

# COMPTON DANDO PARISH COUNCIL

**PRESENT:** P Paget (PP) (Vice- Chair)), A Dawes (AD), H Maggs (HM),  
J Davis (JD), T Butler (TB), S Smith (Clerk) + 5 parishioners & Dick Whittington (WERN)

(SERVING BURNETT, CHEWTON KEYNSHAM, COMPTON DANDO, QUEEN CHARLTON, & WOOLLARD (EAST))

## MINUTES OF A PARISH COUNCIL MEETING

**HELD ON 17<sup>th</sup> MAY 2016 IN COMPTON DANDO PARISH HALL**

Two parishioners spoke to the Parish Council before the start of the meeting.

The first parishioner with reference to the recent transport study by Hydrock for the Horseworld Development **16/02055/FUL**, spoke of the lack of consideration in the study, for the impact on transport in the area once all the developments in the area are complete, since it only considered the 100 dwelling development not the compound effect of multiple developments.

The second parishioner asked the Parish Council to remind B&NES Council of their duty to protect the characteristics of the Conservation Village of Queen Charlton and to consider the effects of the new developments as a whole.

**1. APOLOGIES FOR ABSENCE:**

Councillor D Drury, Councillor C Willows & District Councillor S Davis.

**2. NOTIFICATION OF ANY MEMBER'S PERSONAL OR PREJUDICIAL INTEREST IN ANY ITEM ON THE AGENDA:**

None

**3. QUESTIONS ON NOTICE BY MEMBERS**

None

**4. MINUTES OF THE PREVIOUS MEETING HELD ON 19<sup>th</sup> APRIL 2016**

THE MINUTES WERE AGREED BY ALL TO BE A TRUE RECORD AND DULY SIGNED BY THE VICE-CHAIR.

**5. FINANCE**

**5.1 Finance Report for Compton Dando Parish Council 17/05/2016**

**Bank Reconciliation for 27 April 2016**

The attached Bank Reconciliation was received and noted.

**5.2 Schedule of Expenditure for 01/04/2016 to 17/05/2016**

The attached Schedule of Accounts was approved and the cheques duly signed.

**5.3 Parish Hall Payments for 17<sup>th</sup> May 2016**

The Schedule of Accounts was approved and the cheques duly signed.

<b>Cheque no.</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
970	K Bunyan	Lottery Prizes	£100.00
971	Tincknell Fuels Ltd	Service Heating System	£147.00
972	L Fox	Consumables	£28.11
973	DA Watts	PAT Testing	£45.00

**5.4 TO APPROVE AND SIGN A CHEQUE FOR PAYMENT OF THE ANNUAL RENTAL OF THE MILLENNIUM GREEN**

The annual rental cheque was approved for signing. The signatories are in the process of being updated.

### **5.5 CHANGE OF SIGNATORIES FOR THE MILLENIUM GREEN ACCOUNT**

On contacting Nat West bank, it was found that the account had not been linked to the other accounts and the signatories are out of date. This item was not completed during the April meeting, nor the May meeting because some Councillors were absent.

The new signatories for the Millennium Green account will be:

Councillor D Drury, Councillor P Paget, Councillor A Dawes, Councillor C Willows, Councillor J Davis, Councillor H Maggs, Councillor A Butler and S Smith (Clerk).

It is hoped to link this account with the Compton Dando Parish Council Village Hall current and business reserve accounts.

## **6. MATTERS ARISING**

### **6.1 REFURBISHMENT OF THE LETTERING ON THE FOUNTAIN STONE BY THE PARISH HALL**

Quotes for the cost of the refurbishment – Councillor Paget and the Clerk.

The Clerk reported that the stone mason that had been recommended had been unobtainable.

Councillor Paget reported that Daniel Boucher offered to do the lettering at no charge when he had some spare time. Clerk will write to parishioners who had raised the matter to inform them of this (ACTION CLERK).

### **6.2 M&M DAMAGE TO LANES AND VERGES UPDATE – Councillor Paget**

It was reported that some work has been completed but it is still on going.

