

# COMPTON DANDO PARISH COUNCIL

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

**PRESENT:** D Drury (Chair), P Paget (PP) (Vice-Chair), A Dawes (AD), C Willows (CW), J Davis (JD), T Butler (TD), H Maggs (HM)

**IN ATTENDANCE:** S Smith (Clerk), S Davis (Ward Councillor)

## MINUTES OF A PARISH COUNCIL MEETING

**HELD ON 21<sup>ST</sup> FEBRUARY 2017 IN COMPTON DANDO PARISH HALL**

1. **APOLOGIES FOR ABSENCE:** None
2. **NOTIFICATION OF ANY MEMBER'S PERSONAL OR PREJUDICIAL INTEREST IN ANY ITEM ON THE AGENDA:**  
District Councillor S Davis requested that it be recorded that any comments made by her on planning matters would be in line with papers before the Parish Council.
3. **QUESTIONS ON NOTICE BY MEMBERS**  
None
4. **MINUTES OF THE PREVIOUS MEETING HELD ON 17<sup>TH</sup> JANUARY 2017**  
THE MINUTES WERE AGREED BY ALL TO BE A TRUE RECORD AND DULY SIGNED BY THE CHAIR.
5. **FINANCE**

### **5.1 Finance Report for Compton Dando Parish Council 21/02/2017**

#### **Bank Reconciliation for 27<sup>TH</sup> JANUARY 2017**

The attached Bank Reconciliation was received and noted.

### **5.2 Schedule of Expenditure for 01/04/2016 to 21/02/2017**

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

### **5.3 Parish Hall Payments for 21<sup>ST</sup> February 2017**

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

<b>Cheque no.</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
1003	J Dottridge	Personal Licence Licensing Act 2003	£10.50
1004	L Fox	Consumables	£6.60
1005	H Dottridge	Lottery Prizes	£50.00
1006	P Cole	Hall Chair Refurbishment	£264.00
1008	L Fox	Consumables	£10.10

### **5.4 CHANGE OF PAYEE ON CHEQUE No: 000995 DRAWN ON THE PARISH HALL ACCOUNT**

Middletons, the solicitors for Mrs K. Bunyan's estate have requested that they be made the payees of the cheque.

The payee was amended to "Middletons Solicitors" and the alteration signed by the two original signees.

### **5.5 NAT WEST ACCOUNT SIGNATURE CHANGES**

The process of changing the signatories can now continue.

### **5.6 APPROVAL OF ADDITIONAL SIGNATORIES FOR THE PARISH COUNCIL'S LLOYDS BANK ACCOUNT**

The necessary mandate forms were signed by the new signatories and the request confirmed by the signature of two Full Power signatories.

#### **5.7 TO DECIDE WHETHER TO SUBSCRIBE FOR ANOTHER YEAR TO MALWAREBYTES TO PROTECT THE LAPTOP USED BY THE CLERK**

It was APPROVED that Malwarebytes could be purchased for another year at a cost of £19.95.

### **6. MATTERS ARISING**

#### **6.1 APPLICATIONS FOR FUNDING FOR FINGER POST RESTORATION – UPDATE CLERK**

It was reported that there were still two fingers that required information on what they should have on them. Still unknown is the distance that should be on the post at the junction of Hunstrete Lane and Cockers Hill in the direction of Compton Dando.

Also yet to be established, is what should be on the finger that points down Hursley Hill on the post at the junction of Woollard Lane and Hursley Hill.

It was reported that the Senior Conservation Officer for Somerset Historic Environment Service (the finger posts were originally put up by Somerset County Council), stated that signs are fluid and should relate to current needs, therefore he felt that there wasn't the need to have on the sign the same information as when it was first erected.

It was DECIDED that a distance of ½ mile to Compton Dando from the junction of Hunstrete Lane and Cockers Hill, and 4 miles to Pensford from the junction of Woollard Lane and Hursley Hill would be appropriate for the application to be submitted. Should any more information come to light, the final brief being submitted to the craftsman who would cast the fingers, would be amended. The distance to Pensford from the junction of Woollard Lane and Hursley Hill is to be determined (ACTION CLLR PP).

#### **6.2 WORKS ON REPLACING THE TRASH SCREEN OUTSIDE THE PARISH HALL – UPDATE**

Works on the grating in front of Compton Dando Parish Hall are now completed and it stood up well to recent heavy rain. Help from villagers ensuring that the water kept flowing was appreciated. Monitoring of the trash screen is on-going.

#### **6.3 CLEARANCE OF THE TRASH SCREEN IN THE WOODS ABOVE COMPTON DANDO PARISH HALL – UPDATE CLERK**

The large trash screen has been recently cleared by B&NES Council as part of their annual regime. It was reported that no screen is regularly cleared twice per year. It was suggested that should there be any significant amount of debris on the screen, then submitting a photograph to the Clerk for her to contact B&NES Council, would be the best course of action.

This information would be passed to the Chairman of the Parish Hall Committee (ACTION CLERK).

**Councillor HM arrived at 8.30 pm.**

#### **6.4 MAINTENANCE OF THE GRASS IN FRONT OF THE WAR MEMORIAL IN COMPTON DANDO**

It was DECIDED to leave the grass for the growing season and review in the autumn.

#### **6.5 DEBRIS ON THE MILLENNIUM GREEN**

It was reported that the debris had been cleared by parishioners. The Parish Council appreciate the work carried out in completing this task.

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

#### **7.1 TO APPROVE AND SIGN THE AMENDED STANDING ORDERS**

The standing orders were APPROVED and duly signed by the Chair and Vice Chair.

## **7.2 TO COMPLETE THE HEALTH & SAFETY QUESTIONNAIRE FOR GLEBE FIELD**

Greenslade Taylor Hunt have requested that the Parish Council complete a health & safety questionnaire for the Millennium Green.

The Questionnaire was completed during the meeting. It will be forward to Greenslade Taylor Hunt (ACTION CLERK).

## **7.3 TO DECIDE ON THE VILLAGE MEETING DATES**

It was DECIDED that the Queen Charlton meeting will take place on Wednesday 15<sup>th</sup> March in Queen Charlton village hall at 7.30 pm.

The Chewton Keynsham village meeting will take place at 7 pm in Chewton Keynsham village hall on Monday 27<sup>th</sup> March and be followed by the Burnett village meeting in St.Michael's Church, Burnett starting at 8 pm.

The Woollard (East) meeting will be held at 7.30 pm on Tues 21<sup>st</sup> March and will be followed by the Compton Dando village meeting at 7.45 pm in Compton Dando Parish Hall. This will then be followed by the Parish Council meeting at 8.00 pm.

## **7.4 TO DECIDE ON A DATE FOR THE CLERK'S APPRAISAL**

It was DECIDED that the Clerk's appraisal will take place before the Queen Charlton village meeting.

## **7.5 TO COMPLETE THE WAR MEMORIAL APPLICATION FORM**

The War Memorial Trust have approved the pre-application and have sent an official application form. They can fund up to 75% of the costs.

They have made recommendations about the cleaning, repointing and surrounding shrubbery.

Answers to some of the questions on the application form were discussed. Four professional war memorial restorers will be contacted for quotes (ACTION CLERK).

## **8. PLANNING APPLICATIONS RECEIVED**

### **16/05656/FUL The Bungalow Parkhouse Lane Keynsham BS31 2SG (Revised Plans.)**

#### **8.1**

Erection of 2no. detached dwellings and associated access.

The Parish Council DECIDED to reiterate their previous comments, which was to COMMENT only and say that the historic Parkhouse Lane boundary should be appropriately dealt with in respect of the landscaping.

