Dundry Parish Council – Minutes of Meeting 04/06/2014

Dundry Parish Council
Minutes of the Meeting held on Wednesday, 4th June 2014 at 7.30 pm
(These minutes are subject to approval at the next meeting)

Chair: Cllr Holger Laux
In Attendance: Councillors Ralph Gay, David Hurford, Jane Pellowe, Simon Fiddian, Nancy Jennings, Gordon Murphy, Maggie Keast
Clerk: Judith Hoskin
Also in attendance: 10 parishioners, 3 Representatives of Bristol Water plc

04/062014 - 1654 Apologies
1654.1. Apologies had been received from Cllrs Steve McCarthy and Richard Thomas, District Councillor Hugh Gregor, PC Peter Rooke and PCSO Pen Gatenby.

04/062014 - 1655 Chair’s Introduction
1655.1. Cllr Laux welcomed all to the Meeting.

04/062014 - 1656 Declarations of Interest by Councillors in items on the Agenda
1656.1. Cllr Jennings declared a non-pecuniary interest in Items 1659 and 1666.1 (Bristol Water Reservoir) as she lived nearby. She asked questions in the discussion with representatives of Bristol Water but did not take part in the brief discussion of Item 1666.2.

04/062014 - 1657 Minutes
1657.1. The minutes of the meeting held on 7th May 2014 were agreed as a true record (Proposed Cllr Pellowe, seconded Cllr Gay)

04/062014 - 1658 Crime Report and Neighbourhood Watch
1658.1. PCOS Gatenby had sent the following report of crimes in the previous month:
- Possession of Cannabis x 2
- Theft of Roof Lead x 1
- Criminal damage to a bike x 1
- Making off without payment x 2
- Stolen vehicle x 1
- Burglary from a garage x 1
- Fly tipping x 1
- Incidents at the Hotel x 2

1658.2. Neighbourhood Watch – Jayne Nicholson had decided that she was, after all, unable to take on the role of Neighbourhood Watch coordinator. A new volunteer is needed.

04/062014 - 1659 Invited Guests – representatives of Bristol Water plc (BW) to talk about proposal for covered reservoir on land adjacent to Downs Road

(In these notes the site of the original planning application on the corner of Downs Road and Crabtree Lane (13/P/2334/F) is referred to as Site A and the new application (14/P/1049/F) as Site B)

1659.1. A representative of Turley (Planning Consultants) explained the background behind the new planning application. Site B had been the original choice for the reservoir but perceived technical problems involving the replacement mast had resulted in Site A being chosen instead. However, a combination of new information about the mast and the possibility that site A included an area of landfill had meant that the plan had reverted to Site B.

1659.2. The Bristol Water engineer in charge of the project then explained why a new reservoir was needed. Bristol Water was required to provide water storage to give 24 hours of reserves to cover any problems with supply and for dealing with peak demand. For the Dundry and Withywood area this would mean storage of 2 megalitres. (2,000,000 litres). At present there was a shortfall of 1.7MI. The proposed reservoir would provide 1.1 MI with the rest of the shortfall being stored elsewhere. BW’s proposed storage plans had been agreed with Ofwat and had to be delivered within a certain time. The proposed location had been chosen because it was at the
highest point of the field and would provide the optimum pressure.

The existing mast had been condemned for health and safety reasons because it was structurally unsafe. The new mast would be on the same footprint and would provide communications (automation, security, monitoring etc.) for BWs southern area of supply. The original reservoir on the other side of the road would be decommissioned and the site reinstated.

The area outlined in green on the plan was the site which BW wished to buy from the existing owner. The area outlined in red would be a temporary contractor’s storage area with access from Crabtree Lane adjacent to Mendip Villas.

The intention was to commence work in September with a 6 to 9 month construction period.

