

Dundry Parish Council

Minutes of the Meeting held on Monday, 12th January 2015 at 7.30 pm

(These minutes are subject to approval at the next meeting)

Chair: Cllr Holger Laux

In Attendance: Councillors David Hurford, Richard Thomas, Steve McCarthy, Ralph Gay, Maggie Keast, Simon Fiddian and Nancy Jennings (part time)

Also in attendance: District Councillor Hugh Gregor, 7 parishioners, 1 planning applicant (14/P/2592/CUPA and 14/P/2649/F), 4 representatives of Bristol Water, 2 representatives of Damar (contractors for Reservoir site)

Clerk: Judith Hoskin

12/01/2015 - 1755 Apologies had been received from Cllrs Jane Pellowe and Gordon Murphy	Actions
12/01/2015 - 1756 Cllr Laux welcomed everyone to the first meeting of the year.	
12/01/2015 - 1757 Declarations of Interest by Councillors in items on the Agenda 1757.1. There were no declarations of interest.	
12/01/2015 - 1758 The minutes of the meeting held on 8 th December 2014 were agreed as a true record (Proposed Cllr Keast, seconded Cllr Hurford)	
12/01/2015 - 1759 Crime Report and Neighbourhood Watch 1759.1. PC Martin Faithfull sent apologies and the following crime report for December after the meeting: Dwelling Burglary - 1 Non dwelling burglary – 5 – (Mowers and Gardening Equipment) Drugs Offences (Stop Checks) - 3 Theft – 1 Drive Offs - 1 Criminal Damage – 2 Assault – Common - 1 There has been an increase in the number of Non Dwelling Burglaries with offenders targeting Outbuildings (Garages / Sheds) with Mowers, strimmers, chainsaws etc. being stolen. Police are asking residents to be vigilant and report any unusual visitors / vehicles in the area. 1759.2. The Clerk said she had nothing to report about Neighbourhood Watch	
12/01/2015 - 1760 - Invited guests – representatives of Bristol Water and Damar to discuss the new covered reservoir 1760.1. Background and Planning 1760.1.1. Jeff Sell, the Project Manager for Bristol Water, briefly outlined the reasons behind locating a new reservoir in Dundry. This was needed to meet BW's obligation to provide for emergency storage of 24hrs' worth of drinking water sufficient for the predicted growth in demand up to 2034. 1760.1.2. Planning consent had been given in early December after Bristol Water had made various alterations to the planning submission in response to comments made, The main alterations were: • A new environmental survey of the site at a more appropriate time of year to meet concerns about siting the reservoir in an established hay meadow. • Changes in access arrangements and the contractor's compound. The access would now be from Downs Road rather than Crabtree Lane and the compound would have a reduced footprint and be positioned to the north of the site. • BW had carried out investigation works to alleviate concerns about ground settlement and intend to carry out condition surveys on neighbouring properties before work commences. 1760.1.3. At this point parishioners asked questions about the siting of the reservoir in this particular field. Jeff Sell explained that various sites had been investigated along the top of the hill and that this site (site A) had been identified as the optimum location to provide sufficient water pressure. However, because of potential technical problems with replacement of the communications mast, an alternative site (site B) had to be considered near the existing reservoir on the other side of	

Downs Road and a planning application for this site was submitted in November 2013. Subsequent to this, resolution of the technical problems with the mast meant that the reservoir location could revert to site A. This, combined with the fact that the owner of site B was unwilling to sell, meant that a second planning application had been submitted for site A in May 2014 and was approved after further amendments were made in November 2014. The construction would be a little higher out of the ground than it would have been on site B – this was because the base level inside the reservoir needed to be approximately the same as it would have been on site B but the ground levels were different.

1760.1.4. Mr Sell said that to meet the pre-commencement conditions BW have submitted to NSC the following:

- Proposals for carrying out mitigation measures as outlined in the ecology report
- Surface water drainage details
- A scheme to deal with risks of contamination in a Ground Water Protection Zone
- A Traffic Management Plan

1760.1.5. In addition to works to build the reservoir itself a replacement pipeline would be built to meet the existing pipeline at the top of Broadoak hill. The route of this would be mainly across private land and would not involve much excavation in Crabtree Lane.

A parishioner suggested that there might be an opportunity to use the trench for this pipeline as a route for fibre optic cable to provide superfast Broadband to the village.