### **8.2 17/00386/VAR application for variation on 16/00251/FUL Chewton Place Chewton Road Chewton Keynsham Keynsham BS31 2SX**

Variation of condition 6 (plans list) of application 16/00251/FUL (Erection of two storey detached dwelling with garage and associated landscaping.) The developers wish to change the application for building a single garage to a double garage.

The Parish Council SUPPORT this application variation.

#### **8.3 17/00249/HEDGE Street Record Wells Rd Corston B&NES Removal of hedgerow (part 1 Of 110m)**

#### **8.4 17/00311/HEDGE Street Record Wells Rd Corston B&NES Removal of hedgerow (part21 Of 110m)**

#### **8.5 17/00312/HEDGE Street Record Wells Rd Corston B&NES Removal of hedgerow (20.15m)**

#### **8.6 17/00313/HEDGE Street Record Wells Rd Corston B&NES Removal of hedgerow (157.85m)**

The Parish Council SUPPORT this application but have requested that the hedges are re-instated in an appropriate way.

**9. APPEALS**

**9.1 17/00020/RF for application 16/05390/FUL Elm Park Court Chewton Road Chewton Keynsham Keynsham. (CDPC supported on 15<sup>th</sup> December 2016)  
Appeal Date 03/02/2017**

Erection of two storey front entrance porch.

In light of the new evidence that there is no planning permission for the original porch, Compton Dando Parish Council WITHDRAW their SUPPORT for the application 16/05390/FUL, and recommend that the appeal is dismissed.

**10. DECISIONS** B&NES 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 None**

**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 NEW LOCAL PLAN FOR B&NES – CALL FOR SITES**

The Council has begun preparation of the new Local Plan for B&NES. This will entail a review of the Core Strategy & the Placemaking Plan. The Local Plan will cover the period 2016-2036 and will need to deliver the requirements of the West of England Joint Spatial Plan. In addition to the strategic locations at Whitchurch and north Keynsham, we will also consider the need for the allocation of additional smaller sites. It is proposed to work closely with town & parish councils in preparing the Local Plan.

As part of the work and in order to inform the Local Plan the Council is required to update its Housing and Economic Land Availability Assessment (HELAA) formerly known as the Strategic Housing Land Availability Assessment (SHLAA).

The purpose of this email is to advise you that as part of the HELAA update the Council must undertake a "Call for Sites". This will commence this week and we will allow 6 weeks for responses. This Call for Sites provides the opportunity for land owners and any other interested parties to put forward land for assessment (not only housing but other uses including employment purposes). An email will be sent to all individuals/organisations on the Council's LDF mailing list (including town & parish councils) publicising the Call for Sites and advising how sites should be submitted. Information will also be published on the Council's Planning Policy webpages. The purpose of the HELAA is to provide evidence to inform the new Local Plan. National planning guidance describes the purpose of the HELAA as follows;

*“The assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable). It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs.”*

The assessment of sites submitted through the Call for Sites will draw upon the character and site assessment work undertaken by town & parish councils that informed the Placemaking Plan. Local communities (including town & parish councils) will be involved in work on the Local Plan, including the consideration of whether any further sites should be allocated for development and if so, where.

Should you have any further queries regarding this call for sites please direct them to the Planning Policy team, telephone 01225 477548 and email address [Planning\\_Policy@bathnes.gov.uk](mailto:Planning_Policy@bathnes.gov.uk)

If a site has previously been submitted, another form containing up-to-date information will need to be completed as well.

This information has been circulated within the parish.

**13.2 EMAIL RECEIVED FROM WENDY ROBBINS, THE TECHNICAL OFFICER FOR PUBLIC RIGHTS OF WAY FOR B&NES COUNCIL, ASKING FOR COMMENTS ON THE CONSULTATION FOR CHANGES TO BE MADE TO CERTAIN PUBLIC FOOTPATHS IN COMPTON DANDO**

The proposed changes are to the Rights of Way network in respect of public footpaths BA8/25, BA8/26, BA8/77 and BA8/81 at Wick Farm in the parish of COMPTON DANDO.

The Parish Council is being consulted on a proposal to divert four sections of public footpath which meet at Wick Farm, Rankers Lane, Compton Dando BS39 4NU. The general effect of the proposal is shown on the appended Consultation Plan. The routes to be stopped up are shown as solid red lines and the proposed routes are shown as solid green lines.

The section of public footpaths:

1. BA8/25 commencing from its junction with public footpaths BA8/26, BA8/77, and BA8/81 (point G on the Consultation Plan) and continuing through a field to point P and continuing to where the footpath turns in a northerly direction at point A would be stopped up. The proposed new line commences from a point between Wick Farm Cottage and Wick Farm (point B) at a junction with public footpath BA8/81 and continues through a field (points J to H) to a point where public footpath BA8/25 continues in a northerly direction at point A;
2. BA8/26 commencing from its junction with public footpaths BA8/25, BA8/77, and BA8/81 (point G) through the farm yard to a field boundary at point F would be stopped up. The proposed new line commences from a junction with public footpath BA8/77 (point D) continuing to point E and continuing to a point where public footpath BA8/26 continues in an easterly direction at point F;
3. BA8/77 commencing from a point before the field boundary at point D continuing to its junction with public footpaths BA8/25, BA8/26, and BA8/81 (point G) would be stopped up. The proposed new line commences from point D continuing through point N to its junction with the new line of public footpath BA8/81 at point C; and
4. BA8/81 commencing from a point between Wick Farm Cottage and Wick Farm (point B) and continuing to its junction with public footpaths BA8/25, BA8/26 and BA8/77 (point G) would be stopped up. The proposed new line commences from its junction with the new line of public footpath BA8/25 (point B) through points K and M to its junction with the new line of public footpath BA8/77 at point C.

The changes would be achieved by way of a diversion order made under section 119 of the Highways Act 1980 ('the Act'). The changes are proposed in the interests of the public as they would take the footpaths out of the farmyard in order to improve public safety. The footpaths currently run through enclosed farmyards which may contain cattle and have a slippery surface. The proposed routes provide a safer route to walk over an improved surface with a more open aspect which avoids close proximity to the cattle. The proposed routes are similar to permissive routes which are currently available to the public and are the routes generally followed by the public. The permissive routes will be amended if these proposals are implemented. The termination points of the footpaths overall (at points A, B, D and F) will remain the same and the width will be 2 metres throughout.

The proposed new footpaths would be created without any limitations, however the footpaths would cross field boundaries into land currently used to rear livestock. It will therefore be necessary to authorise the erection of kissing gates at points K, M, N, E and J and two pedestrian gates at point H under section 147 of the Act, to prevent the ingress and egress of these animals.

If you have any comments regarding the above proposals, please ensure that they are received by the Public Rights of Way team no later than **24<sup>th</sup> March 2017**. If, however, you require any additional time or for further information please contact Wendy Robbins on 01225 394161.

Compton Dando Parish Council SUPPORT the changes to the footpaths.

#### **14. CORRESPONDENCE FOR INFORMATION**

##### **14.1 INTERESTS RECEIVED FOR THE S137 GRANT**

Derek Lee has registered an interest for Compton Dando Cricket Club.

A completed application has been received for funding for the 5 villages Youth Group for its annual insurance and also to help with financing activities for the group.

A completed application has been received for St Michael's church in Burnett SMILE project.

##### **14.2 REQUEST FOR NEW GRIT BIN ON SLATE LANE**

This has been turned down as the criteria have not been met.

See the link below on P.14 item 6.2:

[http://www.bathnes.gov.uk/sites/default/files/winter\\_service\\_policy.pdf](http://www.bathnes.gov.uk/sites/default/files/winter_service_policy.pdf)

##### **14.3 REPORT TO COUNCIL CONNECT ABOUT DAMAGED VERGES IN SLATE LANE**

Inquiry reference: 201750

##### **14.4 RESOURCEFUL EARTH PROPOSED A SITE VISIT OPPORTUNITY FOR THE RESIDENTS LIAISON GROUP (RLG) MEMBERS ON THURSDAY 16 FEBRUARY 2017**

Resourceful Earth have postponed this until late March due to the large number of large lorries currently using the site.

