

RESOURCES COMMITTEE

Minutes of a virtual meeting held on Tuesday 16th February 2021 at 7.30p.m. via Zoom

PRESENT: Members: Councillors J Goddard, S Hicks, T Bray, B Langley & S Atwell
Officer: Mrs C Dolman – Clerk
Others: None

1 Apologies for absence

Apologies for absence were received from Cllr I Richardson.

2 Confirmation of minutes

Resolved that confirmation of the minutes of the meeting held on 15th December 2020 as printed and circulated, be confirmed as a correct record and signed by the Chairman.

3 Clerk's Report

The Clerk reported on the following:-

NALC has recently published information on town and parish councils returning to in-person meetings. The legislation that was passed to allow councils to meet remotely will only run until 7th May 2021 unless it is extended. NALC and the SLCC are lobbying government to extend the legislation beyond 7th May.

4 Consideration of Planning Matters

Resolved that the following comments be made:-

P21/00372/PNH **54 Queens Drive**

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 2.85m.

No objection

P21/00388/F **74 Ellacombe Road**

Demolition of existing garage and rear extension. Erection of two storey side and single storey front and rear extension to form additional living accommodation.

No objection

P21/00434/F **Land adjacent to 70 Willsbridge Hill**

Change of use of former residential car parking area to holiday accommodation with the siting of 5 shepherd huts (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Objection. Firstly, we echo the comments made by Bitton Parish Council:-

- Site is outside defined settlement boundary
- No special circumstances given for Green Belt development
- No evidence of a safe and suitable access for vehicles
- Effect on Willsbridge Terraces not addressed
- Cramped and contrived development

The applicant has not provided any details as to the size of the huts, layout or facilities that will be needed to service the huts.

The applicant has not provided any details regarding how long throughout the year these huts will be in situ and if they are temporary, details are required as to how will they be transported to and from the site. There is no information on how fresh water will reach the huts. Does the applicant intend to have pipework installed to connect to the mains water supply? If so, this calls into question the temporary nature of the huts.

We refute the applicant's claim that 'the huts themselves would not constitute development, given that they meet the legal definition of a caravan'. As there are five huts proposed, we believe that this constitutes a 'caravan site' and The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 4, Class B, confirms that caravan sites are specifically listed as a development that is **not permitted** under the Order.

There is no call for such a development and the proposed location is unsuitable as it isn't an attractive site, being overlooked by a large pylon and close to neighbouring back gardens. It is difficult to imagine a business as proposed being sustainable here. The application is sparse on detail with few measurements and no detail of parking for visitors.

We would refer to application PK13/0177/F from Mr Edward Langford to change the use of the Queens Head to a private dwelling. Condition 2 of the decision notice refers to the car park and states that off street parking for 4 vehicles shown on the plan should be retained thereafter for that purpose to ensure the satisfactory provision of parking facilities in the interest of highway safety and the amenity of the area. This means that 4 spaces must be maintained in addition to any parking required for the development. Flood Risk data applies to the Queens Head which is slightly higher than the car park so data applying to the old pub should apply to the whole site. There is a summary of findings which puts the site in flood risk zone 2.

There are 2 public footpaths. One follows Siston Brook which runs off towards the river. The other starts at the entrance to the site at Willsbridge Hill and crosses the site on a slight diagonal before going through a designated gate into the woods beyond. This must have a bearing on the siting of any buildings, temporary or otherwise, although there is no information in the plan showing how the units will be sited to allow for the footpath or walkways, car parking or landscaping. The area of the footpath and the car parking would need to be taken from the overall volume calculation.

The site has been and is still used as a dump for flytippers and all types of builders' materials. It could well be that over the years hazardous waste has been dumped there. A full ground condition assessment would need to be undertaken as an initial step prior to laying a suitable surface over the whole site, as the present tarmac and soil surface is breaking up badly and beyond repair. There are no details of the shepherd's huts, dimensions, colour etc nor of any ancillary buildings which would be required to support the site. Lack of such basic information must lead us to question the quality of the project.

Correspondence from the applicant's agent stresses the importance of the site in the greenbelt and close to SNCI and RIGS sites. Yet despite this the applicant has allowed the site to become a dumping ground over the years. South Glos Council's enforcement team have been involved but due to an oversight the large, unsightly storage container which has prominence remains in situ. In addition to this, the condition of the applicant's own premises/office at Chew Stoke may also be a reflection of a ramshackle, low quality project. There is nothing in the application to counter this view.

The site is on a busy A road into Bristol. Access and egress are extremely hazardous with traffic approaching downhill from both sides and cars generally parked outside the cottages on the site side and outside of Willsbridge Mill in designated spaces on the opposite side of the road. This has the effect of pushing vehicles travelling down Willsbridge Hill towards the middle of the road making vehicles coming in the opposite direction stop. The applicant underestimates the amount of car usage to and from the site as the figure does not take into consideration shopping trips for supplies, site seeing trips or visitors arriving and leaving.

The site will require disposal of human waste facilities and general drainage neither of which are mentioned. Nor is maintenance of the site addressed.

5 Financial Report

The Clerk presented the Financial Report including summary of bank accounts, summary of payments and receipts against budget, bank reconciliation and corresponding bank statements which was duly noted and agreed.

6 Review of Operational Risk Assessment

The Clerk circulated the Operational Risk Assessment. **Recommended** that under 'Finance & Management – Business Continuity':-

- it be noted that 'the Chair of Resources Committee has a licence to assess the parish council's financial software on Scribe'.
- Log-in details for the Clerk's PC and laptop be kept with the Clerk to Hanham Parish Council in a reciprocal arrangement, in the event of the death/incapacitation of the Clerk.

7 Consideration of South Gloucestershire Council Local Plan 2020 Phase 1

Recommended that Cllr S Hicks take a detailed look at the plan and circulate his comments to all members of the parish council. The Clerk advised that the deadline for responses to Phase 1 of the consultation is 1st March.

The meeting closed at 7.52pm

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Chairman