1760.2. Environmental Issues

1760.2.1. Patrick Bulmer (BW Environment Manager) said that there had been much discussion of the nature of the meadow in which the reservoir was to be built. Although this had been assessed as not being in very favourable condition it was one of few remaining wildflower meadows and contained species worth protecting.

Bristol Water had considered how to manage the site and aimed to leave it in better condition than they found it. However, once the contractor's compound was out of their control they could not influence its future maintenance although they did hope to work with the landholder.

1760.2.2. On the site itself it would be possible to improve the quality of the meadow by reducing the soil fertility to a level suitable for wildflowers and introducing seed from their high quality meadows round Blagdon and Chew Valley Lakes. Trees would be native species and from stock as local as possible. This approach was now standard on this type of project.

BW would like to work with the local school and the community and use this site as an example of what could be achieved as part of the Bristol's year as European Green Capital.

1760.2.3. Parishioners said that there were several caves in the area where bats roosted. Mr Bulmer thought that habitat for feeding bats could be improved on the site.

1760.2.4. Cllr Jennings asked whether BW would consider buying the whole meadow with a view to managing it for wildlife. BW said that OFWAT expressly forbids water companies from investing shareholders' money in sites purely for environmental reasons.

1760.3. Contractor's Compound

1760.3.1. Mike Beck from Damar explained the design for the contractor's working area. There had been concern among parishioners at the size of this area and that the meadow here would be damaged beyond repair. Mr Beck said that the intention was to leave a 5m clear margin at the edge to keep construction traffic clear of overhead power lines. This would give a 5m entrance way into which vehicles could drive to keep them clear of the road while the gates were opened.

1760.3.2. As a response to parishioners concerns it had been decided to create a smaller L-shaped locked compound within the contractor's area which would include the construction area and construction equipment, site facilities etc. This would be paved with stone from the excavation for the reservoir. Some imported material would also be needed and this would be eventually be used for battering to the sides of the reservoir. The intention was to remove as little material from site as possible thus reducing traffic and waste. The rest of the contractor's area would be left grassed but would have to accommodate the topsoil and subsoil stockpiles. Some materials would also have to be stored here on timber. The topsoil would eventually go back where it came from. Any areas of permanent hard standing would eventually be grasscrete.

1760.4. Traffic 1760.4.1. Councillors were concerned that there should be a carefully coordinated plan for traffic management. They pointed out that as well as construction traffic there would be heavy traffic going to and from Downs Farm, school traffic, and pedestrians using the road (which has no pavement) for access to the school and to the bus. BW and Damar said that they intended to have discussions with the owner of Downs Farm about traffic movements from the farm and scrapyard. It was also agreed that a separate meeting should be held with a group of councillors to discuss traffic movements generally. Work would not start until the Traffic Management plan had been passed by NSC. 1760.5. Other Issues 1760.5.1. Discharge of conditions might take up to eight weeks. The construction period was scheduled to be 26 weeks. 1760.5.2. Damar would have a project manager and a permanent site manager and site engineer. It was intended to set up communications with neighbours and it might be possible to have arranged visits to the site. There would be phone numbers to contact. Damar stressed that any visitors should go to the site cabins and not on to the construction part of the site. 1760.5.3. A project website would be set up by Bristol Water to keep residents informed - www.bristolwater.co.uk/dundry. 1760.5.4. On 2nd February Downs Road would be closed for three days so that ducts could be laid across the road for services. 1760.5.5. Working hours would be 7.30 – 5.00 and possibly some Saturday mornings. 1760.5.6. There might be some dust early in the contract. Damar was not anticipating much mud so they were not planning to have a wheel wash facility. 1760.5.7. Cllr Laux thanked the representatives of Bristol Water and Damar for coming <i>Cllr Jennings left the meeting at this point</i>													
12/01/2015 - 1761 Public Forum 1761.1. The applicant for applications 14/P/2592/CUPA and 14/P/2649/F had attended to explain the schemes. 14/P/2649/F was a proposal for two ‘camping pods’ with associated service building in the small field at the junction of East Dundry Lane and Broadoak Hill. These were intended for the use of long distance walkers and cyclists. The development would probably provide some employment as the pods would need cleaning etc. 14/P/2592/CUPA was a change of use application under new legislation allowing conversion of redundant farm buildings to other uses – in this case a dwelling built within the fabric of a dutch barn. 1761.2. A parishioner had attended to complain about the lack of repair of a large pothole on Dundry Lane outside the school, and the general increase in fly-tipping. The Clerk said that she had sent a photograph of the pothole to NSC that day. Councillors said that there didn't seem to be a satisfactory solution for reducing fly tipping but that they regularly discussed this with NSC.	Clerk												
12/01/2015 - 1762 Report from District Councillor Hugh Gregor 1762.1. Cllr Gregor had nothing to report as there had been no meetings over the Christmas period.													
12/01/2015 - 1763 Finance 1763.1. The Financial Report was approved (proposed Cllr Thomas, seconded Cllr Fiddian) 1763.2. The Chair signed the Clerk’s time sheet 1763.3. Budget and Precept requirement 1763.3.1. Confirmation had been received from NSC that the Council Tax Support Grant would be passed on, albeit at a lower rate than the previous year. She had circulated a table showing the effect of this on the ‘headline’ council tax for a Band D property. This would be slightly more than the previous year but less than the year before that because of the number of ‘Band D equivalents’ in the parish. 1763.3.2. NSC had sent an estimate of the cost of a contested election to the parish (approx. £1,200) Councillors agreed that should the need arise there were sufficient funds available in the reserves to cover this cost. 1763.3.3. The precept (including Council Tax Support Grant) was confirmed at £9,000 proposed Cllr Thomas, seconded Cllr Fiddian) 1763.4. Payment of the following Cheques was approved: <table><tr><td>100555</td><td>NSC</td><td>Playground insp.</td><td>14.40</td><td>General</td><td>Fixed bills and subscriptions</td></tr><tr><td>100556</td><td>J Hoskin</td><td>December salary</td><td>375.00</td><td>General</td><td>Clerk's salary</td></tr></table>	100555	NSC	Playground insp.	14.40	General	Fixed bills and subscriptions	100556	J Hoskin	December salary	375.00	General	Clerk's salary	Clerk
100555	NSC	Playground insp.	14.40	General	Fixed bills and subscriptions								
100556	J Hoskin	December salary	375.00	General	Clerk's salary								