##### **14.5 EMAIL RECEIVED FROM AMY CLAPINSON OF THE QUARTET COMMUNITY FOUNDATION WITH REGARD TO FUNDING OPPORTUNITIES TO HELP IMPROVE THE HEALTH & WELLBEING OF LOCAL PEOPLE**

A new round of grants is being offered through the Bath & North East Somerset (B&NES) Supporting Communities and Wellbeing Fund, a charitable fund we manage on behalf of B&NES Council to reduce isolation and improve health and wellbeing for local people. The deadline is 24th February and we would encourage local groups in your parish/town council area to apply.



Here's the press link for the full release and some photos: [bit.ly/Quartet-SCaW-PressKit](http://bit.ly/Quartet-SCaW-PressKit)

Don't hesitate to contact Claire Wynne Hughes (cc'd) if you have any queries, or if you would like a further case study, comment, or photos to support your article.

Received and noted.

**14.6 EMAIL RECEIVED FROM B&NES COUNCIL INFORMING OF CHANGES TO REFUSE COLLECTIONS FROM NOVEMBER 2017**

Residents are requested to look out for a letter in March 2017.

"Most households across Bath and North East Somerset will be changing to every other week collection for their rubbish from 6 November. We will be providing a 140 litre wheeled bin for the storage and collection of rubbish. We realise that one size does not fit all, so in a small number of cases where a 140-litre wheeled bin is not suitable for your property, or family situation, we may provide a larger bin or a re-useable rubbish bag to contain rubbish for collection."

The full document has been uploaded to the Parish Council website.

Received and noted.

**14.7 EMAIL FROM PARISHIONER REPORTING POTHoles AND BLOCKED DRAINS IN COMPTON DANDO**

Council connect have been informed that there are several potholes along the length of Bathford Hill in Compton Dando going right up the hill. Some down to the stones underneath.

There is also a blocked drain on the hill on the left after you cross Bathford Brook. Resulting in very wet area which will become an ice rink when the cold returns.

There is another blocked drain at the bottom of Bathford Hill, to the left and another in Culverhay to the left just over the bridge as you are leaving the village.

Received and noted.

**14.8 EMAIL FROM B&NES INFORMING OF THE GOVERNMENT'S DECISION TO REVIEW THE BOUNDARIES IN THE COUNTY**

The Local Government Boundary Committee for England (LGBC) has announced its intention of conducting a boundary review of Bath and North East Somerset Council.  
The review will make recommendations on:

- The correct number of Councillors for the authority and
- where the boundaries should be set for this number.

The decision will not change the outline boundary of the area; neither will it change parish council boundaries, although it may change parish wards. The LGBC will make its final decision by May 2018 for implementation for the **May 2019** local government elections.

To start this process, there is an engagement session being run by the LGBC for Parish Chairs and Clerks on **20 February** in the Brunswick Room, Guildhall, Bath at **6pm**.

To help us understand numbers, we would be grateful if you could RSVP to this invitation.

Received and noted.

**14.8 AN EMAIL WAS RECEIVED FROM DEBORAH WHITE, CHIEF OFFICER FOR ALCA, GIVING THE RESULTS OF THE DRAW FOR THE ROYAL GARDEN PARTY**

The Parish Council nominee, ex- Chairman Trudie Mitchell, was not drawn. The winners were:

Marshfield Parish Council (South Gloucestershire) and Banwell Parish Council (North Somerset). They will be attending the Royal Garden Party in May.

**14.9 EMAIL RECEIVED FROM PARISHIONER REPORTING RUN OFF FROM MANOR FARM IN CHEWTON KEYNSHAM**

This has been reported to Council Connect.  
The situation will be monitored.

**15. REPORTS**

**15.1 PARISH HALL REPORT (APPENDED)**

**15.2 VILLAGE UPDATES**

The Parish Council wish to thank Sarah Wilson for organising the parish litter pick, for which there was a large turnout, and the villages look so much tidier.

The Parish Council also wish to thank those parishioners who regularly litter pick throughout the year.

**15.3 ALCA MEETING ON WEDNESDAY 18 JANUARY AT 7.30PM IN SALT FORD HALL (APPENDED)**

**15.4 PARISH LIAISON MEETING ON 15<sup>TH</sup> FEBRUARY AT 6.30PM IN KEYNSHAM COMMUNITY SPACE (APPENDED)**

It was also reported that the one year Community Empowerment fund that is being set up, could be a source of funding for example, for the parish finger post paint and the 5 village Youth Group.

The cost of paint for the finger posts and an estimate of future paint requirements will be investigated (ACTION CLLRS PP AND HM).

**15.5 PARISH CHARTER MEETING 8<sup>TH</sup> FEBRUARY**

It was reported that highways, transport and the Sweeper Scheme are currently being discussed. The first draft will shortly be out for review and parish and towns councils will be consulted.

**15.6 JSP WORKSHOP REPORTS FOR WHITCHURCH AND KEYNSHAM (APPENDED)**

**16. ITEMS OF REPORT TO BE CARRIED FORWARD TO THE NEXT MEETING**  
None

**DATE OF NEXT MEETING IS 21 MARCH 2017 AT 8.00PM IN COMPTON DANDO PARISH HALL**

**THE MEETING WILL BE PRECEDED BY THE WOOLLARD (EAST) VILLAGE MEETING AT 7.30 PM AND THE COMPTON DANDO VILLAGE MEETING AT 7.45PM**

**THE MEETING CLOSED AT 9.50 pm**

Minutes prepared by: Susan Smith (Clerk)

Agreed as a correct record on.....

Signed (Chairman).....



# **Bank Reconciliation** Compton Dando Parish Council

**Meeting Date: 21/02/2017**

Prepared by: Clerk Susan Smith	Date:	10/02/2017
Approved by : Chair	Date:	21/02/2017

<b>Bank Reconciliation Date:</b>	27/01/2017
<b>Bank Balance at Date:</b>	7,760.25
<b>Unpresented cheques</b>	0.00
<b>Bank Balance less unpresented cheques</b>	7760.25
 <b>Cashbook Balance at Date</b>	 7760.25

## **Unpresented cheques**

Unpresented cheques	0.0
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## **Cheques to be paid**

Description	Cheque No	Amount
Clerk's Salary & Expenses	001299	395.55

**Financial Report****From**

01/04/2016

**To**

17/01/2017

	<b>Net</b>	<b>Vat</b>	<b>Gross</b>	<b>Budget</b>	<b>Variance</b>	<b>%Variance</b>
Clerk's Salary	3779.58	0.00	3779.58	2980	799.58	26.83%
Clerk's Expenses	54.77	3.33	58.10	160	-101.90	-63.69%
Clerk's PAYE	0.00	0.00	0.00	0	0.00	
Audit Fees	340.00	20.00	360.00	350	10.00	2.86%
Solicitor Fees	450.00	0.00	450.00	0	450.00	
Donation	25.00	0.00	25.00	0	25.00	
Grants Given	650.00	0.00	650.00	1050	-400.00	-38.10%
Grass Cutting	790.00	0.00	790.00	650	140.00	21.54%
Hall Hire	168.00	0.00	168.00	180	-12.00	-6.67%
Hall Refurb	557.00	0.00	557.00	0	557.00	
ICO	35.00	0.00	35.00	35	0.00	0.00%
Parish Hall Insurance	1116.30	0.00	1116.30	1109	7.30	0.66%
Memberships and Subs	189.00	0.00	189.00	255	-66.00	-25.88%
Signs Notice boards	111.42	18.62	130.04	0	130.04	
Mobile Top Up	60.00	3.33	63.33	0	63.33	
Postage	29.87	0.00	29.87	25	4.87	19.48%
Office Supplies	20.37	3.33	23.70	70	-46.30	-66.14%
Telephone Kiosks	0.00	0.00	0.00	200	-200.00	-100.00%
Street Light Electricity	306.17	15.31	321.48	545	-223.52	-41.01%
Street Light						
Maintenance	267.84	53.56	321.40	350	-28.60	-8.17%
Training	50.00	0.00	50.00	200	-150.00	-75.00%
Website	0.00	0.00	0.00	120	-120.00	-100.00%

# **Parish Hall Report**

**February 2017**

There is not a great deal to report this month but it is worth mentioning that the heavy rain of a couple of weekends ago tested the new grating in front of the Hall and it seemed to work well. As ever, a number of villagers lent a hand ensuring that the water kept flowing. The Hall Committee only wishes that these people would commit to the Hall on a more formal basis.

