

ENVIRONMENT COMMITTEE

Minutes of a meeting held at Hanham Hall, Whittucks Road on Tuesday 16th May 2019 at 7.30p.m.

PRESENT: Members: Councillors H Goddard, S Atwell, S Hicks, C Cushing, K Bell, T Bray, N Lethaby & D Smith
Officer: Mrs C Dolman – Clerk
Others: 11 members of the public

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs R Boissevain & P Burgess.

2 CONFIRMATION OF MINUTES

Resolved that confirmation of the minutes of the meeting held on 21st May 2019 as printed and circulated, be confirmed as a correct record and signed by the Chairman.

5 CONSIDERATION OF PLANNING MATTERS

Resolved that the following comments be made:-

P19/7359/F **Bickley Farm, 144 Abbots Road**

Erection of marquee attached to existing barn to facilitate change of use to wedding venue (Use Class D2).

Objections:-

No information given regarding waste disposal generated by the business

No information regarding disposal of foul sewage

No information regarding hand washing facilities for catering staff.

Transport study provided by the applicant says:

- *There are no footways on Court Farm Road and Ferry Road to the east of the site. However, it should be noted that given the proposed use of the site and its location, it is unlikely that the proposal would attract many pedestrian trips.*
- *Currently, there are no bus stops located in close proximity to the site. However, it should be noted that given the proposed use of the site and its location, it is unlikely that the proposal would attract many public transport trips.*

This suggests that all/most journeys associated with this change of use will be by private car or commercial vehicles, especially as there are no pavements along the road adjacent to the application site for approximately ½ mile each way. We are concerned that attendees leaving their vehicles on site and walking home, having consumed more than the legal limit to drive, will walk home along unlit narrow roads with no pavements in places.

This does not accord well with POLICY PSP11 –TRANSPORT IMPACT MANAGEMENT which says that commercial development will be acceptable where it is *located on safe, useable walking routes, that are an appropriate distance to a suitable bus stop facility, served by appropriate public transport services, linking to major settlement areas; and “appropriate on-site loading, unloading and waiting facilities are provided”* - the comments in the Transport study would appear to contradict this policy.

No account appears to have been taken of the number of trips associated with suppliers who will necessarily servicing the events themselves. We understand that portaloos will be brought in for the attendees, which will necessitate the use of large vehicles to transport them to and from the events and it is not clear whether there is sufficient space on site for these vehicles to manoeuvre.

- *The Transport Statement prepared by Ardent suggests that this size events venue could generate up to 30 cars. Parking is shown in the existing hardstanding to the north of the barn adjacent to the entrance for this number of spaces as well as a minibus drop off area. This level of parking is considered proportionate given then capacity of the wedding venue and is considered in more detail*

in the Transport Statement prepared by Ardent.

We refute the suggestion that 30 spaces is sufficient for this Venue, taking into account the need for designated staff parking and disabled parking.

Traffic Count

The traffic count, as detailed within the Transport Study, was carried out in January 2019 – hardly representative of the normal flow of traffic between April and October when the proposed Venue will be used. The traffic along this stretch of road is significantly higher during the summer months with vehicles travelling to and from the two pubs at Hanham Mills, next to the river. We therefore do not believe that the traffic count carried out gives an accurate representation of the summer traffic along Abbots Road/Court Farm Road and would recommend a revised traffic count be carried out between April and October.

Noise

The Noise Survey & Assessment states:

- *Amplified Live music, bands and speeches can have a wide range in sound pressure level. The Health and Safety executive recommend the following: “Unlike workers, there is no specific legislation setting noise limits for the audience exposure to noise. However, HSE strongly recommends that the A-weighted equivalent continuous sound level over the duration of the event (Event LAeq) in any part of the audience area should not exceed 107 dB “ In our opinion this limit would accommodate most bands in an enclosed venue to be able to produce enough sound to achieve the required entertainment/ atmosphere. The 107dBA will be used as the basis for noise at the Venue.*

107dBA relates to the noise created by an amplified live band, which is equivalent to a power mower (source https://www.hearinet.com/at_risk/risk_trivia.shtml). What the survey does not take into account is the additional noise created by attendees at the event which, according to the Bickley Barns website, could be up to 110 people (contrary to the Planning Statement which states ‘*The applicant is seeking to hold wedding functions in the marquee and is of a size capable of accommodating up to 90 guests*’). We believe that this would take the noise level above the 107dBA used as the basis for noise at the Venue. Residents at the neighbouring properties (134 – 142 Abbots Road) can already clearly hear when the Chequers Inn and the Old Lock & Weir pubs at Hanham Mills have live bands, which are both considerably further away than the proposed Venue. We do not believe that the neighbouring properties will not be adversely impacted by the noise created by this proposal. This includes Hanham Court, a heritage asset and Grade II* listed building, which is approximately 200 metres away from the application site.

The additional traffic noise created by coaches/taxis/private cars coming to and from the Venue late at night will also have an adverse effect on the residential amenity of the neighbouring properties.

The residents of 134-142 Abbots Road already experience door knocking deliveries, food, taxis etc until 12 at night looking for residents that live in the area already... the residents do not want any door knocking whatsoever, so taxis looking for the venue would be hugely increased, inconvenient and not welcome.

Historic Entrance Piers & Wall.

The wall to the east by the entrance to Bickley Farm has been lowered to 600mm to allow better visibility when leaving the site. We would be interested to have the comments of the Conservation Officer, bearing in mind this is in a Conservation Area and the wall abuts the historic entrance piers leading to Hanham Court.

