

## **CHARFIELD PARISH COUNCIL**

Minutes of the Ordinary Meeting of Charfield Parish Council held on Wednesday 11<sup>th</sup> September 2019 commencing at 7.30pm in the Sportsman's Lounge, Memorial Hall, Charfield

### **RESENT**

**Parish Councillors:** Mr. M. Rosher, Mrs. W. Glasgow, Mrs. N. Newns, Mr. T. Parker, Mr. V. Sydenham and Mr. A. Threlfall

**Clerk:** Mrs. Paula Evans

**Public:** One member of the public was present

Action

### **11593/19 To note Apologies for Absence and Acceptance of Reasons**

Apologies were received, noted and accepted from Cllrs. Law and Cheskin. Cllr. O'Neill also sent apologies due to a prior meeting.

### **11594/19 Declarations of Interest in items on the Agenda**

As the Parish Council's appointed representative of the Memorial Hall Committee, Cllr. Threlfall voluntarily declared an interest in agenda item 18.

### **11595/19 To Approve Minutes of Previous Meeting**

The minutes of the Ordinary meeting of Charfield Parish Council Meeting held on 17<sup>th</sup> July 2019 had been circulated. It was proposed by Cllr. Threlfall, seconded by Cllr. Newns and **RESOLVED** to approve the minutes. The Chairman duly signed the minutes. **All Agreed.**

### **11596/19 Public Participation**

A member of public addressed the Parish Council regarding their planning application for land north of Wotton Road P19/11787/F. The Parish Council was advised that the owner had retained some of the land and had submitted an application for a café/community building whereas Barratt Homes had submitted an application for a retail unit. It was hoped that the café/community building would create a hub for the village to use. It was envisaged there would be some type of refillable/reusable retail facility with some of the additional space being given over as a meeting room without taking anything away from the Memorial Hall. The owners of the land were not happy with the Barratt Homes application. Once built, the owners would be looking to rent the building out to a tenant. They had very definite ideas on how the facility should be run. The Parish Council queried whether there would be some green space/landscaping/outside tables as this could potentially diminish the space available for parking. The Parish Council also mentioned that one of the local farm shops already has a refillable/reusable facility.

Regarding application P19/09479/F the member of public advised the Parish Council that a family member wished to purchase a piece of land in order to build a separate dwelling and refurbish the big green tin shed in order to be able to run their marque business. There would be minimal traffic movements, probably between 2 and 6 per day.

A member of the public addressed Parish Councillors regarding the recent events over the weekend of 6<sup>th</sup>/7<sup>th</sup> September in the Memorial Hall Playing Fields. The Friday night event had gone relatively well, however the noise from the Saturday event had been beyond raucous and had carried on beyond 2.30am. The music from the beginning of the Saturday event had been intense and did not stop or even reduce in volume at the 11.30pm anticipated stop time. The member of public had tried to speak with the Chairman of the Hall Committee but his telephone had been switched off. So the member of public had emailed the Chairman of the Committee, the Parish Council Clerk and Cllr. O'Neill expressing their dissatisfaction and had provided audio/video recordings from an open window and a closed window. Eventually at 2.10am a neighbour had telephoned the Police who had been unwilling to become involved explaining it was a local authority matter. This matter had now been reported to SGC using their online form to report an environmental nuisance which had been copied to both the Chairman of the Hall Committee and Cllr. O'Neill. The member of public understood they were not alone in reporting this event. An email of apology had been received from the Hall Committee who had

understood that the music would be turned off at 1.00am. The member of public also advised that some neighbours further up the street had not been bothered by the noise. However, the member of public would be seeking a severe restriction on the future use of the licence after the hours of darkness.

Cllr. Rosher proposed, Cllr. Glasgow seconded and it was **RESOLVED** to invoke Standing Order 16 to bring forward agenda item 8 and decide responses to the presented planning applications. **All Agreed.**

#### **11597/10 Co-Option of a Parish Councillor**

Two expressions of interest had been received by the Clerk. In compliance with Charfield Parish Council's Co-Option Policy, application forms had been sent. Nothing further to report.

#### **11598/19 To receive the Clerk's Report**

The Clerk had previously circulated her report which was noted by Parish Councillors. A copy of which is appended to these minutes.

#### **11599/19 Report from Cllr. John O'Neill, South Gloucestershire Council Representative**

Cllr. O'Neill was unable to attend the meeting due to a prior meeting, but had sent a written report.