12/01/2015 - 1764 – Meetings attended 1764.1. Parish Forum, 10th December 2014 - The Clerk had attended this meeting and had circulated the slides to councillors. There was still uncertainty over the NSC Core Strategy and pressure to provide more housing in the District.	
12/01/2015 - 1765 Streets and Open Spaces 1765.1. Broadoak Hill – Cllr Gregor reported that a budget had been found for repairs to Broadoak Hill and that a scheme was being drawn up. NSC still hoped to reclaim the money from Bristol Water as the geological survey had established that the problem had been caused by a broken water main rather than the other way round. 1765.2. Joint letter about verges and road sweeping – A record of visits to Dundry by the street cleansing and verge cutting contractors was still awaited. 1765.3. Signage for village car park – Cllrs Thomas and Laux had tried out the mock-up of the proposed sign (see previous minutes) in the carpark and some photos were shown. Cllrs agreed that this sign would be acceptable and the Clerk was asked to obtain some prices for the sign and a post. 1765.4. Litter bins – The Clerk had been told that NSC would be able to provide and empty additional litter bins, or, alternatively, a big bin to be placed in the centre of the village. It was agreed that smaller bins would be preferable and Cllr Murphy would be asked to suggest locations based on his discussions with parishioners. 1765.5. Public Footpaths LA7/15 and LA7/41. The Clerk was asked to contact NSC about the definitive course of path LA7/15 and about clearance of path LA7/41. 1765.6. NSC proposal for new road markings by church wall. NSC had received a request from the PCC to suggest measures to try to prevent damage to the church wall on the corner near the Dundry Inn and a scheme had been sent for comment. Cllrs considered the drawings and were happy with the proposed road markings but objected to the proposed sign which they felt would increase the number of road signs in the village without having any significant effect. 1765.7. Flooding on A38 – Cllr Fiddian reported that he had been told by NSC that funds were available for jetting and investigation of the gullies on the A38 near the end of Dundry Lane. NSC were still in discussion with Bristol Water about the 'waterfall wall'. 1765.8. Accidents, Dundry Lane/A38 junction. Cllr Fiddian tabled photographs he had taken of three accidents he had witnessed recently at the junction of Dundry Lane and the A38. It was suggested that he send these to Cllr Elfan ap Rees with a request to reconsider reducing the speed limit on this stretch of road. 1765.9. Fingerposts – Cllr Laux said that he had contacted a Winford resident with experience of repairing fingerposts who had told him that the cost of refurbishing each post would be in the region of £100 - £150. He would pursue this. 1765.10. Vehicle operated signs – the Clerk reported that, after some adjustments to the post it was mounted on, the sign on Wells Road seemed to be detecting quite a large number of cars which were exceeding the speed limit. She now needed to find someone on Dundry Lane prepared to change and recharge the battery when the sign was moved there. Cllr Keast would speak to someone she knew who lives there. Cllr Laux would make enquiries from Long Ashton PC about the VOS in that village.	Clerk Clerk Cllr Murphy Clerk Clerk Cllr Fiddian Cllr Laux Cllr Keast Cllr Laux
12/01/2015 - 1766 Brief Reports and updates 1766.1. Forward Activities – Event 2nd January The Clerk reported that a very enjoyable storytelling and puppet making event had been held on January 2nd. In Felton Village Hall.	
12/01/2015 - 1767 Planning 1767.1. Applications Received 14/P/2592/ CUPA Dutch Barn at Watercress Farm, Upton Lane, Dundry, BS41 8NS - Prior approval for change of use from agricultural building and land to a single dwelling within use class C3 plus associated operational development comprising erection of two storey structure within dutch barn with corrugated cladding, doors and windows and replace corrugated roofing sheets. – <i>no comment</i> 14/P/2649/F Land off Broadoak Hill, Dundry, BS41 8ND - Siting of two camping pods for walkers and	Clerk

