

# BROCKLEY PARISH COUNCIL

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Minutes of meeting 299 of the Parish Council held at St Nicholas' Church, Brockley on 5 July 2016.

**Present:** Dr Julian Ridge (Chairman), Dr Antony Ridge, Dr Bryan Smith, Mike Fishwick, Martin Jarvis, Liz Lunn and Joanna van Tonder (Clerk)  
Deborah Yamanaka (District Councillor) and John Wilkinson (NSC Parish Liaison Officer)

**Distribution:** The Parish Councillors plus Deborah Yamanaka and John Wilkinson

## **1 Apologies for absence**

No apologies for absence had been received.

## **2 Declarations of Interest**

No Declarations of Interest were made.

## **3 Public Participation**

There were no members of the public present.

## **4 Minutes of the previous meeting 298 – 3 May 2016**

The minutes of the last meeting having been circulated previously were taken as a true and accurate record.

## **5 Matters Arising**

There are no actions arising from the meeting of 3 May 2016 still outstanding and not addressed elsewhere in the agenda.

## **6 Meetings & Correspondence**

### **a) Town and Parish Forum – 25 May 2016**

AR reported that the forum had covered four main areas, being:

1. Planning Policy update:
  - The re-adoption of remitted policies is expected in the Autumn together with the consultation on the publication version of the Site Allocations Plan (adoption 2017)
  - Five Year Supply of housing had been re-established as at April 2016
  - The draft Joint Spatial Plan covering housing needs across the West of England to 2036 is due to go to consultation in the Autumn with adoption expected in 2018
2. Community Infrastructure Levy (CIL):
  - Adoption of the framework for the implementation of CIL is anticipated to be in Spring 2017
  - S106 will continue but will be site-specific whereas CIL can be used for any infrastructure that supports growth
  - CIL is charged at fixed, pre-determined rates per sqm on all new development apart from starter homes, affordable housing and self builds
  - Parish Councils will receive 15% of CIL (25% where there is an adopted Neighbourhood Plan)
3. Website review: NSC is inviting feedback on the redesigned website
4. General update: Current areas of focus for the Development management team were detailed as were measures being implemented to reduce spending.

- b) North Somerset branch of ALCA AGM – 16 June 2016**  
 JvT reported that guest speaker, David Carter (newly appointed Director of Development, NSC) had spoken of his early first impressions of the job and gave a brief outline of his career history and strengths. Geoff Coombs (Barrow Gurney PC) was re-elected Chair, Jeremy Blatchford (Nailsea TC) Vice Chair and Rhiannon Prys-Owen (Yatton PC) continues as Secretary.
- c) PCAA meeting – 28 June 2016**  
 LL advised members that Hilary Burn (Cleeve PC) had been re-elected as Chair. She confirmed that passenger numbers had increased over the past year from 6.8 mppa to 7.5 mppa. Members discussed the impact Britain's leaving the EU might have on future growth in passenger numbers. Members noted that the annual subscription of £50 had remained constant with annual surplus of funds contributing to a growing contingency fund.
- d) West of England Devolution Deal**  
 Members discussed the outcome of recent votes on the proposed Devolution Deal held by the four West of England District Councils that saw North Somerset reject the deal while South Gloucestershire, Bristol and Bath & North East Somerset accepted the proposals.
- DY confirmed that North Somerset Councillors had resolved to approach government with an amended proposal that accepted the devolution of powers and associated funding but excluded the option of a mayor.
- JW suggested North Somerset Council would continue to co-operate with the WoE partners and work on the Joint Spatial Plan and Joint Transport Study would be unaffected.
- e) Circulation envelope**  
 LL accepted the envelope of newsletters.

## **7 Planning**

- a) Planning applications, consents and refusals since the last meeting**  
*The following planning applications have been received:*
- Proposed Southern Strategic Support Main Pipeline to include development comprised of (Advanced Works) set up of temporary major compounds, implementation of protected species mitigation, (Main Works) set up of temporary minor compounds and temporary laydown areas, construction of new underground trunk water main, construction of associated control kiosk, manhole inspection covers and marker posts, temporary highway and PROW diversions as required and site restoration on *land between Barrow Water Treatment Works, Banwell Riverside and Cheddar Water Treatment Works (16/P/1095/F2)*
  - Internal and external alterations to include installation of additional timber windows and doors, replacement of existing pvc-u windows and doors with timber, removal of ground floor walls to form open plan living space, part of suspended timber first floor to be raised, erect non-load bearing partitions to first floor to form two additional bedrooms and installation of 1no. new roof light at *Annex Brockley Court Cottage, Main Road, Brockley (16/P/1120/LB)*  
 Council comment: No Objection (retrospective)
  - Erection of a double garage at *Badgers Wood, Chelvey Batch (16/P1170/F)*  
 Council comment: Object (retrospective) on the following grounds:
    1. Contrary to previous planning consent, and
    2. Subject of current enforcement action (2016/0186)
  - Prior approval for the installation of solar photovoltaic equipment on the roof of *Helios House, Brockley Lane, Brockley (16/P/1286/F)*  
 Council comment: No Objection (retrospective)

