B4058 and B4509. The B4509 Tortworth Road in particular is already at capacity, taking through traffic from Gloucestershire via

Charfield, and traffic from Yate and Iron Acton including HGV movements between the M4 J18 and the M5. The improvements at the M5 J14 are not expected to be in place until 2025 but even then the feeder B-roads will be clogged with traffic.

The proposal suggests the majority of this additional traffic will flow onto and from the Wotton Road on Charfield Hill, at a T-Junction with a turning lane. The Parish Council feels strongly that this is an inadequate design, where morning traffic congestion will lead to a significant increase in vehicle collisions. If this amount of dwellings is to be built in this area then achieving safe road access is of the utmost importance. The Council has no confidence in this design.

The right turning lanes envisaged to accommodate the additional traffic in fact hold less than half a dozen vehicles, and as such offers no mitigation at all to the congestion likely to develop from the several hundred extra cars exiting the development during the morning peak times or returning in the evening peak. The only reasonable means of flowing an equivalent amount of traffic to that already using the Wotton Road out of the village is to route it separately to the existing 'at capacity' B4058. This might be possible by implementing a new Churchend junction onto an improved Charfield Hill roundabout, using the "southern relief road" design previously suggested at the develop liaison group meetings at which South Gloucestershire Planners attended.

Although this would not improve the B4509 it would address some of the congestion and resultant pollution of vehicles standing idling on the B4058 through the village of Charfield itself.

The subsidiary access to the development is identified as at Little Bristol Lane. This partially single width road is inadequate to the task and will inevitably create a significant hazard for pedestrians, and for children accessing the playground at the Memorial Hall Playing Field. In any case, the traffic will then back up as it attempts to access the B4058 Wotton Road at a complex and already identified hazardous junction close to a blind humped back railway bridge. The Wotton Road already being at a standstill because of the traffic egressing from the Charfield Hill junction this alternative egress will be wholly unproductive.

The overall emphasis of the application is of manageable traffic flows, but we know traffic flows are already unmanageable. The recent resurfacing of the Wotton Road and the impact that has had on local and through commute traffic shows the existing community is over-reliant on the B4058. To simply empty an additional amount of traffic onto it will inevitably both raise congestion and pollution, but also increase the likelihood of accidents.

The geographic location of Charfield, and the inadequacy of the road network that currently serves it, and the failure of both the JSP promoted improvements and the design of the CEG application means that an increase of 900 dwellings in this location is unsustainable. As unsustainable development is not to be approved this application should be refused.

Further comments are likely, on other aspects of this application.