The JSP remained unresolved at this time – the letter from the Planning Inspectors in early August assured a further letter would be sent in August when WECA and the four unitary authorities responded to the initial letter. SGC were of the opinion that whilst there was work to be done, the Plan was achievable. At this time it is a matter of waiting to see if the plan would be withdrawn by the Councils, or if the Planning Inspectors decide they can test it for soundness. The most important issue to be aware of at this time is that if the Plan is withdrawn or found to be unsound, there would still be a requirement to complete a strategic housing market assessment to gauge the housing requirement for South Gloucestershire and the West of England. It was known that developers have invested in the Charfield sites and it would be in our best interests if the process that selected the Strategic Development Locations was flawed.

The external events that were held in the marquee on the playing field over the previous weekend had led to several complaints from residents over the Saturday night event, with noise issues going into the early hours of Sunday morning. The Memorial Hall is licensed for alcohol and entertainment activities until 23:45 hrs on Saturday nights internal to the Hall itself. The licence for these two events was a Temporary Events Licence (TENS) applied for by the organiser. This covered the alcohol and entertainment activities until 23:00 hrs on the Friday and midnight on the Saturday. Clearly the terms of the licence were not adhered to with no control being exercised by the organisers. Cllr. O'Neill had updated the Hall Chairman and in defence of the Committee they allowed the events to proceed in the knowledge that they were covered by licences that would protect the community although they may be more selective in allowing events of this type in the future. The incident is now being investigated by Licensing and Environmental Protection who will contact the organisers for an explanation. This is likely to prejudice any further temporary events licences that they may wish to apply for.

Planning applications are fairly dominated by Warners Court. There are two applications for the same site – the convenience store or café, the latter is submitted by the landowner, the former by Barratt Homes, which given the intentions of the landowner needs to be withdrawn by Barratt Homes. Some information that may be relevant – there were proposals to use one half of the Pear Tree as a café, this now looks unlikely given the difficulties in achieving DDA compliance with access, disabled toilets etc.

Parish Councillors discussed the detailed letter from the Planning Inspectors. They considered it to be a damning letter and it was plain that Charfield as an SDL had failed the robustness test. If the JSP was a 'Joint Spatial Plan' in the truest sense then there was no need to state that SGC housing needs should be made just within South Gloucestershire – it should be spread

across the whole of the Combined Authority. The Parish Council noted that CEG had postponed their liaison group meeting planned for October. The Parish must remain ready to resist the CEG application.

### **11600/19 Planning Applications**

P19/09479/F | Erection of 1 no. dwelling with parking and associated works. Partial demolition and Change of Use of existing agricultural building to storage (Class B8) as defined in the Town & Country Planning (Use Classes) Order 1987 (as amended) | Warners Court, Wotton Road, Charfield | NO OBJECTIONS.

P19/09596/RM | Erection of retail unit (Class A1) and associated works, to include details of appearance, landscaping, layout and scale (Approval of reserved matters to be made in conjunction with PT16/6924/O) | Land north of Wotton Road, Charfield | To OBJECT. Cllr. Rosher proposed, Cllr. Glasgow seconded and it was **RESOLVED** to respond as follows. **All Agreed.** Charfield Parish Council considers this to be overly large massing; out of keeping with a village aspect; insufficient parking spaces have been provided; because of a lack of parking spaces users of the retail unit may be tempted to park in the Hall car park (opposite) and run across the Wotton Road; the Parish Council remains concerned about the access onto the busy Wotton Road; if permission was granted then conditions are sought by the Parish Council on delivery times which must reflect the residential aspect of the site and also the busyness of the Wotton Road and therefore would probably be 11.00hrs through 15.00hrs.

P19/11787/F | Erection of 1 no. building to form retail unit (Class A1) and café (Class A3) with new vehicular access, car park and associated works | Land at Wotton Road, Charfield, GL12 8TG | NO OBJECTIONS, but to comment that this proposed development takes away the impact on the street scene. The Parish Council still remains concerned about road safety, notwithstanding our previously expressed concerns about access to the site. Due to the residential aspect and surroundings and busyness of the Wotton Road, the Parish Council would like to see conditions imposed regarding delivery times having due regard of the Wotton Road during peak flow times and therefore would probably be 11.00hrs through 15.00hrs.

P19/7480/F | Demolition of existing outbuildings and erection of detached garage and annexe ancillary to the main dwellinghouse | The White House, Churchend Lane, Charfield | NO COMMENTS.