- Various tree works as per section 7 of the application form at *Woodlands at Nailsea Ponds, Chelvey (16/P/1363/TPO)*

and Council comment: No Objection but express concern at the obscure wording lack of clear justification for the works within the application

**b) Enforcement cases**

*The following enforcement case has been opened:*

- Unauthorised change of use from an annexe to separate residential accommodation at Badgers Wood, Chelvey Batch (case 2016/0186 – 03/05/2016) – **Planning application requested**

*The following enforcement cases are still pending:*

- Change of use from agricultural yard to car-breaker/scrapyard at land between Warren Farm Cottages and Fountain Tree Surgery yard, Brockley Combe Road, **Wrighton** (case 2015/0146 – 10/04/2015) – **Site visit completed, enquiries ongoing**

**Clerk's Note:** Enforcement reports received after the meeting date show an additional enforcement case opened:

- Unauthorised erection of solar panels in a field at Helios House, Brockley Lane, Brockley (case 2016/0177 – 27/04/2016) – **Awaiting submission of planning application**

**c) Other**

**Bristol Airport**

Members were advised that the PCAA had circulated draft responses to three planning applications submitted by Bristol Airport, being:

1. 16/P/1440/F: Extension to staff car park
2. 16/P/1455/F: Development of a five storey multi-storey car park on existing car park providing a total of 1,878 spaces over two phases with associated pedestrian walkway, lighting and landscaping
3. 16/P/1486/F: Development of car parking with associated temporary lighting, fencing and landscaping on agricultural land, providing approximately 3,650 long stay car parking spaces for use in peak months May-October and forming an extension to the existing Silver Zone

LL told the Council that the PCAA were looking at the impact the intrusion of additional car parking spaces into agricultural land would have on bats.

**Action:** JR to forward contact details of a group of bat experts to LL

The responses were discussed and it was agreed to support the PCAA's recommendations. It was also agreed that Bristol Airport should not be permitted to build additional parking until after the completion of the multi-storey car park and that the intrusion into the Green Belt was unacceptable.

**Action:** Members to circulate draft comments for submission

**Bristol Water Southern Resilience pipeline**

will JR reminded members of the interactive map available to view on Bristol Water's website that gives details of the scheduled works at key points along the route. He confirmed that work begin in the parish with the crossing of the A370 at Chelvey Batch at the later date of February 2017.

It was noted that the map shows Brockley Lane scheduled for closure contrary to previous pre-application documentation that confirmed tunnelling of the road would be undertaken to protect the Grade II listed Brockley Hall walls and gates.

**Action:** Clerk to confirm method of crossing with Bristol Water

**8 Streets, Open Spaces and Public Rights of Way**

**a) Action taken by North Somerset Council since the last meeting**

The following action has been taken by NSC since the previous meeting:

- Litter in the lay-by along Brockley Combe: reported and subsequently cleared
- Potholes at the Church end of St Nicholas Way: reported, no action as yet
- Potholes at the A370 end of St Nicholas Way: reported and subsequently filled
- Pothole on Chelvey Road before the bridge: reported and subsequently filled
- Pothole at Rodney Road, Backwell: reported and filled
- Verges have been mowed

**Action:** Clerk to follow up on St Nicholas Way potholes

**b) Condition of roads, pavements, verges and footpaths**

The following reports were received:

- Overgrown foliage at Backwell end of Chelvey Batch obscuring the line of vision of motorists

**Action:** Clerk to inspect and report

DY advised there had been no further feedback from Area Officer Gregg Brake regarding the badger sett beneath the pavement on the A38 causing the partial collapse of the walkway.

**Action:** DY to follow up

Members were advised of a complaint from a local resident that verges along Brockley Lane containing cow parsley had been cut too early as was the case last year with the wild garlic along Chelvey Lane. It was felt that the early cutting along Brockley Lane was, in all likelihood, a safety necessity. JR mentioned anecdotally that the widespread practice of early cutting had all but caused the elimination of the ecologically beneficial Yellow Rattle.

**Action:** Clerk to request hedge / verge maintenance schedule from NSC

**c) NSC "Week of Action"**

LL advised that she had attended the *Footway Repairs* session offered under the "Week of Action" and had found it illuminating and interesting. She said the event had been an opportunity to make new contacts and share parish-specific concerns with Highways officers, and would certainly attend again if the opportunity arose.