A landscape consultant would be commissioned and every effort made to make the site as sympathetic to its surroundings as possible

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<thead>
<tr>
<th>1659.3.</th>
<th>A question and answer session with councillors and parishioners followed:</th>
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<tbody>
<tr>
<td><strong>Q:</strong> Have BW considered extending the present reservoir?</td>
<td><strong>A:</strong> It is not possible to extend the current reservoir because of the masts on the site, some of which do not belong to Bristol Water. As mentioned before the area near the current reservoir is probably landfill and therefore unsuitable. Site B is better from the infrastructure point of view as the water main passes through it.</td>
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<td><strong>Q:</strong> Has the decision been made because of the relative cost and/or availability of the land?</td>
<td><strong>A:</strong> BW has powers of compulsory purchase at the current value so this would not be an issue.</td>
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<td><strong>Q:</strong> Has BW actually investigated ground conditions on Site A?</td>
<td><strong>A:</strong> No, because Site B is preferable in other respects.</td>
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<td><strong>Q:</strong> The Consultation response from the NSC Flood risk management team referred to possible flood risk from surface water runoff. Has Bristol Water considered this?</td>
<td><strong>A:</strong> This was not an unusual comment and measures would be taken to ensure that this was not an issue.</td>
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<td><strong>Q:</strong> Had BW considered that the environmental report had not been carried out at the optimum time to assess an area of traditional hay meadow? The field was a site of high bio-diversity including small mammals and bats.</td>
<td><strong>A:</strong> BW would liaise with their ecologist.</td>
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<td><strong>Q:</strong> It was intended to approach the site along Crabtree Lane. Had BW realised how narrow this road became at the Church Road end? Would it not be preferable to approach and access the site from Downs Road?</td>
<td><strong>A:</strong> Access could be reviewed</td>
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<td><strong>Q:</strong> Did BW anticipate any problems with getting planning permission in the Green Belt?</td>
<td><strong>A:</strong> This is not usually a problem because BW is statutory undertaker and water supply is a priority.</td>
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<td><strong>Q:</strong> Did the fenced area need to be so large? There seemed to be a large empty area to the east of the site. The fence gave the site an ‘industrial’ appearance.</td>
<td><strong>A:</strong> The fence could possibly be reviewed</td>
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<td><strong>Q:</strong> Could the configuration of the two tanks be different? For example end to end so that they were parallel with Downs Road?</td>
<td><strong>A:</strong> Possibly</td>
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<tr>
<td><strong>Q:</strong> How long will it be before a further reservoir is necessary, taking up even more space?</td>
<td><strong>A:</strong> The existing reservoir was built a long time ago (possibly in the 1960s), before many houses in Withywood were built. More large building activities are unlikely at the moment.</td>
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| 1659.4. | Residents living adjacent to the proposed reservoir site were generally concerned about the loss of views and amenity and possible effect on the value of their properties. Neither they (nor the Parish Council) had had any objection to the original site. |
| 1659.5. | Cllr Laux thanked the representatives of Bristol Water and the parishioners for coming. He said that the Parish Council would like longer to canvass parishioners’ views and consider their response. The Clerk was asked to contact the NSC officer dealing with the application to find |
out if it could be dealt with at the next meeting.

04/062014 - 1660 Public Forum

1660.1. A parishioner raised the problem of what appeared to be an increasing amount of fly-tipping round the village. After some discussion the Clerk was asked to write to NSC to ask if they could suggest any measures to deter fly-tipping.

1660.2. The grit bin at the end of Andruss Drive had been tipped over. It was too heavy to be righted by hand and Cllr Hurford would arrange for suitable machinery to do the job.

1660.3. The owner of the field on Broadoak Hill had attended the meeting to ask the Parish Council to write to the NSC enforcement officer dealing with his case confirming that there had been an entrance to his field adjacent to Mount Pleasant. Councillors said that, although certain parishioners had stated that there had once been an entrance in this location, they had no documentary proof and the council was not in a position to write such a letter. The Clerk was asked to contact the enforcement officer to find out what proof he would be prepared to accept.

1660.4. Cllr Hurford commented that the village hall sign at the junction of Crabtree Lane and Church Road was dirty. Cllr Laux said that he would mention this to the village hall committee.

1660.5. A parishioner had asked whether dog mess bins could be provided as although dog walkers were picking up the mess they were leaving the plastic bags in the hedge. Councillors said that provision of bins had been discussed in the past and, although there was no problem with providing the bins, getting them emptied was a different matter, so the answer had to be ‘no’.

1660.6. Some new kerbstones had been installed outside a house on Downs Road. Some parishioners had commented that this could be a hazard. Cllr Laux would speak to the owner.

1660.7. The Clerk reported that Broadoak Hill would be closed for investigations for about a week sometime after 14th July.

