

**MINUTES OF THE MEETING OF DYRHAM AND HINTON PARISH COUNCIL
HELD ON THURSDAY 26TH NOVEMBER 2015 AT DYRHAM VILLAGE HALL AT 7.30.PM**

Present: Councillors: K Sawyer (KS), P Miller (PM), P Boulton (PB) Card (LC), C Thornton-Trippett (CTT)
Ward Councillor S Reade and B Stokes, E Walsh and the Clerk – C Howard

1. **Apologies for absence**
2. **None**
3. **Declaration of Interest under the localism act 2011.**
None
4. **Member if the public to bring up matters of concern, the press were welcome.**
None
4. **Minutes of the last meeting 22nd September 2015**
LC proposed acceptance seconded by PB – carried unanimously.
5. **Matters Arising from the Minutes – not an agenda item**
 - 7 Special Expenses and LCTR Support Grant. The Clerk had attended the meeting and had completed the relevant documents.
 - 7 Grant for starting our own website – the paperwork had been completed and sent to ALCA for their next round of grant applications.
6. **Report on meetings attended by Councillor's and Clerks**

KS had attended the Parish Plan Meeting, the roads in the Parish were discussed and the need for repairs to be done, some had already been repaired, it was agreed that if Councillors or residents report any road works needed separate from the Parish Council that she will keep a report on file to use as evidence to use in the future.
7. **Correspondence Received**

South Gloucestershire Council
SG Newsletter
Resolved: Filed
Letter from Sally Paterson regarding wildflowers in the parish.
Resolve: Clerk to write and thank her for all their hard work on this project,
E mail from Ward Councillor Ben Stokes regarding Heritage Areas to Bob Symonds and his reply.
See appendix 1.
8. **Planning Applications**

No objections by Parish Council
PK15/4279/PNGR Ring O Bells Farm, Prior notification of change of use from agricultural to residential.
PK15/4100/F Tolldown Farm – Change of agricultural building to Bakery
PK15/4420/TCA Dyrham Park, Work on Trees
PK15/4682/TCA Dyrham Park, Work on trees
PK15/4499F Dray House, Upper Street, Dyrham – Erection of a single storey extension.
PK15/4683/TCA Dyrham Park – Work on trees.
Planning Applications Rejected by Parish Council
None
Planning Applications agreed at meeting
PK15/4879/F Ring o Bells Farm – construction of a temporary access track in relation to planning application
Planning Applications Permitted by South Glos Council
PK15/3969/CLP Cotswell House, Dyrham Road, application for a certificate of lawfulness for the propose erection of a 2 no single storey extensions and installation of a dormer window.
PK15/468/TCA Dyrham Park tees various.
Planning Applications Rejected
PK15/4278/PNGR Ring O Bells Farm – change of use.
Planning Applications Withdrawn
PK15/4420/TCS – Dyrham Park trees
9. **Accounts - payment by BACS since last meeting**

| | | |
|----------------|---------|----------|
| Wages October | | £156.00 |
| Wages November | | £156.00 |
| Mrs C Howard | £7.59 | £ 9.10 |
| N Trust | | £ 110.00 |
| Mrs C Howard | | £ 45.00 |
| Craig Banyard | | £146.37 |
| J Webb | £100.00 | £120.00 |
| SGC | | £673.61 |
| Ben Stokes | | £730.77 |
| Ensign Print | £30.00 | £ 36.00 |

Councillors agreed these payments.