**Action:** Clerk to send letter of thanks to NSC and endorsing the initiative

**d) Prioritised gullies and schedule for clearing**

The Clerk reported she had been unable to make contact with Darren Coffin-Smith (NSC).

**Action:** JW to follow up

**e) Parish Maintenance**

JR confirmed Brian Whiteway would be maintaining the long grass by the deer field.

The Clerk advised that she had contacted Ed McKay, NSC regarding the bi-annual cutting of the verge on the A370 at the Chelvey Batch triangle and the annual cutting of the opposite verge, future site of the wildflower meadow, and was awaiting feedback. It was expected that the next round of flailing would take place in the Autumn.

**9 Local Projects**

**a) Facilities at Brockley Church**

AR advised there had been little contact from either the architect or the CCT Conservation Officer. He explained that the ownership of the path leading to the churchyard could not be established as there was no record in the land registry and that this could prove problematic. JR suggested that all possible owners of the land could be asked to consent to the works as a solution.

Members heard that the sale of Brockley Court had fallen through once again and it was not yet known how the present owners would proceed.

**b) Wildflower Meadow**

JR advised that it was possible to purchase wildflower turf that would significantly reduce the time needed to establish the meadow.

**Action:** Clerk to gather further information  
**Action:** Clerk to advise Bristol Water (re-instatement of the verge post

works)

## 10 Finance

### a) Asset Report

The Annual Asset Report and Asset Register previously circulated (copy attached) was accepted and signed.

### b) Clerk's salary: cost of living increase 2016 / 2017

JR advised that the revised salary scales for local council clerks effective from 1 April 2016 had been published by NALC. JR proposed, LL seconded and it was resolved that the clerk will receive the recommended cost of living increase of 1% as of 1 April 2016. The clerk's salary will rise by £23.17 to £2,339.77 per annum.

### c) Amendment of Clerk's salary standing order

In accordance with 10(b) above, BS proposed, LL seconded and it was resolved to amend the monthly standing order set up with Natwest Bank to pay the clerk's salary from £193.05 to £194.98 with effect from July 2016.

### d) Receipts and Payments

The Clerk reported the following **receipts** since the last meeting:-

£33.40	HMRC	VAT reclaimed
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JR proposed, BS seconded and it was resolved to ratify the following **payments** made since the last meeting:-

£193.05	Ms Joanna van Tonder / HMRC	Clerk's salary (May 2016)
£193.05	Ms Joanna van Tonder / HMRC	Clerk's salary (June 2016)

JR proposed, BS seconded and it was resolved to authorise the following **payments** to be made:-

£50.00	Parish Councils Airport Association	Annual subscription 2016/2017
£36.00	CPRE	Annual subscription 2016/2017

## 11 Date of next meeting

Meetings for 2016: 6 September and 1 November 2016

It was agreed to schedule the meeting due to be held in January 2017 on the second Tuesday of the month as it was felt the 3<sup>rd</sup> of January was too close to the New Year bank holidays.

2017 meeting dates: 10 January, 7 March, 2 May, 4 July, 5 September, 7 November 2017

The meeting closed at 8:10 pm.



# Brockley Parish Council

## Assets Register

	<u>Description</u>	<u>Make / Model</u>	<u>Location</u>	<u>Acquisition Date</u>	<u>Disposal Date</u>	<u>Purchase Price</u>	<u>Valuation (other than purchase price)</u>	<u>Insurance valuation</u>
1	Wooden Bench (DONATION)		St Nicholas Way	?			£0.00 Historically recorded as having no commercial value	
2	Inscribed Noticeboard	Wooden	Brockley Stores	26/05/1993		£93.50		
3	2 x small Noticeboards	Wooden	1. Chelvey Lane 2. Chelvey Batch	19/09/1997		£144.53		£179.56
4	Millennium Stone		Brockley crossroads	16/12/1999		£420.00		
5	9 x Small protective posts		Brockley Elm Triangle	11/07/2004		£114.75		£932.00
6	Wadham-Pigott seat (DONATION)		St Nicholas Church	2006		£0.00		£1,001.00
7	Laptop computer (+software)	ASUS X553SA	Clerk's Office	20/04/2016		£249.96		
8	Scanner	Canon LIDE 120	Clerk's Office	20/04/2016		£38.99		
						£1,061.73	£0.00	£2,112.56
					LESS: DISPOSALS	£0.00	£0.00	
						£1,061.73	£0.00	
					BOOK VALUE OF FIXED ASSETS	<u>£1,061.73</u>		