04/062014 - 1661 Report from District Councillor Hugh Gregor

1661.1. Cllr Gregor had sent his apologies and there was no report.

04/062014 - 1662 Finance

1662.1. The Financial Report was approved (proposed Cllr Murphy, seconded Cllr Pellowe)

1662.2. The Chair signed the Clerk’s time sheet

1662.3. Payment of the following Cheques was approved:

<table>
<thead>
<tr>
<th>Cheque No.</th>
<th>Description</th>
<th>Amount</th>
<th>Account Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>100531</td>
<td>CPRE Subscription</td>
<td>36.00</td>
<td>General Fixed bills &amp; subs</td>
</tr>
<tr>
<td>100532</td>
<td>J Hoskin May salary</td>
<td>375.00</td>
<td>General Clerk's salary</td>
</tr>
<tr>
<td>100533</td>
<td>Jody's GS V orderly April/May</td>
<td>245.00</td>
<td>General Village Orderly (rest)</td>
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<tr>
<td>100534</td>
<td>PCAA Subs 2014 - 2015</td>
<td>50.00</td>
<td>General Fixed bills and subs</td>
</tr>
<tr>
<td>100535</td>
<td>Ralph Gay Pins – p’ground tiles</td>
<td>6.50</td>
<td>General Asset maintenance</td>
</tr>
</tbody>
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04/062014 - 1663 – Meetings attended

1663.1. North Somerset Council Parish Forum 14th May 2014 – The Clerk reported on this meeting which had covered various planning matters:

1663.1.1. Core Strategy. As a result of a legal challenge the parts of the Core Strategy relating to housing numbers had been re-examined. The inspector’s opinion was that, rather than the approximately 14,000 homes that the Core Strategy proposed, NSC should be aiming at just over 20,000 and possibly nearly 26,000. NSC believed that they already had suitable sites for up to 18,000 homes but would need to find sites for at least another 2,000 and possibly another 8,000. They were considering their response to the inspector.

1663.1.2. Web self-serve and contact centre. A new website would be available soon where residents could carry out many planning functions online. There would also be new contact form system for contacting planning officers. This promised a much faster response time than contacting officers direct.

1663.1.3. Prior approval: Officers had outlined new regulations for prior approval of large extensions and certain changes of use. Planning authorities could only consider a limited number of issues and were not obliged to consult parish councils but would be doing so for background
information. Parish Councils could not comment on applications unless a neighbour had previously objected.

1663.1.4. Community Funding from New Developments - Section 106 and Community Infrastructure Levy. These are both mechanisms for the community to receive some benefit to offset problems arising from development happening in their locality. The CIL would not be relevant until the Core Strategy was finally adopted.

1663.2. Village hall meeting 23rd May 2014 – Cllr Laux had attended this meeting and had circulated notes to councillors.

1663.2.1. The Pre-school agreement had been discussed at the meeting. It was agreed to put this on the agenda for the next PC meeting.

04/062014 - 1664 Sports and Social Club

1664.1. After the village hall meeting Cllr Laux had had informal discussions with Geoff Baker of Dundry AFC. (Notes circulated in an email 23/05) The team had finished fifth in the league so had not been promoted, although even if they had finished higher they would not have been promoted because they had not completed installation of the rail round the pitch. The rail was in the process of being installed over the summer.

1664.2. GB was keen to resolve parking problems and the club was going to improve the area behind the clubhouse in order to park more cars. They were also willing to mark out parking spaces if this was thought to be useful. The Clerk read an extract from the minutes of the meeting in October 2013 which said: ‘Councillors didn’t feel that there was much to be gained by marking out individual parking spaces but that a demarcation line, agreed with the hall committee, would be a good idea. The space next to the playground also needed to be kept for emergency access’ Councillors were still of this opinion but now thought that it would be worth painting yellow lines in the emergency access to stop cars parking there.

1664.3. The Sports and Social Club was hoping to apply for planning permission to extend their building so that they did not need the containers any more. They believed that the smoking shelter they had put up counted as permitted development but councillors thought that because of conditions in the original planning permission for the field this might not be the case. Permission should in any case have been sought from the Parish Council.

1664.4. GB had explained to Councillor Laux that the Accounts of the Sports Field Committee and the S & SC were separate as they were separate organisations. This information raised some questions about the agreements that had been signed with the S & SC and discussions are ongoing.

04/062014 - 1665 Brief Reports/updates

1665.1. Website – Cllr Laux urged councillors to sign up to the new email newsletter. ([http://www.dundry.org.uk/newsletter.php](http://www.dundry.org.uk/newsletter.php)). There had been some teething problems with the security question on the subscription form and councillors suggested that it might be made easier to answer. However, they congratulated Cllr Laux on this development which they thought was an excellent resource for the village.