10. **Bank Reconciliation and Income and Expenditure by Budget and Ratification and budget for 2016/17**
The Clerk distributed these. A discussion on the budget 2015/16 was discussed and a precept was agreed to be ratified at the January finance meeting.
11. **Community and Benefit Money**
No report
12. **Flooding and Drainage – update**
CTT and the Clerk had reported the area in from of the noticeboard in Dyrham which is very boggy from water coming on the highway.
Resolve: It was agreed that the clerk report this to Street Care for them to inspect and find a way to resolve this,
13. **Daffodil Planning in the Parish**
Councillors had already done a lot of planting down Hinton Hill to the village sign on both sides the rest would be done by the pay back team see agenda16. Note: This is the first year of bulb planting next year other areas would be planted in the parish as per the request of the Parish Plan.
14. **Grass cutting update a complaint about Dyrham triangle**
Ben Stokes agreed to charge the same as this year for grass cutting next year. A complaint from a Parishioner about the state of the Triangle at Dyrham was discussed.
Resolve: Clerk to contact Andrew Hedges and ask him if he knows of someone who would cut this back for us, a new contract for 2016 would be made.
15. **Healey Drive Problems with Merlin Housing**
Now resolved.
16. **Screening of sub station**
Two quotes from C Zapata and J Webb had been received after a site visit for barbed wired fencing around posts. The Clerk had written to the wind farm company and asked for a grant for planting the hedge and screening their substation, but they could not help.
The Clerk had contacted Christian the guy from the Probation Service and got a date for the work this had mostly been done, but they had been used to clear the area around the cabinets on Sunday 29th November at a cost of £50.00 plus VAT then do the rest of the bulb planting...
17. **Road Conditions in the Parish**
No report.
18. **Superfast Broadband**
BS should be phase 2 even though it does not look good. John Miller is contacting the broadband people on a weekly basis even though the number of business we quoted had not been taken into consideration.
19. **Dyrham and Hinton Parish Council Website**
This should be up and running by the weekend.
20. **Revised Standing Orders**
The revised standing orders were agreed.
Resolve: It was agreed that a mandate be signed by all Councillors giving the Clerk authority to deal with planning applications on their behalf.
21. **Parish Plan**
See item 3.
22. **Christmas Carol Service**
KS reported that a Parish Christmas Carol Service would be held at the Village Hall on 18th December with the Parish Council providing the mulled wine.
22. **Draft Waste Management Strategy**
A copy had been sent to Councillors and they could attend a Roadshow regarding this at Yate Town Centre on Saturday.
23. **Items from Parishioners**
An e mail had been received from Andrew Hedges regarding fly tipping and anti social behaviour in Cock Lane he stated if a waste bin could be provided with a supply of black bags, he would be happy to empty the bin as and when needed. A sign prominently be displayed saying the area in CCTV monitored might help the situation.
Resolve: It was decided that we could not put a bin there as we would have to pay SGC to empty it as we do not have a waste licence, but the Clerk was asked to find out the cost of a sign
The Clerk had been copied in on several e mails from Mr Smedley regarding a new junction 18a, which she had distributed.
24. **Items of Report and Matters for the Next Meeting**
None
25. **Date of Next Meeting**
28th January 2016
24th March 2016
26th May 2016

APPENDIX 1

Dear Bob (cc Jodie and Steve),

I have been waiting for the below response from the Planning Dept to my questions from your email of 13th November. I have cut and pasted the reply.

I hope it answers some of your points but please come back to me or Steve with any questions.

‘The first part of your question asked if there is a planning status of “Heritage site” within planning policy. The answer to this is yes there is but the NPPF uses the term ‘Heritage Assets.’ This relates to any “building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”

The designated heritage assets, i.e. Listed Buildings and Conservation Areas, are also covered by Statutory Legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16(2), 66(1) and 72(1) of the Act set out the general duties of LPAs in the exercise of their planning duties, such as having special regard to the desirability of preserving listed buildings or their setting. These are material considerations when making planning decisions and great weight is given to the protection of heritage assets by the Courts.

Turning to the second part of your question whether it has equal status to a “conservation area” or “Green Belt,” conservation areas are covered under heritage assets as explained above. With regard to Green Belt, other than the very limited categories of development that are permitted in Green Belts, new housing development is deemed as inappropriate development where this would conflict with land designated as Green Belt. Under national policy, great importance is attached to keeping green belt land permanently open. Therefore in very simplistic terms planning applications which do not confirm with national and local planning policy on heritage and green belt are extremely unlikely to be approved.

However, national policy is also clear that the process for reviewing green belts is through the preparation of new local plans. The JSP is a local plan and therefore it is the right mechanism for how the whole of the West of England Bristol and Bath Green Belt can be assessed and if necessary reviewed. This is not to say the Green Belt will be amended, but the process for testing this and ultimately determining if land needs to come out of the Green Belt to help deliver the additional homes, jobs and supporting infrastructure that is needed in the West of England, will be undertaken through the JSP/ each UAs forthcoming Local Plan reviews should that be required. In undertaking this assessment non green belt land will also need to be fully considered and evaluated. Should this also involve locations that relates to or could impact on ‘heritage assets’ then the necessary planning policies and weight attached to their significance will apply too?

However, what I really think Mr Symons is eluding too is why are locations around Bath not identified in the JSP alongside Green Belt locations in South Glos, other parts of BANES around Keynsham and Salford, and North Somerset. This all stems from the decision that BANES is not part of the Wider Bristol Strategic Housing Market Assessment as it was demonstrated and agreed through the BANES Core Strategy that Bath has its own housing market area. You may recall these discussions at PHCB meetings (before May) when this was discussed and agreed. In light of this and also given that there are very limited opportunities given the Bath World Heritage Site designation which carries additional weight at a national and international level, it was agreed not to test housing locations around Bath.

Consultation runs on the JSP until 29th January, people are welcome to make any comments they want at this stage on planning and transport related matters. These will be considered and used to inform the next stage of the Draft JSP. While I can appreciate the point Mr Symons is making, notwithstanding the fact that as it currently stands, meeting the housing needs of Bath is not a purpose of the JSP, the impact on City of Bath World Heritage Status is probably weighted above protecting the Green Belt, although this is not to say comments challenging this cannot be made through the JSP consultation and ultimately tested through the Examination in Public if required.

I hope these comments are helpful.

Finally, can I ask you to remind the PC about our invitation on 29th October to come to one of our consultation events for Parish councils on 1st December where there will be an opportunity to discuss the JSP further.