Again, it was Duncan Smith, another villager, who helped the Chairman re-seat a number of the Hall's chairs but he is reluctant to get further involved.

The Chairman's membership of WERNs hall managers committee illuminated him as to the low fee we charge the Electoral Officer of B&NES for the use of the Hall as a polling station. The Committee decided that there should be an increase to the level other hirers are charged for a full day and this has been agreed by B&NES. Anything more was seen to be profiteering at the expense of the ordinary B&NES rate payer.

John Dottridge

## **Notes from B&NES ALCA meeting Wednesday 18<sup>th</sup> January 2017**

1. Notes from meeting of 14<sup>th</sup> September 2016 were approved
2. Update of Parish Charter Review. The Timeline and drafting was explained. All Parish Council's will be consulted on the same.
3. A brief update on the September Parishes Liaison meeting was given, as reported previously to PC.
4. Update on Cotswold AONB – information not relevant to PC.
5. Broadband update – Latest information has been delayed due to changes in legislation on installation by private companies. This matter will be discussed fully at the next meeting.
6. B&NES Core Strategy Review – Modifications are currently under way and a final report should be ready by April.
7. New [Strategic housing land availability assessment \(SHLAA\)](#) document. There will be a call out for new sites in March 2017. Any sites that come forward from landowners, developers or identified by Parish Council's or individuals will undergo a full assessment by an Inspector together with B&NES Planning officers, an ecologist, architect and other experts. Parish

Councillors will be invited to attend the inspector's assessment appointments on any sites within their parish to give local knowledge. The new SHLAA document will come into force in April 2018.

8. ALCA Training – forthcoming courses

- i. Community Engagement – The Local Councils Award Scheme – Saturday 21<sup>st</sup> January 2017
- ii. Information Governance – Course to be repeated in the Spring
- iii. Applying for grants and writing a business case for grant applications – date to be released in due course.
- iv. Promoting your Council through social media – Facebook, twitter etc – date to be released in due course.

9. Priorities for the next Parishes Liaison meeting on **Wednesday 15<sup>th</sup> February 2017**

Suggestions put forward:-

- i. Adult Social Care & funding issues
- ii. Library Services
- iii. Community and local bus services
- iv. Core Strategy Review – update from B&NES
- v. The future cost of by-elections being the responsibility of Parish and Town Councils from April 2017. First by-election 50% of cost charge further bi-elections 100% of the cost to be paid by the PC.

10. Date of next meeting – Thursday 25<sup>th</sup> May 2017 – 7.30 p.m. Possibly in Tunley Village Hall

## **Notes on PLM Wednesday 15 February 2017**

### **PLANNING UPDATE**

- The draft JSP is due out this summer.
- B&NES are working on a new Local Plan and the Neighbourhood Plans will be taken into consideration as part of the process.
- The Core Strategy aims to build 13,000 new homes by 2029 and create 10,000 new jobs. Analysis has shown that the capacity is less than thought at 12,700. Most of this development will be on Brown Field sites. There may be the need to release Green Field sites.
- The target for Affordable Housing is 30-40% of the new homes.
- Figures of 3,500 new homes in Whitchurch and 1,500 in Keynsham will only take place once the required new infrastructure is put in place.
- To reach the targets, about 800 new homes will need to be built in the South West per year. The local district needs 16,300 homes (Bath, Somer Valley, Rural Areas, Whitchurch & Keynsham).
- The approach to building these new homes as part of the Local Plan, needs to be decided. There may be the need for new homes to be built in the villages.
- In order to combine the Core Strategy with the Placemaking Plans, the policies will be rolled forward until 2036.
- There is currently a 'Call for Sites' taking place as part of the HELAA (Housing and Economic Land Availability Assessments). This is due for completion at the end of April 2017. Some sites are suggested for allocation in the Local Plan Issues and Options October 2017.

- There is a Government White Paper that has the emphasis on delivering the new homes. This has to be born in mind by B&NES Council.
- Small sites are 10 homes or less.
- Some infrastructure funding will come from the devolution funding and government funding for transport.

## **LEADER'S REPORT**

- There are plans to change how libraries work by consultation with locals/Parish & Town Councils.
- The West of England combined authority is a shadow authority until the Mayor is elected. The Mayor will mainly be involved with the new infrastructure development. The new ring road needs to be completed before anything can go ahead.
- Next year's budget was approved last night.
- The Council have taken in 5 refugee families, who have now successfully settled in. Another 5 families and 23 unaccompanied minors are also to be taken in this year.

## **BUDGET UPDATE**

- There is a new model for funding in order to save the required 49million by 2029. 12 million has already been saved and a saving of 15 million has been found for next year.
- Job creation will still be supported.
- Increased efficiency and re-financing has resulted in the saving of 6.6 million.
- 1.3 million has been saved in adult support by working with other agencies/authorities.
- 2.5 million has been saved by increasing the business rates.
- Dog warden and park services have been allocated funding for the foreseeable future.
- Housing developers are providing an income of 8.3 million.
- Adult care and child services funding has increased
- 7 million will be invested in transport/highways.
- School buildings are to be improved.
- 3.5 million is allocated to affordable housing.
- Diversification of investments in the Council's property portfolio will take place to generate more income.
- Council Tax will increase by 3.5% which is lower than other authorities in the area, and one of the lowest increases in the country.

### **Cost of Parish Elections – Cllr Dawn Drury lead for the parishes**

Concern was raised about the fact that parish councils will have to fund elections at a cost of £2000-3000 per election. The reason for this action is to stop people being 'pushed' into becoming a councillor. The aim is to encourage only those people who really want to become a councillor to stand. If there is the need for a new councillor due to a death, no charge will be applied. Some discretion will be applied to the charges.

### **Dog Warden Service – Kathy Thomas (Peasedown) to lead for the parishes**

£50,000 is allocated.

### **Adult Social Care Funding – Judith Chubb-Whittle (Stanton Drew) to lead for the parishes**

By changing the way this is operated it is hoped to make savings. People will be encouraged to stay in their own homes by the provision of suitable home support, rather than going into residential care.

Adult funding will be increased each year to support children that become adults during the year.

### **Community Empowered Fund – Paul Meyers (Cabinet member for policy)**

Work on the Parish Charter is progressing well. Relationships between the Council and Parish/Town councils are being explored.

A 1 yr. scheme to provide local funding is being set up. The amount of money is based on 50p being allocated per parishioner, based on the 2011 census. There is a minimum payment of £250 for projects. Volunteers will be encouraged to participate. Parish and town councils working together and parishes working with other parishes will be encouraged.

Individuals and communities can be visited to discuss any projects and the funding required. An initial discussion is suggested before any detailed plans are made.

