

BISHOPSTONE PARISH COUNCIL

**Minutes of the Parish Council Meeting
held at 7:30 p.m.
on Monday 4 February 2013
at Hinton Parva Village Hall**

Those Present: Simon Jenkins (Chair), Lesley Drewett (Clerk), Karolyn Tapper (Vice Chair), Julian Cooke, Ian Thompson, Nigel Crisp, Andrew Greenhalgh, Ian Thomas, Stuart McGuigan.

1. Jackie Moyles – Locality Lead SBC

Jackie had sent her apologies. She had been advised that the Locality budget is to be cut by 50%, and therefore would postpone her visit to a later meeting so that she might have a clearer idea as to how Localities will be operating in the future.

The Chair stated that he had attended the Locality meeting on 31 January and will cover points from the meeting in item 8.

2. Approved Apologies

Douglas Stevens, Cllr Andrew Bennett.

3. Declaration of Interests

There were no declarations of interest.

The meeting then closed for Public Question Time.

4. Public Question Time

There were two members of the public in attendance. They had come to discuss a planning application on a site in Hinton Parva. The Chair welcomed them to the meeting and explained that this was the only point at which they could speak without the meeting being stopped.

The owner of the site explained that he and his architect had had two pre-application meetings with planning officers at SBC to hear their views and recommendations; these were taken into account in the formal application.

The Architect explained that SBC had wanted a highly sustainable property for the location and therefore the application was for a code level 5, zero carbon property, the requirements of which he informed Councillors. The application utilises the historic footprint of the earlier building on the site.

The Chair stated that Councillors had originally raised concerns regarding sewerage when the application was first discussed and was told there would be tanks in the rear garden alongside the storm water tanks; these would be pumped out so that there would not be any run off.

A Councillor queried whether this proposal had been supported by SBC in principle, as previous applications of this nature had been refused. As policies have not changed he was interested in SBC's views on the principle of the development. The Architect explained that SBC were looking for an exceptional quality development for the proposed building. It should be exemplar in terms of the materials, method of construction and make a contribution to protecting and enhancing the environment and raising standards for the rural area. Several policy codes were also quoted in the document. Previous applications had not met these conditions.

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After Councillors had examined the plans, the height of the development was queried in relation to the cottage opposite; a Councillor felt it would be an imposing structure from some aspects and the height could be reduced. Access was also queried and Councillors were informed that cars will have space to turn around on the plot.

The Chair re-opened the meeting.

5. Minutes of Last Meeting

The Chair asked for a proposition that the minutes of the January meeting be accepted as a true record; the proposition was put forward by Cllr Thomas, and unanimously agreed. The minutes were then signed by the Chair.

6. Matters Arising

All actions from the previous meeting had been completed except for the following:

Bus Stop Notice Board

Cllr McGuigan had followed up several leads to get a notice board made and has decided that a standard double glazed window with a back plate and side friction hinges could be used at a cost of around £200; he will fit the notice board.

A proposal to purchase the double glazed window, back plate, hinges and necessary parts was put forward by Cllr Tapper, seconded by Cllr Cooke and unanimously agreed.

Report from Borough Councillor – Locality Meeting

Bishopstone Village Hall Contacts.

Action: Cllr Greenhalgh is to speak to Sue Tremlin for the contact details of Chairs of local groups connected to the Bishopstone Village Hall, for inclusion in the new village website.

Bids – Dingle Footpath

Correspondence had been received from Annie Ellis of SBC showing that her team is working on a design for the footpath.

Village Website

The PCC pages of the village website will no longer be supported by Millie Green. It would be for the PCC to decide who will do this in future, and how to utilise revenue potential for advertising.

Action: The Clerk is to keep this item on the website. (Complete)

Rural Broadband

Cllr Bennett had informed the Chair that SBC had dropped out of the arrangements being pursued by Wiltshire and Gloucestershire. The original specification for 4G technology had been for the benefit of SBC and business, not residents. Cllr Bennett had advised that it had not been the intention to make this available east of the A419, but as a new employment zone is to be located east of the A419 under the Local Plan this will need to be re-examined. Hitash Patel would be leaving SBC shortly and there was as yet no successor appointed.

Cllr Greenhalgh stated that in his view there were no funds to deliver these benefits to the Parish; he is hoping to meet with David Titcombe of SBC shortly.

Action: The Clerk is to keep this item on the agenda. (Complete)

Action: The Clerk is to ask Cllr Bennett to contact Jim Caton and David Titcombe (manager) of SBC to invite them to a future Parish Council meeting. (Complete)

Rubbish on New Road/Bourton Road

A Councillor reported that the following items had **still** not been removed: concrete blocks, tyres and phone books which had been “fly tipped” in New Road/Bourton Road; also at Lower Farm, there was a toilet pan.

Action: The Clerk is to notify Streetsmart that the fly tipping had not been removed. (Complete)

Lost footpath sign

The cutting of the hedge has been dealt with. The Clerk was asked to talk to SBC on progress to date.