Summary

Hanham Abbots Parish Council strongly objects to this application on the aforementioned grounds. It is a large white blot on the landscape in the Hanham Abbots Conservation Area and is highly visible from many aspects, particularly from Hanham Court (heritage asset) and the Court Farm fields (all within the Conservation Area).

Should permission for this application be granted, then we would recommend strict conditions be imposed limiting the number of events per year to 10 and limiting the number of attendees to 90.

P19/8186/F 212 High Street

Variation of Condition (added to PK17/3834/F by P19/6116/NMA) to replace plan numbers 2013/011 F, 2013/012 F and 2013/013 C with drawing numbers 260-PL-003, 260-PL-004 and 260-PL-005.

No objection.

P19/8532/F 1 Cleeves Court

Conversion of existing stable into 1 dwelling (Class C3) with parking and associated works.

Objection. The building to be converted is a stable block that was granted planning permission to be extended to include 2 foaling boxes in July 2019. The parish council had no objections as this was considered 'appropriate activities' within the Green Belt, i.e. the stables were for the use of 1 Cleeves Court for 'outdoor recreation'.

This application is for the conversion of these stables blocks into a separate dwelling house, which does not accord well with PPG2 and NPPF Section 13 and the South Gloucestershire Local Plan.

This is inappropriate development which is harmful to the Green Belt and we do not see that any special circumstances exist to allow the creation of a new dwelling house, which would set a precedent for further development on Green Belt land along Court Farm Road, if permitted.

P19/8299/PNH 15 Avon View

The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.72 metres, for which the maximum height would be 3.82 metres, and for which the height of the eaves would be 2.57 metres.

No objection.

P19/7857/CLP 6 The Glen

Conversion of existing detached garage into ancillary living accommodation.

No comment.

P19/7299/F 42 Abbots Avenue

Alterations and front extension to existing garage with creation of new vehicular access.

No comment.

P18/5050/F 60 Bath Road

Erection of first floor rear extension and single storey rear extension to provide additional living accommodation.

No objections.

P19/7789/F 136 Whittucks Road

Erection of single storey rear extension to form additional living accommodation.

No objections.

P19/7025/F 10 Stanhope Road

Erection of two storey and single storey side and front extension to provide additional living accommodation. Alterations to raised platform forward of the principal elevation (resubmission of P19/1889/F)

No objections.

6 CLERK'S REPORT

The Clerk reported on the following:-

Planters outside Co-op

The planters are now in situ and have been filled with plants, although these need constant watering with the lack of rain recently. The planters have been added to the Localism schedule and should be watered as part of the contract. **Recommended** that the Clerk contacts Gary Meddick to ensure that the planters are being regularly watered at the same time as the nearby hanging baskets.

7 REPORT OF THE PARISH WARDEN

Paul Burgess, the Parish Warden, had given his apologies but provided the following short report:-

- There are tiles missing from the shower room in the pavilion that need replacing.
- The strip light in the away changing room of the pavilion needs replacing.
- The large wooden cupboard in the pavilion would benefit from having a shelf fitted to maximise storage space.

Recommended that the Clerk contacts Express Property Services, asking them to replace the tiles, replace the strip light and fit an appropriate shelf.

8 DISCUSSION ON PRIORITIES FOR SPENDING CIL MONEY AT HANHAM COMMON PLAY AREA

The Clerk circulated an email from Gail Lambert, Play Officer at SGC, who has recommended replacing the roundabout and rubber flooring around it.

Recommended that the Clerk liaises with Playdale to obtain a quotation for a replacement roundabout and rubber flooring for consideration at September Full Council, as Playdale specialise in accessible play equipment. The Clerk will invite Gail and people interested in forming a friends group to September Environment Committee to discuss further renovations/replacements/grant funding.

9 DISCUSSION ON UNTIDY LAND AT FORMER CAR PARK OF QUEENS HEAD, WILLSBRIDGE

The Clerk read out an email from Kevan Hooper, Planning Enforcement Officer at SGC, addressed to a local resident advising that he has written to the land owners giving them until the end of July to clear the land to the rear of the site. A visit will be carried out in early August to ensure the land has been tidied and the steel container removed. The front portion of the site, owned by a different individual, should have been cleared and he will get one of the investigating officers to visit the land to check. A Community Protection Warning letter has been issued and if this has not been complied with, he will serve a Community Protection Notice under the Antisocial Behaviour Crime and Policing Act on the land owner giving him one month to comply and clear the land. Failure to comply with the Full Notice can result in a fine of up to £2,500 if found guilty by the Courts. **Recommended** that the Clerk writes to Kevan Hooper conveying the parish council’s full support for necessary action to be taken if necessary.

10 CONSIDERATION OF WORK REQUIRED TO COMPLY WITH TREE SAFETY REPORTS

The Clerk displayed the tree safety reports for both Hanham Common and Stephens Green. **Recommended** that Cllr S Hicks removes the ties, staples and stakes from the trees on both sites and that the Clerk obtains quotations from Smart Trees to carry out the remainder of the work required.

11 CONSIDERATION OF QUOTATION FROM SMART TREES FOR TREE WORK AT HANHAM COMMON

Recommended that the quotation of £255 from Smart Trees be accepted and the Clerk instructs Smart Trees to commence work as soon as possible.

The meeting closed at 8.45pm

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Chairman