### **BOUNDARY REVIEWS**

- A Local Government Boundary Commission review last took place in 1997. (There is currently another review taking place by the Boundary Commission for England – comments accepted until 27 Mar 2017)
- The aim is to identify how many councillors are required by May 2017
- Need to identify the location of the boundaries for the number of councillors.
- Consideration will be given for new homes increasing the number of people in a given area.
- Parish boundaries will not change.
- Information will be put on the Council's website.
- The size of the Council will be decided by June 2017
- From July – August 2017, a consultation will take place with the wards.
- Dec 2017– Mar 2018 – a consultation will take place.
- A final recommendation will take place in April 2018 and will take effect following the elections in May 2019.

### **PARISH CHARTER REVIEW**

- The area is well represented by the people that attend the meetings.
- The first draft will go to the parishes for comments.

### **LIBRARIES/ONE-STOP SHOPS**

- How libraries are used is changing.
- Help will be provided in the use of computers for those who need it.
- Services are being combined to try and make savings.
- A capital bid is being put together to help interested parishes.

### **RURAL TRANSPORT IS CURRENTLY BEING REVIEWED**

Date of next meetings

22<sup>nd</sup> June 2017

26 October 2017

### **Joint Spatial Plan for the West of England**

#### **Bath & North East Somerset Parish/Town Council Workshops**

#### **Keynsham Working Group**

#### **Report Facilitator - Place Studio Ltd**

#### **Validated by Jim Claydon (Chair of Workshops)**

**Wednesday 30<sup>th</sup> November at 6pm – 8.30pm in the Avonfields Room, Somerdale Pavilion, Keynsham.**

#### **1. Background**

Bath & North East Somerset Council, Planning Services is engaging with parish and town councils within its district throughout the process of producing a Joint Spatial Plan for the West of England. This will underpin a strategic approach to the allocation and delivery of homes, employment and infrastructure within the sub-regional area.

In addition to briefings to all parishes, the authority resolved to invite representatives from



parish and town councils in the areas within the scope of the emerging JSP to a special workshop. An initial workshop was held in two locations, firstly with representatives from the south of B&NES parishes, at the Town Hall Midsomer Norton, on 16 April and then with representatives from the north of the district, at the Civic Centre, Keynsham, on 23 April.

***The notes for these workshops are included in Appendix 1***

Since the April workshop, Bath & North East Somerset Council has gathered evidence that indicated the most sustainable locations for strategic infrastructure investment and housing growth in B&NES are in the north of the district, south and east of Bristol.

The purpose of the second workshop sessions in November was to continue the conversation about the emerging Joint Spatial Plan (JSP) and Joint Strategic Transport Study (JSTS) for the West of England with communities that are within the north of the district.

Workshop sessions were held in two venues;

Tuesday 15<sup>th</sup> November 2016, 6.30pm – 9pm at Whitchurch Village Hall

Wednesday 30<sup>th</sup> November at 6pm – 8.30pm in the Avonfields Room, Somerdale Pavilion, Keynsham.

The specific aims of the workshop were as follows:

- To set out the current situation and present the evidence gathered to inform this.
- To receive feedback on the evidence and discuss issues and implications for local communities.
- To discuss and agree further engagement within the on-going process of developing the strategy.

## **2. Workshop Facilitation**

The workshop sessions were facilitated by Bath and North East Somerset Council's Connecting Communities Team. They were independently chaired by Jim Claydon MRTPI and attended by senior officers from the council's planning and transport services.

***A copy of the invitation is included in Appendix 2 and a list of the attendees is included in Appendix 3.***

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## **3. Workshop Agenda**

- Introductions - Chair
- Presentation; the Emerging Spatial Strategy, from B&NES planning officer and transport officer
- Workshop
- Feedback; Discussion on the output from workshop groups
- Next steps
- Closing Remarks – Chair

***A detailed agenda is included in Appendix 4.***

***A record of the questions and comments related to the presentation are included in Appendix 5.***

## **4. Workshop Tasks**

Following the presentation from Richard Daone and Peter Dawson the attendees were split into three groups and asked to provide feedback on the following questions:

- Identify constraints/issues with the emerging proposals from the community's point of view,
- Identify opportunities presented by the emerging plan, and;
- Consider implications for their emerging Neighbourhood Plans.

### **Summary of feedback:**

#### **Wednesday 30<sup>th</sup> November Workshop, Keynsham**

##### **Constraints**

- Transport problems – don't want the impact to be spread out to other areas.
- Need to be realistic about the light rapid transport.
- Transport routes – vision doesn't relate adequately to the employment areas
- New railway station - there is enough room on the old site (Saltford).
- Traffic filtering into the Town Centre.

- Cadbury site lack of current employment opportunity.
- Don't want Keynsham to be a dormitory town.
- North of Railway line – Flood plain.
- Surrounding Keynsham – green fields – rural character must be retained.
- Ecological issues / habit / green belt.
- Sewage works – could it be moved?
- Saltford Bypass – not value for money. Won't solve anything and could increase congestion at either end, won't address strategic issue.
- Impact of future development on Wellsway School – capacity for school – displacement.
- Archaeological importance – Roman occupation – Keynsham and Saltford.

#### Opportunities

3

- More jobs – enable aspiration of Neighbourhood Development Plan (NDP). Creative industries, start-up businesses, IT/technology, green energy, architectural, cultural, health.
- Keynsham is in the middle of a creative area.
- Employment on Somerdale – opportunities for health and wellbeing.
- Enhance green infrastructure, natural habit, linear park, natural place.
- Ease congestion on network.
- New train station at Saltford – reopening or relocation.
- Alternatively new train station near Avon Country Park and Pixash Lane.
- Station in Keynsham should remain in current position.
- Re-opening of Saltford Station – distance between stations needs to be maintained to avoid closure in future.
- People should walk to the station not drive.
- Station – opportunities and concerns – need to expand parking at station. Need to ensure Saltford station if moved would not destroy the planning of Keynsham.
- Residents in the east of Keynsham are unlikely to use the railway station in its current Keynsham location as it's too far.
- The distance from Keynsham to Saltford is the same as Oldfield Park and Bath Spa and therefore, should be acceptable in operational terms.
- There is no connection between the town and the station – having a 'hopper' around Keynsham would be more effective.
- New Station Saltford – don't want Keynsham closed.
- Opportunity – Station – could there be development in Saltford around the station
- Open up High Street
- HCA involvement - external funding – affordable housing
- Building on Flood Plain – could look at building houses on stilts or other new technologies
- Light rapid transport along cycle path
- Keynsham Enterprise area – need balance between jobs and homes
- Development north of Keynsham
- Affordable housing in Keynsham and Saltford
- Flood Plain
- Make efficient use of land - increase height in buildings
- Sight line of Kelston – need to be sympathetic to the surrounding area / impact of heights of buildings
- Marina – opportunities for homes, leisure etc

#### **See Appendix 6 or detailed feedback from each group.**

A joint discussion was then undertaken with the workshop attendees as a whole to provide feedback on the Neighbourhood Development Plan (NDP).

This produced the following key points:

- Local Plan and NDP are well aligned.

- NDP will be for 20 years.
- Keynsham has only just started work on its NDP – opportunity to run concurrently with B&NES Local Plan
- Not just planning issues – there are five pillars to the NDP – community want to create a town culturally vibrant. We want a cohesive plan.
- We are keen to work with B&NES, we are part of B&NES and get great support from B&NES.

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- Retain Keynsham's identity. We are a separate settlement – between Bristol and Bath.
- River report some years ago – need to review this.
- Opportunity for specific sites – cemetery.