### **6.3 CONSIDERATION OF S137 GRANT APPLICATIONS**

#### **6.3.1 RESTORATION OF THE ST MARY'S CHURCH CLOCK - £500**

#### **6.3.2 REMOVAL OF 15 LIME TREES FROM ST MARY'S CHURCHYARD - £1500**

#### **6.3.3 REPLACEMENT OF GATE BETWEEN ST MARY'S CHURCHYARD AND PARKING AREA - £500**

#### **6.3.4 INSURANCE FOR COMPTON DANDO YOUTH CLUB FOR ONE YEAR**

It was agreed to grant £150 for the insurance for Compton Dando Youth Club. The applicants will be informed (ACTION CLERK).

#### **6.3.5 ST MICHAEL'S CHURCH BURNETT WC BUILD - £2000**

The Clerk reported that she had received information from the Society of Local Council Clerks (SLCC), stating that the Department for Communities and Local Government in 2014, clearly states that Parish Councils cannot contribute towards the maintenance or improvement of Church of England church premises. The SLCC are awaiting confirmation of the Government's intentions with regard to removing this financial prohibition which remains unrepealed in the Local Government Act 1894. Therefore, at the current time money will not be allocated to the above applications from St Mary's or St Michael's churches.

Parish Councils do have the power to provide a public clock in a village, so it may be possible to fund some of the restoration work on the St Mary's Church clock under the Parish Councils Act 1957, s.2. (ACTION CLERK).

### **6.5 RESOLUTION OF THE AMENDED PARISH HALL DEED**

The new Governance Deed will mean that Compton Dando Parish Council will become the Sole Trustees of the Parish Hall. The new Governance Deed for Compton Dando Parish Hall has been produced with the help of Dick Whittington of WERN (West of England Rural Network) with the help of (ACRE) Action for Communities in Rural England's solicitor. The amendment of the 1955 document was necessary in order to up-date it and make this deed legally sound.

The effect of the new Governance Deed will be to make the Parish Council as a whole responsible for the Parish Hall, but the Parish Council will not be involved in the day to day running of the hall.

Giving the Parish Council Sole Trusteeship will make little changes to how it is running at present, enable the Hall to be registered as a Charity and provide continuity for the future.

Public resolution being required in order for it to be submitted to the Charities Commission, Councillor Paget proposed that the new Resolution be passed in order that the new Governing Deed could be submitted to the Charities Commission. Councillor Dawes seconded the motion. The public and Councillors' vote was UNANIMOUS to APPROVE the Resolution. It was signed by the Vice-Chair.

A big thanks was given to all those involved in work to prepare the up-dated Deed over the last three years.

Dick Whittington will send the Governance Deed to the Charities Commission.

## **7. MATTERS FOR DISCUSSION/DECISION**

### **7.1 PARISH ASSETS VALUATION RENEWAL**

The last renewal took place in 2009 by Great Western Surveys. The insurer's Came & Company recommend that this is re-done and are able to recommend an independent valuer, Cunningham Linsey.

It was decided that a valuation every ten years was sufficient. The next valuation will therefore take place in September 2019.

### **7.2 REVIEW STANDING ORDERS**

The Standing Orders need to be reviewed annually.

It was APPROVED to continue with the current Standing Orders.

### **7.3 AMENDMENTS TO SAT NAVS**

It was reported that the police need to make a request to the Department of Transport to get amendments made to lorry SAT Navs. Local police will be contacted to request Slate and Peppershells Lane and Chewton Road are removed from lorry SAT Navs (ACTION COUNCILLOR PAGET & CLERK)

## **8. PLANNING APPLICATIONS RECEIVED**

### **8.1 16/02055/FUL Land East Of The Mead Queen Charlton Lane Whitchurch Bristol**

Erection of 100 no. 1, 2, 3 and 4 bedroom dwellings including public open space, attenuation and associated works. New vehicular access from Queen Charlton Lane.

