

BROCKLEY PARISH COUNCIL

Minutes of meeting 300 of the Parish Council held at St Nicholas' Church, Brockley on 6 September 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)

Distribution: The Parish Councillors plus Deborah Yamanaka and John Wilkinson

1 Apologies for absence

Apologies were received from John Wilkinson (NSC Parish Liaison Officer).

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 299 – 5 July 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 5 July 2016 still outstanding or not addressed elsewhere in the agenda.

6 Meetings & Correspondence

a) ALCA AGM – 8 October 2016

The Clerk confirmed she would be attending on behalf of the Parish Council.

b) NSC Sites & Policies Plan Part 1: Development Management Policies

Members noted that part one of the Sites & Policies Plan had been adopted on 19 July 2016.

c) NSC Core Strategy consultation

Members noted that NSC had been consulting on the main modifications to remitted policies.

d) NSC Local Planning Application requirements: Part 1 consultation

Members were informed that the consultation document detailed the supporting information required when submitting a planning application and that part two, to be consulted upon separately, would cover plans and drawings.

e) NSC Community Infrastructure Levy draft charging schedule consultation

Members were asked to consider the consultation summary as previously circulated and forward comments to the Clerk before the deadline of Friday, 23 September 2016.

f) Avon & Somerset Police and Crime Plan

Members noted that a survey-based consultation to gauge opinion on the Police & Crime Commissioner's priorities to March 2021 had been running from 24 June to 30 August 2016.

- e) **Circulation envelope**
BS accepted the envelope of newsletters.

7 Police Report

The Clerk reported there had been one count each of antisocial behaviour (Brockley Lane) and burglary (Chelvey Batch) reported during June; and one count of theft (Brockley Stores) during July 2016.

Members heard that the Clerk had made contact with PC Paul Morris, Beat Manager for Backwell, Brockley, Butcombe, Cleeve, Redhill and Wrington, who had agreed either he or PCSO Kate Turner would provide a report to Council and would attend meetings where possible.

8 Planning

a) **Planning applications, consents and refusals since the last meeting**

1. *The following planning applications have been **received**:*

- Erection of ground mounted solar panels on *land at Helios House, Brockley Lane, Brockley (16/P/1810/F)*

Council comment: No objection (retrospective)

- Erection of a garage and single storey rear extension, hip to gable alterations and loft conversion at *Flintcomb Ash, Main Road, Brockley (16/P/1823/F)*

Council comment: No objection (retrospective)

- Prior approval for the change of use from B8 (storage) buildings to 2no. Dwellings within use class C3 at *Former Chelvey Kennels, Brockley Lane (16/P/1878/CUPA)*

Council comment: No objection (retrospective)

The Clerk told members she had received an e-mail from neighbours expressing dismay that the Parish Council had not objected to planning applications 16/P/1810/F and 16/P/1878/CUPA. Following discussion, it was agreed that 1. the Parish Council had not been contacted in advance of the deadline date for comment to hear concerns and 2. the Parish Council had a responsibility to consider the impact of planning applications on all residents and comment accordingly.

Action: Clerk to reply to the above e-mail

2. *The following planning applications have been granted **consent**:*

- 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)*

- Erection of a double garage at *Badgers Wood, Chelvey Batch (16/P/1170/F)*

- Prior approval for the installation of solar photovoltaic equipment on the roof of *Helios House, Brockley Lane, Brockley (16/P/1286/F)*

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

b) Enforcement cases

1. *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, **Wrington** (case 2015/0146 – 10/04/2015) – **Site visit completed, enquiries ongoing**

- 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**

2. *The following enforcement case has been **closed**:*

- Unauthorised change of use from an annexe to separate residential accommodation at Badgers Wood, Chelvey Batch (case 2016/0186 – 03/05/2016) – **No breach of planning control; case closed**

Members discussed the closure of enforcement case 2016/0186 (Badgers Wood) as well as the granting of consent of planning application 16/P/1170/F at the same address. It was agreed that further information was required on both and would be requested from NSC.

Action: Clerk to write to Head of Planning, NSC

c) Other

Bristol Airport

Members were advised that the PCAA had circulated a draft response to a planning application submitted by Bristol Airport, being:

- 16/P/1795/RM: Application for approval of reserved matters for access, appearance, landscaping, layout and scale for the erection of a new car park reception building pursuant to outline planning permission 09/P/1020/OT2 at Bristol Airport Silver Zone car park

Members ratified the following comment submitted: "*Brockley Parish Council supports the submission made to this application by the Parish Councils Airport Association. In addition, the Parish Council objects strongly to the continued compromising of the openness of the Green Belt with each successive development at the site.*"

DY advised she had referred the Bristol Airport planning application for a car park outside of the boundary to committee.

Bristol Water Southern Resilience pipeline

Bristol Water had confirmed they would still be using a tunnelling technique at Brockley Lane to ensure the integrity of Brockley Hall gates in conjunction with propping the wall. They had also advised that the road would be closed during that time to ensure the safety of both construction staff and the public.

JR advised that agents working for Bristol Water had stated the lane would be 'open cut' with tunnelling taking place only under the two walls. Members were told that in order to meet conditions attached to the granting of planning consent, the timetable for works may be altered but in all likelihood, work within Brockley should be expected to commence around April / May 2017.