## **5. Closing Remarks and Next Steps**

- Richard set out the next steps. There will be further opportunities to engage in the conversation as the JSP progresses and further details will follow.
- Lisa Bartlett and Cllr Liz Richardson thanked all for attending and emphasized the importance of keeping the conversation going and lines of communication open.

***Closing points are included in Appendix 7***

### **List of Appendices:**

- Appendix 1 – April workshop notes
- Appendix 2 - Workshop Invite
- Appendix 3 - Attendees list
- Appendix 4 – Workshop Agenda
- Appendix 5 – Questions and Answers following presentation; *the Emerging Spatial Strategy*
- Appendix 6 – Work shop detailed group feedback
- Appendix 7 – Closing Points

## **Appendix 3 – Attendees list**

**B&NES Officers/Consultants:** Jim Claydon (Independent Facilitator and Chair); Lisa Bartlett (Divisional Director), Simon De Beer (Group Manager - Policy & Environment); Peter Dawson (Group Manager for Transportation Planning), Richard Daone (Team Manager - Planning Policy), Neil Best (Planning Officer/Urban Designer), Jon Lovatt (Senior Transport Planner), Claire Cornelius (Highway Development Control & Transport Policy Manager), Sara Dixon (Locality Manager).

**Ward Councillors:** Cllr Liz Richardson (Cabinet Member for Homes and Planning), Cllr Charles Gerrish (Keynsham North Ward), Cllr Brian Simmons (Keynsham North Ward), Cllr Emma Dixon (Saltford)

**Town/Parish Councils:** Cllr Clive Fricker (Acting Chair of Keynsham Town Council), Cllr Keith Baker (Keynsham Town Council), Cllr David Biddleston (Keynsham Town Council), Cheryl Scott (Town Clerk, Keynsham Town Council), Dawn Drury (Deputy Clerk, Keynsham Town Council and Chair of Compton Dando Parish Council), Cllr Phil Harding (Saltford Parish Council), Adrian Betts (Saltford Parish Council)

**Keynsham Neighbourhood Plan representatives:** Paul Campbell, Terry Edwards, Kathleen Hovland

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## **Appendix 4 – Workshop Agenda**

### **JSP Workshop Agenda**

**Wednesday 30<sup>th</sup> November at 6pm – 8.30pm**

**Avonfields Room, Somerdale Pavilion, Keynsham.**

## **Purpose**

To continue the conversation with local communities about the emerging JSP and JST for the West of England (see note of April workshops attached)

## **Aims**

- To set out the current situation and present the evidence gathered to inform this.
- To receive feedback on the evidence and discuss issues and implications for local communities
- To discuss and agree further engagement within the on-going process of developing the strategy.

**Chair** – Jim Claydon (independent planning consultant)\*

## **AGENDA**

### 1. Introductions

- Introduction and welcome from B&NES planning officer
  - Participant introductions; who are invited to say
  - What I want to get out of this workshop and what I think I can contribute
- ### 2. Presentation; the Emerging Spatial Strategy, from B&NES planning officer and transport officer

### 3. Workshop

- Participants are invited to identify constraints/issues with proposals from their community's point of view,
  - Identify opportunities presented by the emerging plan, and
  - Consider implications for their emerging Neighbourhood Plans
- ### 4. Feedback; Discussion on the output from workshop groups

### 5. Next steps

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- B&NES officers to set out likely next steps in JSP/JST
- Participants to advise on continuing the dialogue

### 6. Closing Remarks – Chair

\* Jim Claydon is a past president of RTPI, former Head of Planning and Architect at UWE, former national planner for Planning Aid, former Examining Inspector for the Planning Inspectorate and currently chair of the Community Council for Somerset.

## **Appendix 5 – Questions following presentation; the Emerging Spatial Strategy**

- Jim asked for points of clarification on the presentation and also for those people who were unable to stay to raise their concerns / issues before they leave.
- Councillor Gerrish commented that the Chancellor announced in his Autumn statement improvements to the motorway junction (M4/M5). Peter was unaware of this announcement but agreed to follow up.
- Councillor Biddleston commented on the issue of affordable housing. He said that the country is supporting over inflated house prices and that local people wanting to buy their own homes in Keynsham would need a joint income of £50k. For most people this was not achievable.
- He also added that he was not convinced of the transport argument by developing in areas where there was existing infrastructure. He felt this wasn't the answer as this would increase the problem further. He said that rural areas could take further development and this would help spread the impact of the traffic. He also commented that there were opportunities for development on Duchy land at Newton St Loe, something similar to Poundbury.
- Cllr Biddleston asked about flooding in Keynsham. He said from the maps it looks like Chandos was at risk of flooding. Richard said that the information had been provided by the Environment Agency. It was suggested that Cllr Biddleston studies the Environment Agency website for detailed information about specific properties. (*A link to the EA website has been sent to DB - 1.12.16*)
- Cllr Betts said that the A4 is a significant problem for Saltford. He felt that a by-pass wasn't the answer. He said that he would like the plan to have considered options rather than just suggesting a by-pass with a line on a map. Some residents are

concerned this might blight their properties. Peter clarified and said that this was illustrative, if this was an option full traffic modelling and consultation would be required. Lisa said that their concerns were valid, the plan is emerging and the maps were intended to provide an illustration of how it could fit together. The plan is about principles at this stage. Cllr Betts said that a special meeting had been organised for the 1<sup>st</sup> December to discuss.

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## **Appendix 6 – Detailed feedback**

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## **Appendix 7 – Closing Remarks and Next Steps**

### **Group Constraints Opportunities**

1

- Highways, regional 'pinch point' / Town centre impact
- Lack of current employment opportunities
- Threat of becoming a dormitory town
- Flood Plain – Pushing development towards the east
- Green/ rural character, ecology/ natural habitat –Green Belt
- Sewage Works
- More jobs – Creative jobs could enable the aspirations of the Neighbourhood plan.
- Centre for Health Care
- Green/ Natural Habitat –Infrastructure enhancement
- Easing of congestion on current highway network
- New train station to serve new development and Saltford. Would there be any opportunity for development at Saltford if this were the case?

- Maintaining the green boundary between Keynsham & Saltford

### **2 • Potential additional traffic on existing junction.**

- LRT on A4? How/When?
- Transport routes don't take you to major areas of employment
- Expansion of Keynsham station & replace existing site from station in Saltford
- New road – opens up the area, creative with traffic in the high street– Priority
- HCA brings in external funding -Affordable housing.
- New technology to resist flooding
- Could use flood areas for less vulnerable uses
- Use Bristol/ Bath railway path for LRT
- Combine 'hopper' services in Keynsham with main A4 (X39) services
- Opportunities to expand existing Keynsham station
- New railway station to service Bath. (Saltford to Keynsham)
- Enterprise Area incentives

### **3 • Saltford bypass route must not be published until full investigation done of all options**

- Bypass will increase congestion at either end of bypass where joins A4
- Impact of development on Wellsway secondary school – loss of capacity for Saltford residents
- Is shared by pass value for money?
- Archaeology south of Saltford (Roman Villa?)
- Investigate potential for LRT on midland line (to be shared with Bristol/ Bath cycle path)
- Re-open Saltford station (in current location) – Retain operational gap between Keynsham & Saltford
- Provide needed affordable housing
- Large & extended houses in Saltford & Keynsham provides future opportunities to accommodate more than one household
- Encourage more efficient use of land in new development area, inc higher buildings?
- Marina

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- Richard Daone set out the next steps. Richard thanked everyone for their input. Lisa



Bartlett reiterated her thanks to the participants and officers for their contributions and support.