Compton Dando Parish Council support our parishioners, in particular the residents of Queen Charlton, a Conservation Village, in opposing a new access onto Queen Charlton Lane. This was also supported by the Core Strategy Inspector, who concluded that a new access was not appropriate.

The appended document, "Barratt Horseworld Transport Study" 16/2055/FUL, was also submitted to the case officer, Rachel Tadman, Lisa Bartlett (Divisional Director for Development), Mark Reynolds (Development Management) & David Lear (Highways) and District Cllr Sally Davis.

## **9. APPEALS**

9.1 None.

## **10. DECISIONS BANES DECISION NOTICE GIVING FULL DETAILS CAN BE FOUND ON THE B&NES PLANNING PORTAL at [www.bathnes.gov.uk](http://www.bathnes.gov.uk)**

10.1 16/00506/LBA Chewton Place Chewton Road Chewton Keynsham Keynsham BS31 2SX

Demolition of existing Coach House.

CONSENT

10.2 15/05036/FUL Compton House The Green Compton Dando Bristol Bath And North East Somerset

Erection of single storey extension to south elevation.

PERMIT

#### 11. ENFORCEMENTS

***Members of the Parish that may have a concern regarding suspected unauthorised building works, retrospective planning or non-permitted change of use to a building may report this directly to the Enforcement Department of Bath and North East Somerset Council by emailing [development\\_management@bathnes.gov.uk](mailto:development_management@bathnes.gov.uk) or telephoning 01225 394041 (planning department extension) OR alternatively you may report the same in confidence to the Parish Clerk (details below). The matter of enforcement will be held in strict confidence and will not be discussed by the Parish Council until an Enforcement Notice is issued at which stage the matter will be brought to the attention of the Parish Council by the Local Authority.***

#### UPDATES REQUESTED ON

11.1 None.

#### 12. ITEMS FOR ACTION

12.1 None.

#### 13. CORRESPONDENCE FOR ACTION

##### 13.1 EMAIL RECEIVED REGARDING B&NES PLACEMAKING PLAN FROM CHRIS BANKS THE PROGRAMME OFFICER

Chris Banks sent a letter of introduction for himself and Claire Sherratt, the Inspector. The letter also requested that the Parish Council inform Chris of any intentions to participate at the oral examination and also if any representatives from the Parish Council intend to view any sessions from the public seating. This will assist in setting a programme and ensuring sufficient public seating at the venue. The examination day has yet to be set.

Received and noted. The Parish Council will send one representative. *Do we need to notify???*

##### 13.2 EMAIL RECEIVED FROM NALC REGARDING THE CONSULTATION FOR PROPOSALS FOR A REVISED AIRSPACE CHANGE PROCESS

[https://consultations.caa.co.uk/policy-development/proposals-for-revised-airspace-change-process/consult\\_view](https://consultations.caa.co.uk/policy-development/proposals-for-revised-airspace-change-process/consult_view)

The consultation closes on the 15<sup>th</sup> June 2016.

The purpose of this consultation is for the CAA to learn your views on some changes we are considering making to our airspace change decision-making process. Our objective is to optimise our process to ensure that all stakeholders are adequately consulted as part of a transparent, proportionate process. The process should be impartial and evidence based, and should take proper account of the needs and interests of all affected stakeholders.

Received and noted. The consultation will be viewed and any questions answered (ACTION PP).

#### 14. CORRESPONDENCE FOR INFORMATION

##### 14.1 EMAIL RECEIVED WITH REGARD TO PLACEMAKING PLAN MODIFICATIONS

These can be viewed at the following link:

[http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/draft\\_pmp\\_soc.pdf](http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/draft_pmp_soc.pdf)

Received and noted.

**14.2 EMAIL FROM SARA DIXON THE ACTING STRONGER COMMUNITIES MANAGER FOR B&NES COUNCIL, WITH REGARD TO FINGER POST CLEAN UP/MAINTENANCE ON FRIDAY 10<sup>TH</sup> JUNE 2106**

Volunteers from B&NES Council will support this activity as part of their community challenge for the year and materials will be paid for by the Highways department. Compton Dando Parish Hall will be available for participants to eat lunch in during the day.