Action: The Clerk is to talk to SBC. (Complete)

Brambling Cottage

This action is a main item on the agenda.

7. Planning

No planning applications had been received when the agenda had been issued.

Late Receipt of Planning Notifications

The following plans had been received after the agenda had been issued.

S/12/1494HECO - Erection of 1 no dwelling – Land off Short Drove, Hinton Parva.

Cllr Thomas explained that the Parish Council needed to understand more about the policy of permitting a new building in the open countryside, and that clarity is needed from SBC to show what has changed from previous applications with regard to allowing the application to proceed. His concern was this is a most dangerous precedent to set. If the Parish Council is given assurance by SBC that this cannot be repeated elsewhere, then he felt the design proposed may be acceptable. Councillors agreed with this view, but there was still concern with regard to the height of the proposed building.

The meeting was then closed to ask the representatives if they had received any advice on this from SBC. They replied that SBC were adamant that a traditional house could not be built, and policies have been put in place to protect this. Councillors felt all comments should be held back until this point had been clarified.

Cllr Thomas felt a contextual street scene would help with the concerns surrounding the height. The Chair is to retain the plans should any Councillor wish to see them.

Action: The Architect was asked to provide a further contextual street plan to SBC and the Clerk. (Complete)

Action: Cllr Thomas is to contact the planning officer, keeping Councillors informed, and a letter will be sent to SBC. (Complete)

[Post meeting note: The application has been checked with SBC and it has been confirmed that there is almost certainly going to be a policy objection to the principle of building in this location because of its location within "open countryside". Despite the applicants' efforts to achieve a high quality design, the precedent argument may outweigh the design case. The case officer suggested that the Parish Council might want to delay submitting its comments until this has been clarified. The Clerk has notified the applicant that they do not need to go to the trouble and expense of producing further drawings at this stage.]

Conservation Area – Section 211 Notices:

NONE

GRANTED

No granted schedules had been received.

REFUSAL

No refusal schedules had been received.

8. Reports from Borough Councillor

As Cllr Bennett was unable to attend this meeting owing to a prior commitment with Liddington Parish Council, he had met with the Chair for a briefing earlier in the day.

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The Chair had attended the Locality meeting on 31 January. An update on policing had been given by Inspector Roger Hunt who is leaving on promotion; Inspector Joe Saunders will be replacing him. The Clerk was asked to invite him and PC Rory Draper to a future Parish Council meeting.

Action: The Clerk is to invite Inspector Joe Saunders and PC Rory Draper to a future meeting. (Complete)

The Chair informed Councillors that the Locality budget of c£400,000 is to be cut by 50%. Generally, there will be less money to deliver more, particularly in the fields of care and social services. Cllr Rod Bluh had spoken about the “Big Conversation”, which is an attempt to get feedback from residents as to how services might be provided in the future.

Action: The Chair will ask SBC to provide an article for the Parish Times about the Big Conversation. (Complete).

The next Wanborough Working Party meeting is to take place on Wednesday 6/2/13. Cllr Bennett is still trying to put pressure on the Minister with regard to extra traffic from the 13,000 homes in the area around the White Hart junction, M4 Junction 15 and Commonhead, and which are already over capacity at peak times. Relief roads are under consideration, including the idea of a relief road from the Acorn Bridge to Commonhead, which will definitely affect the Parish. This is not currently included in the budget.

An email concerning the sewerage leakage in Hinton Parva had been sent to SBC by a Hinton Parva parishioner. The legal issues of connection were discussed and Councillors were told these currently sit with Stephen Taylor, the Borough Solicitor. Cllr Cooke expressed his concern around the health aspect. It was agreed:

- A technical solution to the problem was needed; specifically a correctly sized septic tank.
- There needed to be clarity on how improvements would be funded.
- To send a letter to Cllr Rod Bluh expressing the Parish Council’s concerns on the health and safety and environmental risks of the current situation, and the impact to the land owner.

Action: the Chair is to draft a letter from the Parish Council to Cllr Rod Bluh. (Complete)

9. Reports from Sub Committees

Bishopstone Pond & Island – Maintenance Responsibilities

The Chair has involved Robert Buckland MP and forwarded the relevant correspondence to him. He had been advised that there is to be a meeting internally at SBC including with Legal and Highways, at which Cllr Bennett and the lead Councillors will be present. The Chair had asked that the Parish Council should be represented, but this had not been agreed. It was agreed to implement the risk assessment for the Pond & Island which required another warning sign and lifebelt on the island.

Action: The Clerk is to find a cost for these items and email Councillors with this and place this item on the next agenda for approval.

Neighbourhood Planning

Cllr Thomas said that the Parish Council had to wait to see if the submitted comments on Policy SD2 on the Local Plan are accepted. Assuming they are, as Phil Smith of SBC has already indicated verbal agreement, then the position would be that the whole of the rural area will have to provide just 100+ houses over the next 15 years. We may still want to have some control over where any new houses are built in our villages which can be achieved through a Neighbourhood Plan.