- An observation was made that the Salford transport vision is not a plan – this message does need to be transmitted.
- Cheryl Scott commented that in future town and parish councils need at least a month to consider and prepare comment. Some parish councils don't meet regularly and therefore this is even harder for them to respond in the timescales. This was noted.
- A question was raised about the numbers proposed for Whitchurch and the response from the Parish Council. Jim said that a session was held with Whitchurch earlier this month and was very constructive.
- Cllr Fricker asked if the 3,000 houses are not built in Whitchurch will this number have to be found elsewhere in B&NES? Cllr Richardson said that it wouldn't necessarily put pressure on B&NES.

**Joint Spatial Plan for the West of England  
Bath & North East Somerset Parish/Town Council Workshops  
Whitchurch Working Group  
Report Facilitator - Place Studio Ltd  
Validated by Jim Claydon (Chair of Workshops)  
Tuesday 15<sup>th</sup> November 2016, 6.30pm – 9pm at Whitchurch Village Hall**

**1. Background**

Bath & North East Somerset Council, Planning Services is engaging with parish and town councils within its district throughout the process of producing a Joint Spatial Plan for the West of England. This will underpin a strategic approach to the allocation and delivery of homes, employment and infrastructure within the sub-regional area.

In addition to briefings to all parishes, the authority resolved to invite representatives from parish and town councils in the areas within the scope of the emerging JSP to a special workshop. An initial workshop was held in two locations, firstly with representatives from the south of B&NES parishes, at the Town Hall Midsomer Norton, on 16 April and then with representatives from the north of the district, at the Civic Centre, Keynsham, on 23 April.

***The notes for these workshops are included in Appendix 1***

Since the April workshop, Bath & North East Somerset Council has gathered evidence that indicated the most sustainable locations for strategic infrastructure investment and housing growth in B&NES are in the north of the district, south and east of Bristol.

The purpose of the second workshop sessions in November was to continue the conversation about the emerging Joint Spatial Plan (JSP) and Joint Strategic Transport Study (JSTS) for the West of England. with communities that are within the north of the district.

Workshop sessions were held in two venues;

Tuesday 15<sup>th</sup> November 2016, 6.30pm – 9pm at Whitchurch Village Hall

Wednesday 30<sup>th</sup> November at 6pm – 8.30pm in the Avonfields Room, Somerdale Pavilion, Keynsham.

The specific aims of the work shop were as follows:

- To set out the current situation and present the evidence gathered to inform this.
- To receive feedback on the evidence and discuss issues and implications for local communities.
- To discuss and agree further engagement within the on-going process of developing the strategy.

**2. Workshop Facilitation**

The workshop sessions were facilitated by Bath and North East Somerset Council's Connecting Communities Team. They were independently chaired by Jim Claydon MRTPI and attended by senior officers from the council's planning and transport services. Place Studio Ltd has collated the workshop notes and produced this note.

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***A copy of the invitation is included in Appendix 2 and a list of the attendees is included in Appendix 3***



### 3. Workshop Agenda

- Introductions
- Presentation; the Emerging Spatial Strategy, from B&NES planning officer and transport officer
- Workshop
- Feedback; Discussion on the output from workshop groups
- Next steps
- Closing Remarks – Chair

***A detailed agenda is included in Appendix 4.***

***A record of the questions and comments related to the presentation are included in Appendix 5.***

### 4. Workshop Tasks

Following the presentation from Simon de Beer and Jon Lovatt the attendees were split into four groups and asked to provide feedback on the following questions:

- Identify constraints/issues with emerging proposals from the community's point of view,
- Identify opportunities presented by the emerging plan, and;
- Consider implications for their emerging Neighbourhood Plans.

#### **Summary of feedback:**

#### **15<sup>th</sup> November Workshop, Whitchurch**

##### Constraints

- Not sustainably linked for those employed in locations other than Bath and Bristol
- Transports links to Bath and Bristol
- The need to safeguard the Green Belt and green gaps
- Where to locate a Park and Ride
- Transport and infrastructure – an orbital route for a Park and Ride may mean a longer journey time
- 3,500 houses won't pay for the necessary infrastructure - £7.5bn is unrealistic
- There are good bus services already that are not used
- Work to improve the A37 may result in increased traffic on it
- The impact on the culture of the village from additional housing
- The Council's knowledge on flooding is incomplete and local knowledge is key
- Improving infrastructure in Whitchurch is not enough – wider improvements are key
- Local knowledge on how the village functions and links to other communities needs to be accessed and considered

##### Opportunities

- Current housing development coming forward is for 4-5 bed properties. More sheltered housing would be welcome in smaller communities
- Getting HGVs out of the village and improved road safety

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- Acceptable levels of development could boost the village culture – some development locally has been done well.
- The shops, doctors and school could benefit (if expanded – the school is full)
- A P&R may help traffic congestion

##### Impact on Neighbourhood Development Plan (NDP):

- Timing – the NDP is underway and then a new plan comes forward. Relationship between NDP, JSP and B&NES Local Plan needs careful consideration
- Can attract money to the Parish via CIL and could do a lot with it
- B&NES should work more closely with the Parishes
- Unknown effect of Brexit on the housing market – could be changes
- Numbers proposed are a challenge
- 98% of those consulted as part of the NDP are in favour of retention of the green belt
- Consideration on how to integrate the new community into the existing. Possible option of a separate community.

**See Appendix 6 for detailed group responses**

## **5. Next Steps**

- Simon set out the next steps. There will be further opportunities to engage in the conversation as the JSP progresses and more detail will follow.
- Officers are keen to have comments and work closely with communities on detail.
- An observation was made that this evening's meeting had clashed with some others and to try and avoid this in future.

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## **List of Appendices:**

- Appendix 1 – April workshop notes
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- Appendix 6 – Work shop detailed group feedback

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## **Appendix 1 – April Workshop Notes**

Separate Document

## **Appendix 2 – Workshop Invitation**

**From:** Sara Dixon

**Subject: West of England Joint Spatial Plan workshop - Tuesday 15th November 2016, 6.30pm**

Dear Colleagues,

I am writing to invite you to the B&NES workshop of the WofE Joint Spatial Plan to be held on the **Tuesday 15th November 2016, 6.30pm – 9pm at Whitchurch Village Hall**, Bristol Rd, Avon, Bristol BS14 0PT.

I have attached the agenda and note of the previous workshop. Please could you confirm your attendance.

We look forward to seeing you on the 15th,

Kind regards

Sara sent on behalf of Simon De Beer, Planning Policy Team

Sara Dixon

Locality Manager

Strategy and Performance

Bath & North East Somerset Council

**B&NES Officers/Consultants:** Jim Claydon (Independent Facilitator and Chair); Lisa Bartlett (Divisional Director), Simon De Beer (Group Manager - Policy & Environment); Richard Daone (Team Manager - Planning Policy), Sarah Johnston (Senior Planning Officer); Jon Lovatt (Senior Transport Planner), Nick Simons (Senior Transportation Planner); Ed Winter (Planning Officer); Alison Wells (Community Projects Officer).

**Ward Councillors:** Cllr Liz Richardson (Cabinet Member for Homes and Planning), Cllr Sally Davis (Farmborough); Cllr Paul May (Publow and Whitchurch)

**Town/Parish Councils:** Cllr Philippa Paget (Compton Dando Parish Council); Cllr Chris Lane (Norton Malreward Parish Council); Cllr Vi Perry (Whitchurch Village Council); Cllr Mark Dury (Whitchurch Village Council); Cllr Ashton Broad (Chair – Whitchurch Village Council); Cllr Rachel Chandler (Whitchurch Village Council); Cllr Tony Griffin (Whitchurch Village Council); Cllr Alyson Lampard (Whitchurch Village Council); Cllr Janette Stephenson (Publow with Pensford Parish Council)

**Neighbourhood Plan representatives:** Jenny Smith (Stockwood Neighbourhood Plan); Pete Goodwin (Stockwood and Hengrove Neighbourhood Plan); Alister Palmer (Hengrove and Whitchurch Park Planning Forum).