Sara will be informed of the number of volunteers from the parish (ACTION CLERK).

**15. REPORTS**

**15.1 LANDSCAPE AND TREES TRAINING REPORT (appended)**

**15.2 REPORT FROM JOINT SPATIAL PLAN WORKSHOP ON SATURDAY 23<sup>RD</sup> APRIL 2016**

The workshop was attended by Councillors DD and PP. It was reported that this is an interesting on-going process with plenty of opportunity for them to input on matters affecting the Parish.

**15.3 PCAA MEETING ON 26 JANUARY 2016 – COUNCILLOR WILLOWS**

Councillor Willows was not at the meeting. This item will not be on the next agenda due to the time that has passed since it took place.

**15.4 PARISH LIAISON MEETING 11 MAY 2016 (appended)**

**16. ITEMS OF REPORT TO BE CARRIED FORWARD TO THE NEXT MEETING**

**16.1 Review of meeting to take place in May 2017.**

THE MEETING CLOSED AT 10.20PM

**Bank Reconciliation**  
Compton Dando Parish Council

**Meeting Date: 17/05/2016**

Prepared by: Clerk Susan Smith  
Approved by : Vice-Chair

Date: 11/05/2016  
Date: 17/05/2016

<b>Bank Reconciliation Date:</b>	27/04/2016
<b>Bank Balance at Date:</b>	10,438.15
<b>Unpresented cheques</b>	0.00
<b>Bank Balance less unpresented cheques</b>	10438.15
 <b>Cashbook Balance at Date</b>	 10438.15

<b>Unpresented Cheques</b>			
<b>Date</b>	<b>Description</b>	<b>Cheque No</b>	<b>Amount</b>
	Unpresented cheques		0.00

**Cheques to be paid**

<b>Description</b>	<b>Cheque No</b>	<b>Amount</b>
Clerk's Salary, Overtime & Expenses	001276	537.26
ICO( Data Protection)by Direct Debit		35
 <b>Received:</b>		
Precept and Grant April 2016		3620.25

**Financial Report**
**From**
**01/04/2016**
**To**
**17/05/2016**

	<b>Net</b>	<b>Vat</b>	<b>Gross</b>	<b>Budget</b>	<b>Variance</b>	<b>%Variance</b>
Clerk's Salary	473.26	0.00	473.26	2980	-2506.74	-84.12%
Clerk's Expenses	8.15	3.33	11.48	160	-148.52	-92.83%
Clerk's PAYE	0.00	0.00	0.00	0	0.00	
Audit Fees	0.00	0.00	0.00	350	-350.00	-100.00%
Solicitor Fees	450.00	0.00	450.00	#N/A	#N/A	#N/A
Donation	0.00	0.00	0.00	0	0.00	
S137	0.00	0.00	0.00	1050	-1050.00	-100.00%
Grass Cutting	0.00	0.00	0.00	650	-650.00	-100.00%
Hall Hire	0.00	0.00	0.00	180	-180.00	-100.00%
Hall Refurb	0.00	0.00	0.00	0	0.00	
ICO	0.00	0.00	0.00	35	-35.00	-100.00%
Parish Hall Insurance	0.00	0.00	0.00	1109	-1109.00	-100.00%
Memberships and Subs	0.00	0.00	0.00	255	-255.00	-100.00%
Notice boards	0.00	0.00	0.00	0	0.00	
Mobile Top Up	10.00	3.33	13.33	0	13.33	
Postage	0.00	0.00	0.00	25	-25.00	-100.00%
Office Supplies	16.62	3.33	19.95	70	-50.05	-71.50%
Telephone Kiosks	0.00	0.00	0.00	200	-200.00	-100.00%
Street Light Electricity	101.95	5.10	107.05	545	-437.95	-80.36%
Street Light Maintenance	66.96	13.39	80.35	350	-269.65	-77.04%
Training	0.00	0.00	0.00	200	-200.00	-100.00%
Website	0.00	0.00	0.00	120	-120.00	-100.00%

# BARRATT HORSEWORLD TRANSPORT STUDY – 16/2055/FUL

May 2016

The transport study by Hydrock Consultants attached to the Detailed Design Submission for the Barratt Horseworld site was a standalone study for the 100 House development. No mention or reference was made to the other developments at Horseworld, road links to other parts of the site, or to possibility of rat running from South Bristol. No reference to the Final Document of the Outline planning document which included a provision for emergency only access from the other developments at Horseworld was made.