P19/8564/RM | Erection of 115 no. residential dwellings to include details of layout, scale, appearance of buildings and landscaping (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT16/6924/O). (Alternative Reserved Matters to PT18/6493/RM) | Land north of Wotton Road, Charfield | To OBJECT. Cllr. Threlfall proposed, Cllr. Newns seconded and it was **RESOLVED** to respond with those comments contained in Appendix A attached to these minutes. **All Agreed.**

P19/08999/RM | Development of Plot 116 for a single self-build dwellinghouse and associated parking appearance, landscaping, layout and scale to be determined (Approval of Reserved Matters to be read in conjunction with outline permission PT16/6924/O) | Land north of Wotton Road, Charfield | To OBJECT. Cllr. Rosher proposed, Cllr. Newns seconded and it was **RESOLVED** to comment as follows. **All Agreed.** The Parish Council considers this to be a disingenuous application and does not adhere to the Parish Council's understanding of the spirit of being a 'self-build' house (each plot being designed uniquely by the individual owners); the proposed plans appear to leave no option for individuality. They are designed by Barratts and are identical to planning application P19/09002/RM, P19/09019/RM, P19/09025/RM, P19/09015, P19/09021/RM.

Charfield Parish Council agreed the same response for P19/08999/RM to planning applications P19/09002/RM (Plot 117), P19/09019/RM (Plot 118), P19/09025/RM (Plot 119), P19/09015/RM (Plot 120), P19/09021/RM (Plot 121).

P19/09299/F | Erection of a two storey side extension to form additional living accommodation | 33 Farm Lees, Charfield, GL12 8JA | NO OBJECTIONS.

P19/10653/F | Erection of single storey front extension to facilitate garage conversion and single storey rear extension to form additional living accommodation | 12 Longs View, Charfield, GL12 8HZ | NO OBJECTIONS.

The following two applications had been received after the issue of the September agenda. The Clerk was therefore asked to request and extension to the 21-day response deadline.

Clerk

P19/12341/F | Demolition of existing cottage and erection of 2 no. dwellings and associated works | 66 Wotton Road, Charfield, GL12 8SR.

P19/11376/F | Siting of 1 no. portacabin (Class B1a) for use as a temporary sales office for 6 months and installation of 1 no. electric generator | Charfield Memorial Hall Car Park, Wotton Road, Charfield.

### **11601/19 Planning Decisions**

PT18/5861/O | Demolition of existing garage and erection of 1 no. dwelling and 1 no. detached garage (outline) with access, appearance, layout and scale to be determined, all other matters reserved | 28 New Street, Charfield, GL12 8ES | APPROVE WITH CONDITIONS.

P19/7253/PDR | Erection of a single storey rear extension to form additional living accommodation | 59 Woodlands Road, Charfield, GL12 8LT | APPROVE WITH CONDITIONS.

P19/7666/F | Erection of a single storey rear and side extension to form additional living accommodation | 16 Severn Close, Charfield, GL12 8TZ | APPROVE WITH CONDITIONS.

P19/6582/F | Erection of 1 no. detached dwelling with associated works | 5 Wotton Road, Charfield, GL12 8TP | APPROVE WITH CONDITIONS.

### **11602/19 Planning Enforcement**

The damage to the Lime trees (Barratts site) had been reported to SGC. When speaking with the SGC Tree Officer, it would appear the contractor had cut the trees far more severely than had been agreed. The Clerk understands that SGC are seeking financial compensation of some kind.

The Clerk was asked to chase the status of the planning enforcement action regarding the 6/8 dead Silver Birch trees on the Bellway site.

Clerk

### **11603/19 Charfield Neighbourhood Plan**

Charfield Neighbourhood Plan is now going through formal public consultation with major stakeholders (Regulation 14 Consultation). Version 1.4 of the Plan was available to view on the Parish Council and Neighbourhood Plan web sites and paper copies were available from various places around the Parish. A response had been received from the National Coal Board who had made no comments. Additionally an environmental group had offered assistance with writing the plan. Most comments from residents have been positive. The Parish Council once again expressed their thanks to the group of extremely hardworking residents who had volunteered and put a tremendous amount of effort into developing the Plan.

### **11604/19 Charfield Burial Ground Report**

The Clerk would be attending the burial ground on 12<sup>th</sup> September to meet with the funeral director to mark out the plot for the Dayment ashes interment on Saturday 14<sup>th</sup> September 2019.