**Bristol City Council:** Colin Chapman (Strategic Planning Team); Colin Rees (Strategic City Transport)

## **Appendix 4 – Workshop Agenda JSP Workshop Agenda** **Tuesday 15<sup>th</sup> November 2016, 6.30pm – 9pm Whitchurch Village Hall**

### **Purpose**

To continue the conversation with local communities about the emerging JSP and JST for the West of England (see note of April workshops attached)

### **Aims**

- To set out the current situation and present the evidence gathered to inform this.
- To receive feedback on the evidence and discuss issues and implications for local communities
- To discuss and agree further engagement within the on-going process of developing the strategy.

**Chair** – Jim Claydon (independent planning consultant)\*

### **AGENDA**

#### 1. Introductions

- Introduction and welcome from B&NES planning officer
  - Participant introductions; who are invited to say
  - What I want to get out of this workshop and what I think I can contribute
- #### 2. Presentation; the Emerging Spatial Strategy, from B&NES planning officer and transport officer

#### 3. Workshop

- Participants are invited to identify constraints/issues with proposals from their community's point of view,
  - Identify opportunities presented by the emerging plan, and
  - Consider implications for their emerging Neighbourhood Plans
- #### 4. Feedback Discussion on the output from workshop groups

#### 5. Next steps

- B&NES officers to set out likely next steps in JSP/JST
- Participants to advise on continuing the dialogue

#### 6. Closing Remarks – Chair

\* Jim Claydon is a past president of RTPI, former Head of Planning and Architect at UWE, former national planner for Planning Aid, former Examining Inspector for the Planning Inspectorate and currently chair of the Community Council for Somerset.

## **Appendix 5 – Questions and Answers following presentation; *the Emerging Spatial Strategy***

- Cllr Philippa Paget said that Compton Dando Parish Council are concerned about the proposed number of houses in Whitchurch.
- Cllr Ashton Broad said there had been two serious accidents on the A37 within the past 36 hours, even before the level of potential proposed development had taken place.
- The importance of keeping green space between Whitchurch and Bristol was also raised.

The following questions were raised after the presentation:-

Q1 What is the Whitchurch distributor road?

A1 New, local connection to the orbital road; A37 and A4.

Q2 Developers are resistant to Section 106 and CIL – how will you solve this?

A2 CIL is a tax so cannot be avoided. Section 106 is still required. It will be tied down early in the process when we know what the infrastructure requirements are (e.g. schools, health centres etc). Broadly speaking Section 106 is for on site infrastructure and CIL off site.

Q3 Can you guarantee that roads will come before the development?

A3 The Government will not allow development where there will be a severe impact on roads – the Inspector would not find the plan sound. There would be trigger points relating to development to ensure the infrastructure is put in place.

Q4 The traditional approach has been to build more houses and more roads to

enable people to commute to Bristol. Could a more radical approach be taken on how things might be done differently?

A4 We are open to this. There is no plan in place yet. Those wishing to work from home are being considered but this may not have a huge impact.

Q5 To discount the rest of the Bath and North East Somerset area and just choose Whitchurch cannot be seen as future proofing. Why is there an assumption that people are going to Bristol for work?

A5 We have looked at other areas, including Keynsham. Bath has been discounted as it has reached its limits. 2 urban extensions were proposed here previously but dismissed by the Inspector. It is also likely that the Local Plan will seek villages to consider taking smaller developments. For the Somer Valley there is already a high level of out-commuting which makes it difficult for the area to sustain future development. However, we are looking at developing the local economy here to reduce this.

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## **Appendix 6 – Work shop detailed group feedback**

### **Group Constraints Opportunities Neighbourhood Plan**

#### **1 • Need for infrastructure**

- A37 and any projects close to it might make situation worse
- How will the various transport measures fit to make a comprehensive scheme – not clear
- New roads create more traffic
- Ability to retain culture of the village with large scale growth
- Other appeal decisions. Landscape too important to damage/ lose
- Need for time to review/ think about evidence & clarity on distribution road.
- Remove heavy goods vehicles from the village
- Improve road safety
- Acceptable growth would help retain culture of village
- Neighbourhood Plan should be integral to this
- Some growth focused on specific housing types (bungalows) would meet local aspirations
- A plan would help protect the important gap between greater Bristol & village.
- Timing of NP V JSP/ CS review
- Pro some development but numbers being proposed are a challenge –would mean a halt to NP
- Would welcome their detailed discussion

#### **2 • Gridlock in village and Stockwood**

- 376 Bus limited service/ full bus
- Very limited employment - need to travel
- Bus 676 to Hospitals pulled, why?
- Surface flooding (Scotland Lane, Camdon Walk)
- Pressure on Schools
- Pressure on facilities – no shop, Drs Surgery in Bristol
- New housing supply unbalanced (large 4&5 bed housing)
- Poor standards of new housing
- Village integration eg rec facilities
- Need stabilization period
- Water table
- Future of Stockwood Road
- Better bus service
- 1 smaller frequent bus to metro
- P&R could be an interchange
- Nice place to live
- Extend bus service
- Need M4 junction linking directly to Emersons Green
- Lonely isolated people (elderly)

- Need sheltered housing
- Provision of starter homes
- Improved standard of new housing
- New transport infrastructure
- Improvements to Stauton Lane
- Crossing A37 to rec facilities
- More trees, mitigate flooding

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### **Group Constraints Opportunities Neighbourhood Plan**

#### **3 • P&R generates traffic, Whitchurch & Pensford – but would benefit other areas**

- Affordability of housing is an issue
- Pollution from traffic
- Using orbital route for P&R would make for longer journey times
- Solution is not link to Hicks Gate, this would make A37 main route to south
- 3,500 homes won't pay for A37/A4 link
- £7.5bn unlikely for transport infrastructure
- No homes without infrastructure
- Whitchurch is a historic village and does not want to become town or suburb of Bristol
- Any route from Whitchurch to S.Bristol (Hengrove) would involve CPO, difficult to deliver physically
- No habit of bus usage
- Bus doesn't take people where they want to go.
- Metrobus should link to P&R to relieve traffic on A37
- Current traffic affect villages across the area.
- No village shop presently
- Desire for some growth but not 3,500 (to support facilities)
- Roundabout at top of Sleep Lane could improve traffic situation
- Interaction with S. Bristol link
- Could dual A4 to top of Brislington

Hill

- Transport infrastructure has been needed for ages
- Defend gap between Whitchurch & Bristol "separate community"
- S.E. Location much more suitable than W. A37
- Virtually no local jobs exist – need employment development
- 98% employment in Whitchurch – all to BRS
- More housing elsewhere
- Based on +50% village size
- Re written to take JSP principles into account
- Presumption of some dev in villages but not 3,500 because it would no longer be a village. Active village community.

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### **Group Constraints Opportunities Neighbourhood Plan**

#### **4 • A37 long distance P&R**

- Few job opportunities in Whitchurch or S. Bristol
- Hengrove needs investment too i.e. cross boundary issues
- £15bn Gov funding
- Traffic problem affecting property prices
- A37 – A38 Link: some support
- A37 P&R elsewhere e.g Hengrove
- New housing needs to connect to jobs
- New settlement idea?
- Safeguard 'Green Gap' north/east of village
- Prefer any development further out: Garden Village, beyond green gap

- Plan to meet existing needs and new community needs]
- Need a sound plan and a sound process
- Long Ashton NDP seeks to protect

Green Belt gap to Bristol – this has been taken into account in JSP GreenBelt assessment. Why is it not the same for the Whitchurch NDP regarding protecting narrow gap between Bristol and the village?