He felt that we may still want to put together a Neighbourhood Plan that would give protection to the Parish and reinforce protection for green areas. He felt it would be a good idea to invite Navigus Planning to talk to the Parish Council; other Councils also seem interested in using them. It was agreed that the Parish Council should talk in due course to the Church Commissioners about their intentions and that Eastbrook Farm should be notified when this takes place. Russley Park should be kept involved in the process.

Action: The Clerk is to leave this item on the agenda. (Complete)

Action: Cllr Thomas is to invite Navigus to a future meeting. (Complete)

10. Main PointsLocal Plan (Wanborough Working Party)

The deadline for comment to be received by SBC on the draft Local Plan is 21/2/13. The Chair thanked Cllr Thomas for the representations that had been drafted on behalf of Bishopstone, Blunsdon, Chiseldon and Wanborough. The Chair checked that all Councillors was happy with the draft. Cllr Thomas reminded Councillors that they could only challenge the soundness and legality of the plan and comments should be kept relevant to the Parish.

A long debate followed.

Action: The Chair, Cllr Thomas and Cllr McGuigan are to initiate a draft response by the Parish Council. (Complete)

Rural Speed Management

The Chair informed Councillors that he had attended a useful meeting on site with SBC which had been followed by an email with the results. The gates at the western gateway were still not up and some white lines had been put in the wrong place.

Action: The Chair is to pick up the outstanding issues with the project manager at SBC. (Complete)

Hedge at Brambling Cottage

The Chair is waiting for SBC to come back with a map showing the definitive view of the extent of the Highway.

Action: The Chair is to speak with the owners of the property.

Community Speed Watch

Councillors were not happy with the information required and will not therefore be volunteering. Tracey Scott was at the Locality meeting, she is trying to establish precisely what documentation was needed, but it is a police matter.

11. Accounts to be Paid

The following cheques were presented for approval:

- L D Drewett £57.24
- A Greenhalgh £4.99
- S McGuigan £40.00

The above expenses were approved for payment by Cllr Cooke, seconded by Cllr Tapper and agreed unanimously.

12. Correspondence

The Chair then asked if Councillors wished to view any of the other correspondence. None did.

The Parish Council had sent a letter to Cllr Dale Heenan regarding the Eastern development, but no response has been received.

Action: The Clerk is to chase for a response. (Complete)

Action: The Chair is to request a response from Cllr Rod Bluh to his letter. (Complete)

13. Parishioners Feedback/ComplaintsParking on Cues Lane

Cllr Tapper informed the Parish Council that owing to double parking in Cues Lane during the snow, a fuel delivery lorry had not been able to get to her house. The Chair had sent letters to residents in Cues Lane recently. It was decided that the issue should be discussed again with Tim Finney and his staff at the Royal Oak, after which the Chair would draft and re-distribute another letter for residents on Cues Lane. It was suggested that a notice for the

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pub notice board and the front door could remind visitors to park in the car park and would be beneficial.

Action: The Chair is to talk to Tim Finney and staff. (Complete)

Action: The Chair is to draft a letter for home owners in Cues Lane. (Complete)

Minutes on the Noticeboard

A Councillor requested that a copy of the approved minutes be placed on each notice board for parishioners' information.

Action: The Clerk is to put a copy of the minutes on the two open noticeboards. (Complete)

Fly Tipping on White Hill

There had been additional fly tipping at White Hill on the left hand side of the road.

Action: Cllr Cooke is to check the area to see if it is private land and ask the Clerk to contact SBC if appropriate.

Stile at the Lynchetts

A Councillor asked if the stile into the Lynchetts could be altered to accommodate dogs.

Action: Cllr Greenhalgh is to contact the staff of the farmer.

Parish Assembly

A Councillor had received negative views from parishioners about the activities of the Parish Council and felt that something was missing. The Chair stated that there had been an excellent response to two consultation exercises in recent years, but often he was disappointed by the lack of response within the Parish. He took the view that Councillors had been elected to do the best they could for the Parish; if parishioners were unhappy they could attend a meeting to discuss the issues. It was decided to put an article into the newsletter about the Parish Assembly.

Action: The Clerk is to put an article into the Parish Times. (Complete)

Tree on Island

The Clerk had received a call from a parishioner regarding a tree on the island that is close to his home, explaining that branches are knocking on his bedroom window. There has also been a query regarding the tree between Brookside and Finch Hill. The Clerk has asked SBC to pay a site visit to the area; a Councillor will be needed to accompany Frank Donachie.

Action: The Clerk is to contact Frank Donachie for a convenient time. (Complete)

Ice & Snow in Bishopstone

Complaints regarding the conditions in the High Street had been received and it was suggested that the Clerk should contact SBC to ask if they could take a slight detour into the top of the High Street when gritting Ickneild Way.

Action: The Clerk is to write to SBC and copy in Jackie Moyles. (Complete)

Date of Next Meeting

The next meeting, the Parish Assembly, will take place on Monday 4 March 2013 at Hinton Parva Village Hall, starting at 19:00 pm.

Action: Apologies to the Clerk before the meeting.