tourists, hard cored parking/turning area for cars and toilet/shower unit with bio disc drainage – <i>no objection</i> 14/P/2678/F Alveare, Bridgwater Road, Dundry, BS41 8JP Carport attached to existing garage - <i>Dundry Parish Council objects to this application which represents further over - development of this site. There is likely to be an increase in traffic flow to and from the site and a reduction in visibility for traffic exiting the adjoining filling station</i> 14/P/2684/F 10 Dundry Lane, Dundry, BS41 8JQ - Erection of a two storey rear/side annexe with ramp and paved parking area. Erection of a rear conservatory following the demolition of existing garage and conservatory - <i>Dundry Parish Council considers that the height and roof pitch of the extension shown in this proposal make it disproportionate to the size of the existing building and out of character with this dwelling and surrounding properties.</i> 1767.2. Applications Approved by NSC – (noted) 14/P/2377/ MMA 97A New House, Dundry Lane, Dundry BS41 8JE Minor material amendment to planning permission 06/P/0150/F (Erection of a two storey house with attic space) to insert a window on the ground floor west elevation(retrospective) 14/P/2338/F White Gates, Highridge Road, Dundry, BS41 8JU- Raise ridge height and insert dormer windows in roof slopes to front and rear elevations 1767.3. Applications Refused by NSC – none (noted)	
1767.4. – Other Planning Matters 1767.4.1. Complaints had been received about the high fence which had been erected adjacent to Winford Lane and Castle Farm Lane. The matter was being investigated by NSC enforcement officers. 1767.4.2. A response had been received to the DPC letter of complaint about the way in which the reservoir application had been handled. This would be discussed at the next meeting. <i>Cllr Gregor left the meeting at this point</i>	
12/01/2015 - 1768 Clerk's Reports 1768.1. The Clerk's Report and Streets and Open Spaces Report for the previous month had been circulated before the meeting and were noted. 1768.2. Cllr Fiddian said that he had received an estimate of £70 for re-finishing the Chris Glover memorial bench outside the village hall. It was agreed that this should be done when the weather improved.	Cllr Fiddian
12/01/2015 - 1769 Correspondence Withywood resident NSC Copy of complaint to NSC about exposed pipe on Broadoak Hill - noted Healthwatch NS HNS New Rate and Review Website (includes BRI) - noted NSC Creating Sustainable Buildings & Places in NS SPD consultation - noted NHS N S CCG Community Health Services in North Somerset – consultation - noted NSC North Somerset Parish Forum (general) meeting, 3 March 2015 – Cllr Laux to attend 1769.1. Correspondence list -. Councillors had no further comments on the list of correspondence.	Cllr Laux
12/01/2015 - 1770 Items to be noted for discussion at next meeting 1770.1. No items were noted for discussion at next meeting	

There being no further business, the meeting ended at 10.35 pm.

Copies of the full minutes of the meeting of Dundry Parish Council held on Monday 12th January can be found on the village notice boards, on the parish website (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
Monday 9th February**

If parishioners would like something to be included on the agenda please notify a councillor or the Clerk by **Monday 2nd February**. 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.