The Clerk understood that the interment of ashes on 24<sup>th</sup> August 2019 had taken place and the family had been very pleased.

Payment of £600 had been received for a reserved burial plot within the burial ground and the Grant of Exclusive Right of Burial certificate had been sent to the resident.

The Clerk had emailed Cemex on 1<sup>st</sup> August 2019 regarding use of their Helping Hands team to clear the pile of stones at the top of the burial ground to facilitate erection of the Oak shelter. No response had been received, therefore the Clerk would chase.

Clerk

The Clerk had asked KLH to go ahead with the repairs to the roadside wall and re-staining of the double and pedestrian gates and the notice board.

The Clerk had emailed SGC Conservation Officers on 1<sup>st</sup> August 2019 regarding the erection of the shelter according to approved planning application P10/0060/F. The Clerk had enquired whether conservation approval was required bearing in mind the close proximity of St. James Church. The Clerk had also enquired about removing the ivy etc. on the adjoining wall as this was now impeding use of the ashes plots. Nothing had been heard back from SGC, therefore the Clerk would chase.

Clerk

At the Freshers Fair on Saturday 7<sup>th</sup> September, the Parish Council had been offered a Yew tree for the burial ground. The Chairman and the Clerk had accepted this offer. The Clerk would mark out the centre point of the rose bed ready for the Yew to be planted.

Clerk

CUGUC had trimmed back the lavender bushes around the rose garden. The lavender had been made into lavender bags and sold at the Freshers Fair to raise funds for CUGUC.

#### **11605/19 Youth Group**

Cllr. Cheskin had reported that the meeting with Youth & Community Services had been postponed at short notice. A new meeting date would be arranged.

Over the summer months it had been reported that a number of youths had been causing trouble around the parish, particularly in the play areas. It was noted the youths causing the problems were not from Charfield, but from Thornbury. Thornbury had been having a crack-down on anti-social behaviour and these youths were now disbanding to other areas including Cromhall and Tytherington.

Cllr. Glasgow proposed, Cllr. Parker seconded and it was **RESOLVED** that Charfield Parish Council would pursue the concept of setting up a Youth Council. **All Agreed.** Obviously this concept needed further development and Cllr. Glasgow would arrange to meet with both Youth Groups to discuss what they would like to see happen next.

WG

Cllr. Roshier proposed, Cllr. Parker seconded and it was **RESOLVED** that Charfield Parish Council would financially support the cost of room hire to hold Youth Council meetings once a month. **All Agreed.**

Cllr. Roshier proposed, Cllr. Sydenham seconded and it was **RESOLVED** that Cllr. Glasgow would be the Youth Council liaison representative. **All Agreed.**

#### **11606/19 Meeting Reports**

Bellway Liaison Group meeting – Cllr. Roshier, Cllr. O'Neill, the Clerk and a neighbour had proceeded with the meeting on 5<sup>th</sup> August 2019 despite no Bellway representative turning up. The group had walked around the site and noted – there was a puddle on the Wotton Road (left-hand side of junction) despite the recent hot weather; issues with builders rubble working its way to the surface in the children's play area; failed Silver Birch trees (planning enforcement).

Memorial Hall Committee meeting – As the Parish Council's representative, Cllr. Threlfall reported that the refurbishment works had gone well and the Hall looks good, and modern. The new additional meeting room is slightly smaller than the Sportsman's Lounge. A Grand Re-Opening was planned for Saturday 14<sup>th</sup> September 2019.

Charfield Yarn Bombers – Cllr. Glasgow reported that the Yarn Bombers had had a very

successful Emergency Services Day which had been held at the Maritime Academy where they had officially handed over the knitted helicopter and 27-crew members. Wotton Fire Brigade and the A&S Police dog unit had given presentations. It was hoped to make this an annual event. The Yarn Bombers have had an enquiry from Aardman Animations who were hoping to do a 30 second animation. The Yarn Bombers will be putting the poppies out again this year. Their current project is to knit a six foot Christmas tree which will be erected in front of the Church.

Freshers Fair – Cllr. Rosher and the Clerk reported that the Freshers Fair on 7<sup>th</sup> September 2019 had been busy with lots of Charfield residents passing through. The Clerk had prepared a PowerPoint presentation and obtained lots of leaflets relating to local council facilities.