Furthermore, it failed to relate to other developments at Keynsham South, of approximately 1000 houses, nor the other developments along the A4 corridor.

At the BANES planning meeting in late 2015 when approval was granted to move to detailed planning, there was an extended debate on the issue of the impact of transport. As has been made clear, this study has not addressed any of the issues raised in that meeting.

The conclusion of the Hydrock Report is therefore utterly worthless.

The Parish Council and others have repeatedly asked for an embracing study of the roads to the South of Keynsham impacted by the developments to be undertaken by the Highways Department.

The present policy of addressing this issues on a piecemeal basis as a part of detailed planning process, and expecting the developing contractors to do this work demonstrably does not work. It is essential that BANES set out a clear plan for roads in the area South of Keynsham, and this needs to be undertaken with urgency.

## **PLANNING TRAINING**

Landscape and Trees

15.12.15

<http://www.bathnes.gov.uk/services/environment/trees-and-woodlands>

<http://www.bathnes.gov.uk/services/environment/landscape>

Landscape - Andrew Sharland

The European Landscape Convention – key point ‘recognises all landscapes are important’

National Policy – Planning should contribute to conserving and enhancing natural environment

- Intrinsic character and beauty of the countryside Policy Nos. NE1, NE2, NE3 etc

NE2A – refers to areas around villages etc

- Guidelines for Landscape and Visual Impact Assessment

Trees (Jane Brewer)

Relevant to Compton Dando Parish

- Parish Boundary or other historic markers
- Hedges that can be perceived as a row of trees are protected in Conservation Area
- Policy Nos CP7, G1 (green Infrastructure), NE6

Replacing trees as part of a Planning Application – e.g. 30cm girth replaced with 3 trees

Questions at end of session:



1. Why don't BANES do Survey of Council land?
2. 'At risk trees' could/can be listed for Tree Preservation Order(TPO)

<http://www.bathnes.gov.uk/services/environment/trees-and-woodlands>

<http://www.bathnes.gov.uk/services/environment/landscape>

Links to all B&NES training sessions:

<http://www.bathnes.gov.uk/services/planning-and-building-control/planning/planning-advice-and-guidance/member-and-parish>

## **Report from the Parish Liaison Meeting Wednesday 11 May 2016**

### **6. Leader's Report**

Tim Warren introduced the West of England (WoE) Devolution Deal.

This is the transfer of powers and funding from Central Government to local government. There are currently 8 deals in place and the latest budget announced a deal for the WoE, Great Lincolnshire and Greater Anglia.

Timeline:

2012 – the City Deal of £500 million

2014 Strategic Leaders Board founded (SLB)

June 2015 – proposals for the devolution of the WoE

July 2015 – SLB agreed to a governance review

Sept 2015 – outline devolution asks went to Government

Mar 2016 – Chancellor announced devolution deal for WoE

WoE is the only region outside London that has above average productivity and growth, but recently productivity has declined due to lack of skilled workers. Also congestion on roads has increased.

Devolution will give the area the opportunity to invest in the infrastructure, create new local jobs and increase the standard of living. The WoE constituent powers remain in place and retain existing powers.

Powers can only be transferred up if the councils wish to do so.

There will be £900 million in new money. £500 million (approx.) will be for the Economic Development Fund and the protection of the City Deal. There will be a single pot for transport and growth allowing for longer term planning.

There will be responsibility for 19+ Adult Education thereby giving control over developing locally needed skills.