1665.2. Church Floodlights. Following the report at the previous meeting that the PCC was proposing to turn off the floodlights a parishioner had offered to help them investigate the possibility of using LED floodlighting and was willing to install this at cost. The churchwardens would discuss this with him direct.

1665.3. Heartstart Training. The Clerk reported that some residents had already signed up for this training and asked councillors to confirm soon whether they were intending to come.

04/062014 - 1666 Planning

1666.1. Applications Received

14/P/0939/F Upton Cottages, Upton Lane, Dundry, BS41 8NS - Conversion of existing out building from garage to annex and erection of timber stabling with open carport Dundry Parish Council has no objections to the conversion of the existing garage to an annexe. However, the Council does object to the erection of a new stable and car port so close to the roadside and in an otherwise open field.
14/P/1049/F  Land adjacent to Downs Road and Crabtree Lane Dundry - The erection of a covered reservoir, new vehicular access, ancillary buildings and associated landscaping and infrastructure works – *Decision on comments postponed until next meeting. Clerk to contact NSC planning officer.*

1666.2. Applications Approved by NSC – (noted)
14/P/0691/F  Best View, Upton Lane, Dundry, BS41 8 NF - Conversion of outbuilding to annexe including the addition of front porch
14/P/0740/F  Hawthorn House, Church Road, Dundry, BS41 8LG Erection of a single storey outbuilding to west elevation and a two storey extension to west elevation.

1666.3. Applications Refused by NSC – none (noted)

1666.4. Application not requiring prior approval - noted
14/P/0905/PDA  Ashleigh Upton Lane Dundry BS41 8NF - Prior notification for a steel framed agricultural building for the storage of hay and straw

04/062014 - 1667 – Planning Enforcement
1667.1. The Planning Enforcement record had been circulated before the meeting and was noted
1667.1.1. 2A Crabtree Close – fence (breach of condition). The Clerk had written expressing councillors’ disappointment that the case had been dropped and their opinion that once enforcement action had been started it should have been pursued.
1667.1.2. Field on Broadoak Hill – see item 1660.3 above.
1667.1.3. New field entrance on Oxleaze Lane. (Highridge Road end) An NSC enforcement officer has asked for information about whether there had been an entrance in this location in the past. The Clerk had asked councillors, who could not remember an opening here recently. However, the owner of the land had assured Cllr Fiddian that there had been an entrance here and that he could prove it. The enforcement officer would contact the owner direct.

04/062014 - 1668 Clerk’s Reports
1668.1. The Clerk’s Report for the previous month had been circulated before the meeting and was noted. Item of note was:
1668.1.1. Broadoak Hill – The Clerk had written to NSC requesting speedy resolution of the problem here. NSC replied saying that there would shortly be investigations to try to establish the cause of the road failure. This would involve closure of the road for a time (see item 1660.7 above)
1668.2. The Streets and Open Spaces report had also been circulated and was noted.

04/062014 - 1669 Correspondence
1669.1. The following items of correspondence were noted
Visitor Complaint about state of Dundry Downs – *Cllr Laux to reply*
ALCA Invitation to AGM 12/06
West of England Partnership Dates for SBL compulsory purchase public enquiry
A & S PCC Police and crime plan 2014 – 2017 (Hard copy)
A & S police Police headquarters open doors 15th June

1669.2. Correspondence list -. Councillors had no further comments on the list of correspondence.

04/062014 - 1670 Items to be noted for discussion at next meeting
1670.1. The pre-school agreement would be discussed at the next meeting.

There being no further business, the meeting ended at 10.50pm.
Copies of the full minutes of the meeting of Dundry Parish Council held on Wednesday 4th June 2014 can be found on the village notice boards, on the parish website ([www.dundry.org.uk](http://www.dundry.org.uk)) or obtained from the Clerk, Mrs Judith Hoskin – Tel: 0117 9642804, email: parishclerk@dundry.org.uk
Abridged versions are available in the Parish News and in the Chew Valley Gazette.
The next meeting of Dundry Parish Council will be held on Wednesday 2nd July, 2014
If parishioners would like something to be included on the agenda please notify a councillor or the Clerk by Wednesday 25th June. You can also raise matters in the Public Forum but, depending on what they are, full discussion may have to be left to the following meeting.