### **11607/19 Correspondence Received**

SGC - Tension Monitoring - Charfield Parish; News release - Climate emergency declared by West of England Combined Authority; Planning Review Update; Charfield Parish Council - Community Information; New posters for dog legislation; Charfield Parish - PROW Issues; South Glos Council Waste Consultation; Charfield Parish - Volunteer Footpath Warden; Notification of BT Phonebox Removal -Public Consultation; South Gloucestershire Economic Briefing - August 2019; Local Planning Application Requirements; South Gloucestershire Heritage Partnership Meeting on 29th October 2019; Policy Consultation E-Briefing 10-19 – 5G Mobile Coverage In Rural Areas.

NALC/ALCA - In Short - July 2019; NALC website; New NALC model Financial Regulations; Election Survey; NALC Annual Conference 2019; In Short – August 2019.

Other - Parish Councillor co-option; KLH – Grass; Little Bristol Close – Charfield; Buying plot in cemetery; Overgrown Footpaths in Charfield; Greenway Steering Group Meeting - 23 September 14:00, Wotton Civic Centre; Bellway liaison meeting; CEMEX Wickwar; Handyman Holmes estimate; Data Protection fee - Reminder to renew; OCH8; Town & Parish Council Charter; Charfield Liaison Group meeting; Charfield Village Hall Grand Opening; Charfield Parish Council, AV0021; Hall related items; Council Website; 66 Wotton Rd Charfield; Tree Preservation Orders - Charfield Parish; T&PC Forum Draft Minutes - Next Meeting; Freshers Fair; Cemex presentation; Excessive Noise Levels from Event at Memorial Hall 7<sup>th</sup> Sept 2019.

### **11608/19 2019 Remembrance Day – Sunday 10<sup>th</sup> November 2019**

The Clerk reported that she had applied to SGC on 3<sup>rd</sup> September for the usual road closure to facilitate the Act of Remembrance on Sunday 10<sup>th</sup> November 2019. Letters advising all residents affected would be hand delivered. Plans were progressing.

Cllr. Parker proposed, Cllr. Rosher seconded and it was **RESOLVED** to donate £50.00 to the RBL Poppy Appeal. **All Agreed**. The Clerk was asked to investigate the possibility of having a more environmentally friendly Poppy Wreath to lay at the War Memorial.

Clerk

### **11609/19 Parish Water Fountain**

Cllr. Sydenham proposed, Cllr. Threlfall seconded and it was **RESOLVED** that the concept of installing a Parish Water Fountain (similar to those installed by Frampton Cotterell Parish Council) was worth pursuing. **All Agreed**. The Clerk advised that Frampton Cotterell Parish Council had set aside something in the region of £15,000 to install three water fountains around their Parish.

Cllr. Rosher proposed, Cllr. Sydenham seconded and it was **RESOLVED** to write to the Memorial Hall Committee to ask whether they would be mindful to have a water fountain in the playing fields if it was funded by the Parish Council. This would require the water supply being extended into the playing field. **All Agreed**.

Clerk

### **11610/19 Memorial Hall**

Cllr. Rosher proposed, Cllr. Newns seconded and it was **RESOLVED** to appoint Cllr. Threlfall to be the Parish Council's representative Trustee on the Hall Management Committee for the

forthcoming year. **All Agreed.** The Clerk was asked to return the nomination form.

Clerk

The Clerk provided details of a recycling/litter bin suggested by the Hall Committee at a cost of £399 plus VAT. Queries were raised over whether one or two bins needed to be purchased. It was agreed to defer any decision until Cllr. Threlfall had clarified the situation.

AT

The Clerk reported that the cost for replacement access gates off Little Bristol Lane had previously been absorbed into the 2018 quote from Courtstall for replacement tennis court fencing. Therefore she had been unable to identify the specific price for the gates. The Clerk had contacted Courtstall again to ask for a revised quote specifically for the access gates, but nothing further had been heard. Cllr. Rosher proposed, Cllr. Parker seconded and it was **RESOLVED** that the Parish Council would, in principle fund the cost of replacement gates. **All Agreed.** The Clerk was asked to make further enquiries with Courtstall.