There will be direct negotiations on business rate retention and other funding such as Broadband and other flexibilities. Devolution unlocks the door to further negotiations. The only place that the City Deal is written down is in the Devolution Deal thereby making the City Deal safer.

The deal for the WoE is the best deal so far in the country.

### **Using New Money**

North and South Bath Quays.

**How could use the money**

- South Bristol Link Rd
- Eastern Link Rd
- Broadband
- Flood Defences
- Rail Schemes
- Cycling and Pedestrian Schemes

**New Skill Powers**

- Adult Education
- Joint design of new and locally relevant Work and Health Programme
- Control of Apprenticeships Grant for employers
- Local influence over careers advice
- Flexibility to develop locally relevant pilot programmes for the long-term unemployed

**New Transport Powers**

- Key new network of local roads
- Ability to introduce Smart and Integrated ticketing, subject to local consultation.
- Better integration with Highways England and Network Rail
- Move from Band 1 to Band 3 which unlocks future funding (3 gets more funding than 1)

**New Housing/Planning Power**

- Spatial Framework - will need unanimous agreement from the member councils
- Strategic Planning Powers i.e. the right houses in the right places
- 'Call in' powers for planning applications – this will speed up appeals and protect agreed Local Plans
- Unblocking stalled developments with planning approval – swifter compulsory purchase powers

**Business Support**

- Closer cooperation on integrated and locally relevant inward investment and trade services
- Support for WoE Growth Hub – will help growing businesses
- Support for the Bristol & Bath Science Park and the J21 Food Enterprise Zone
- More local control over EU funds
- Support to roll out super- fast Broadband particularly to rural areas

The new Mayor for the constituent members would receive power from Central Government but the combined authority may reject the Mayor's plans if 2/3 of the constituent members agree.

**The Combined Authority (CA)**

**The legal structure will be set up by the constituent councils.**

Banes is going to council Thurs 12 May. On 29 June the full deal will go to all councils. There will be a public consultation from July to Sept. There will be a shadow authority early in 2017 and the Mayor will be elected May 2017.

**7. Demonstration of 'Atrium' Online System**

'Atrium' is a suggested name for an under development free web collaboration tool.

It will be 2-way i.e. parishes can contribute as well as B&NES Council.

The purpose is to:

- **Share information**
- **Hold discussions**
- **Collaborate on tasks**

There will be information on roadworks and traffic disruptions.

## **8. Transport and Environment update**

### **The Parish Sweeper Scheme is still being reviewed.**

So far it has been found to be adaptable and flexible.

Greater clarity for responsibility is needed in the Terms of Agreement.

The Council needs to provide Schedules of when cleaning duties and spraying are to be carried out.

### **Highways Consultations**

How information is disseminated to the public is controlled by cost. The Council are moving to a 2-year delivery cycle in order to give more realistic times for projects.

### **A37 collisions**

New approach to identify schemes to help reduce collisions has been used – Route Collision Investigation & Review Technique. The Police have recommended this method.

There have been 90 collisions (some fatal) over the last 5 years, 12 of which have been local.

Any money spent is more than justified due to savings on the cost to society (e.g. £138,000 spent, £650,000 would be the cost society).

Remedial measures (e.g. renew line painting, install chevrons, hedge cutting) have been identified and the work will be co-ordinated to reduce the disruption time.

A pilot scheme is to be started in Pensford during 2016/2017. Further schemes, using the Capital Programme will be implemented in the future. The future schemes will be prepared in advance so that they are ready if money should suddenly become available and needs to be used within a certain time.

The order of the schemes will relate to the seriousness of the locations – most serious locations dealt with first.

## **9. Planning Update**

A demonstration was given of the planning portal which aids understanding of Permitted Development and Certificates of Lawful Use

<https://www.planningportal.co.uk/>

## **11. Parish Charter Update**

Views are still being collected.

All other items on the agenda were not presented due to lack of time. You are referred to the notes for the Parish Clerk Working Group.

Next Meeting 20 Oct 2016