Youngwood Lane

The Council had been made aware of the following planning application:

- 16/P/1677/OT2: Outline planning permission including an Environmental Impact Assessment for residential and related development comprising the erection of approximately 450 dwellings, means of access thereto, access roads, footways / cycleways, infrastructure works and associated community infrastructure including open space and landscaping. All matters reserved with the exception of the main site access point on land North of Youngwood Lane and East of Nethernton Wood Lane, Nailsea, BS48 4NS

Members heard of the pressures on both Nailsea Town Council and the District Council to provide housing in Nailsea that would bolster the town's population and address problems such as the under-subscription of the primary and secondary schools and falling retail trade.

Members ratified the following comment submitted: "*Brockley Parish Council objects to this planning application in its present form because there is insufficient mitigation proposed for the large increase in traffic, much of which is likely to pass through Brockley and Chelvey along single track roads with many blind corners. The necessary improvements to the road system should facilitate exit and entry to the north and north east of Nailsea, so that the extra traffic is not encouraged to use the narrow country lanes to the south and east. The Parish Council recognises that new housing is required and also that the application is for a site adjacent to the Nailsea boundary. If the traffic issue can be addressed, the Parish Council would support the application.*"

9 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:

- Potholes at the Church end of St Nicholas Way:
It has been confirmed that these potholes are on an unadopted stretch of the road and, therefore, not actionable by NSC
- A370 surface dressing works:
This has been completed around 22 August and, as a result of the hot day time temperatures at the time, contractors were unable to effectively sweep the newly treated surface causing residents and users of the A370 to experience problems with excessive dust and loose chippings

Upcoming works:

- Downside Road:
Carriageway resurfacing works scheduled to begin on 5 September for four weeks resulting in the complete closure of the road at the A38 end. A diversion taking traffic along the A370 to Congresbury, through Langford to the A38 and along the A38 back towards the airport will be in place

b) Condition of roads, pavements, verges and footpaths

JR confirmed that Brian Whiteway had partially cleared the deer field footpath.

JR and BS discussed the possibility of reinstating a platform on the stile on the footpath from Brockley Lane to JR's field. It was agreed to wait until after Bristol Water had finished pipeline works in the vicinity next year.

c) Prioritised gullies and schedule for clearing

The Clerk confirmed the following gully emptying schedule had been received:

| Location | Month |
|---|----------|
| A370 – Main Road | May |
| Brockley Lane, Brockley Combe Road | August |
| Chelvey Road, Chelvey Lane, Chelvey Batch | November |
| Brockley Way | December |
| Brockley Lane | February |

Members commented that no gully maintenance had been undertaken in August.

Action: Clerk to establish when the schedule comes into force

d) Parish Maintenance

Following concerns raised after the previous meeting that verges were cut back too early in the growing season, members were advised that NSC undertook to cut twice a year in June and August but would try to refrain from cutting specific areas if asked to. It was agreed to request that Chelvey Lane was left off the cutting schedule for the June run.

Action: Clerk to communicate this to Paul Smart, NSC

e) Local Access Forum (LAF)

Members discussed the role of the LAF and were informed of a letter received inviting Council representatives to forum meetings with the intention of improving links between the forum and Parish Councils. BS confirmed he would be attending the January 2017 meeting.

Action: Clerk to advise LAF

f) Parish Recycling Scheme (PRS)

The Clerk explained the details of the PRS including the three levels of attainment (bronze, silver and gold) and associated tasks that would unlock the reward money. Members discussed the parish's overall rates of recycling and comparative levels of residual waste per household.

It was agreed that the Council would sign up to the PRS and that the Clerk would co-ordinate the activities with Councillor participation.

Action: Clerk to complete and submit bid form

10 Local Projects

a) Facilities at Brockley Church

AR reported that advancements had been made following a recent meeting with the CCT Conservation Officer and architect. It had been agreed that legal easement to cross Roger Fortune's land was probably not needed but that his agreement would be sought as a courtesy. AR elaborated on the proposed entrance and exit points to the church as well as the need for a wheelchair accessible path to facilitate access to the toilets. He confirmed the architect was progressing with the sourcing of contractors and drawing up of estimates after which, funding avenues could be explored.

b) Wildflower Meadow

Members were advised that NSC would be conducting a cut and collect at the two proposed wildflower meadow sites in October following a 1m strip and path cut through the Chelvey Batch triangle earlier in the season.

11 Finance

a) External Audit Report

The Clerk reported the External Audit had been completed without qualification or advisory notes and that the Annual Return had been published on the Council's website as required by the Transparency Code for Smaller Authorities.

b) Clerk's training: Information Governance

JR proposed, BS seconded and it was agreed that the Clerk would attend the ALCA Information Governance training course in October at a cost of £30.00 to be shared with Barrow Gurney Parish Council on a 50:50 basis.

c) Receipts and Payments

The Clerk reported there had been no **receipts** since the last meeting.

JR proposed, LL seconded and it was resolved to ratify the following **payments** made since the last meeting:-

| | | |
|---------|-----------------------------|------------------------------|
| £194.98 | Ms Joanna van Tonder / HMRC | Clerk's salary (July 2016) |
| £194.98 | Ms Joanna van Tonder / HMRC | Clerk's salary (August 2016) |

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

| | | |
|---------|-----------------------------|---|
| £65.00 | Churches Conservation Trust | Room Hire (May, July, September 2016 and APM) |
| £120.26 | Ms Joanna van Tonder | Clerk's expenses (£114.47) Backdated salary increase - April, May, June 2016 (£5.79) |

12 Date of next meeting

Meetings for 2016: 1 November 2016

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

The meeting closed at 8:30 pm.