Clerk

The Clerk advised the Parish Council that the Memorial Hall Committee was seeking a grant regarding a recent water leak and had supplied the Parish Council with a quote (dated 19<sup>th</sup> July 2019) for the replacement of the 32mm underground water pipe within the car park and all associated works including two new internal stop taps. The quote was for £5,112.00 (£4,260 plus £852 VAT). Cllr. Threlfall reported that as far as he was aware, the recent leak had been patched and mended. The Parish Council therefore considered this quote was for future planned works. Cllr. Glasgow proposed, Cllr. Newns seconded and it was **RESOLVED** to write to the Memorial Hall Committee suggesting they talk to the Parish Council before the January 2020 budget meeting with a view to completing and submitting an official grant application. **All Agreed.**

Clerk

Standing Order 69 was noted. Cllr. Rosher proposed, Cllr. Threlfall seconded and it was **RESOLVED** to continue with the meeting. **All Agreed.**

### **11611/19 Financial Matters**

The Clerk reported the following available balances as at 5<sup>th</sup> September 2019 with the bank statements being witnessed and signed by the Chairman and Clerk:-

Current Account	£ 500.00	(Statement No. 420 dated 1 <sup>st</sup> August 2019)
Business Reserve (1)	£ 14,386.71	(Statement No. 210 dated 5 <sup>th</sup> August 2019)
Business Reserve (2)	£126,258.96	(Statement No. 315 dated 1 <sup>st</sup> August 2019)

The receipts and payments account as at 11<sup>th</sup> September 2019 was noted.

PKF Littlejohn contacted the Parish Council regarding the Annual Return. Questions were raised in connection with Box 3 (Other Receipts) and the reported 73% increase in receipts for the year 2018/19. This was because of the unanticipated CIL of £15,556 on top of the precept. The Clerk had explained this on the form, but PKF Littlejohn did not appear to understand. The email was picked up whilst the Clerk was on annual leave and required a response by 24<sup>th</sup> August. Therefore the Clerk dealt with the matter whilst on holiday and responded sending a copy of the receipts account for financial year 2018/19. This appeared to answer PKF Littlejohn's query and the Annual Return has now been sent on for final checking.

The tripod has been ordered from Jessops, receipt is awaited.

### **11612/19 Accounts for Payment**

The Clerk reported the following accounts to be paid.

Payee	Chq No.	Description	Net	VAT	Gross
			£	£	£
Mrs. Paula Evans	SO	Clerk's Salary - August & Sep	£1,726.32	£0.00	£1,726.32
HMRC	2912	Tax & NI - Aug & Sept	£248.56	£0.00	£248.56
KLH Landscaping	2911	Annual Grounds Maintenance	£1,772.50	£0.00	£1,772.50

South Glos Council	2913	Localism Charges	£507.63	£101.52	£609.15
Thornbury TC	2914	Cllr. Training	£11.67	£2.33	£14.00
Memorial Hall	2915	Room Hire	£53.90	£0.00	£53.90
ICO	2916	Data Protection	£40.00	£0.00	£40.00
Mr. L. Parsons	2917	CNP Advertising	£137.60	£27.52	£165.12
Mrs. Paula Evans	2918	Tripod	£109.99	£0.00	£109.99
NetSupportUK	2919	Licences	£130.80	£26.16	£156.96
RBL Poppy Appeal	2920	Wreath (S.137)	£50.00	£0.00	£50.00
			<b>£4,788.97</b>	<b>£157.53</b>	<b>£4,946.50</b>

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

#### **11613/19 Minor Items Raised by Members or for Future Agenda**

Installation of second defibrillator unit – the Clerk reported that the quote for installation had been accepted and would happen within the next couple of weeks.

*This concluded the business of the meeting which closed at approximately 10.10pm.*

*Next meeting of Charfield Parish Council would to be held on Tuesday 8<sup>th</sup> October 2019 at 7:30pm in the Sportsman's Lounge.*

Chairman

8<sup>th</sup> October 2019

#### **Clerk's Report Presented to Full Parish Council Meeting on 11<sup>th</sup> September 2019**

1. Nothing further has been heard from SGC regarding the placement of a QR Code on the War Memorial.
2. The Clerk will chase the local monumental mason regarding the refurbishment of the War Memorial. The Clerk has contacted SGC Conservation Officer on 1<sup>st</sup> August regarding works to the memorial, but nothing has been heard back. The Clerk will chase.
3. The Clerk, the Chairman and Cllr. Newns attended the Freshers Fair on Saturday 7<sup>th</sup> September 2019 in St. John's Church. The event appeared well attended by residents. The Clerk had obtained numerous pieces of information from SGC regarding local authority services. The Clerk had developed a PowerPoint presentation which included numerous pieces of information.
4. Due to family commitments, the Clerk would be unable to attend the Grant Re-Opening Event for the Memorial Hall on Saturday 14<sup>th</sup> September 2019. Cllr. Cheskin will be attending to represent the Parish Council.
5. Cemex will be presenting their plans for the quarry to the October 2019 meeting of the Parish Council. The Parish Council has been contacted by Tortworth Parish asking whether it would be possible for their residents to attend the October meeting. To this end the Clerk has changed the October booking from the Sportsman's Lounge to the Main Hall to accommodate increased numbers under public participation.
6. Over the summer there have been a number of complaints from residents regarding litter in the Memorial Hall play area and surrounding areas. The Clerk was wondering whether the Parish Council may be interested in developing the idea of a litter picking station, see attached link <https://beachclean.net/boards> - The Clerk realises this is primarily for beach clean-ups, but would be happy to explore whether it could be used in and around Charfield Parish.

7. The Clerk has been in touch with SGC regarding the siting of a new bus stop (Crest Nicholson development). Unfortunately the SGC Officer is on leave, so the Clerk is awaiting a response.
8. Outstanding items:
  - a. Installation of defibrillator – the Clerk met with Handyman Holmes on 8<sup>th</sup> August 2019 (who installed the Hall unit), and accepted the subsequent quote of £125 to install the second defib unit on the Costcutters wall. The Clerk will be liaising between the owner of Costcutters and Handyman Homes to get this installed.
  - b. When meeting with Handyman Holmes, it would appear that Mr. Holmes will be attending to the Manor Lane notice board. The Clerk advised that the cost for any materials would be borne by the Parish Council. Nothing further has been reported.
  - c. The Clerk has emailed the SGC PROW Officer regarding the volunteer position of Footpath Warden. SGC PROW has forwarded information regarding risk assessment procedures, training opportunities and description of works. The Clerk will be re-advising residents of this volunteer position.

Paula Evans  
Clerk  
11<sup>th</sup> September 2019

## Appendix A

19/8564/RM | Erection of 115 no. residential dwellings to include details of layout, scale, appearance of buildings and landscaping (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT16/6924/O). (Alternative Reserved Matters to PT18/6493/RM)

To **OBJECT** - The proposed three-storey houses detailed on the plans are **not** a feature of Charfield, or in keeping with existing, surrounding dwellings in the village. The draft Charfield Neighbourhood Plan which is currently going through Regulation 14 contains policies that resist this type of design. The Parish Council notes that the plans show a 2½ design however the 3D (1 & 2) modelling clearly shows the overall massing of the houses to be fully 3-floors in height, so they are not simply an in-roof gable design.

The Parish Council would question the size of the gardens detailed on the plans. It would appear that many of the dwellings would have much smaller garden sizes. The plans contain little facility for outside play, therefore the Parish Council would have expected and indeed consider it essential that decent sized gardens are provided for outdoor recreational use by residents. The Parish Council noted that even the 'affordable homes' were very sadly lacking in space with many of the dwellings having only 34m<sup>2</sup> and 35m<sup>2</sup> sized gardens.

As mentioned above, there is practically no provision for equipped on-site recreation or play and what is contained within the plans is derisory. The Parish Council is concerned that as the development will be situated opposite Charfield Memorial Hall & Playing Field children will focus their attention on that play area. This would mean them crossing the extremely busy and dangerous B4058 Wotton Road. This development has no safe means of crossing the B4058 in order to access the Playing Fields. This part of the Wotton Road is heavily trafficked, has a blind-bend and humped back railway bridge, which has been the site of numerous accidents over the years.

The Parish Council would point out that the only tangible open space for play within this development is a site of Special Scientific Interest, which will inevitably be damaged severely by the impact of unplanned play. It is inexcusable that this area of SSI has apparently received no protection from the foreseeable damage and should be yet another reason for South Gloucestershire Planning Officers to refuse permission.

The developer has not yet published a Construction Environmental Management Plan (CEMP). The Parish Council considers it imperative that a CEMP must be presented to the village to ensure that the most severe aspects of this proposal are mitigated. The CEMP must address how construction vehicles are to be delivered to and taken from the site; what would be the operational hours; how dust, noise and runoff would be dealt with; traffic management. The Parish Council must also insist that the CEMP includes wheel washing facilities to prevent a repeat of the fouling of the B4058 Wotton Road during the recent Bellway construction. Without a strong and robust CEMP, South Gloucestershire Council must refuse this application.