

# CROMHALL PARISH COUNCIL

---

## MINUTES OF THE PARISH COUNCIL MEETING HELD WEDNESDAY 7<sup>th</sup> NOVEMBER 2018 at 7.30pm IN CROMHALL VILLAGE HALL

**PRESENT:** Cllrs David White (DW), Daren Jeffery (DJ) Mike Line (ML) and Roland Hobbs (RH).  
In attendance: SG Ward councillor John O'Neill and D Dunning (Clerk)  
No members of public

**11/2018. No 1 APOLOGIES:**

Apologies were received from Cllr Steve Aston (SA) and approved by council.

**11/2018. No 2 DECLARATIONS OF INTEREST:** in any items on agenda:

**None**

**11/2018. No. 3. ADOPTION of the MINUTES:**

Minutes of the meeting on 10<sup>th</sup> October 2018 were accepted as a true record and duly signed by the chair.

**11/2018. No. 4 PUBLIC PARTICIPATION:**

None. Standing Orders were suspended to receive report from District Councillor John O'Neill.

VAS signs. Complaints have been received over speeding around Drews Orchard area where there is no footpath and the need for an eastward VAS sign. Requested Longcross VAS is moved to Tortworth Road, however according to South Gloucestershire council (SGC) this VAS cannot be moved (reasons unknown). Speed reading will be taken on Tortworth Road where excess speeding is a problem.

Recent serious incident involving Leyhill absconder has highlighted the flawed reporting system and problems with early warnings. There is a Police investigation and an urgent meeting requested between key stakeholders is awaited. This is the second serious incident in the Cromhall area in a year. Leyhill prison has always been part of the community but there are now serious concerns over the vetting process for inmates and the growing risk to the community. SG Ward Cllr O'Neill will keep the parish council apprised of any developments. It was noted that Cromhall parish council had received no notification or reassurance.

Legal challenge to Warners Court development dismissed. Hill House Farm option for 280 houses will form part of the JSP.

Council requested update on signage to prevent HGVs using shortcut through Spring Lane to Cromhall Lane. The council has received further complaints from Tortworth Estate about inappropriate HGV use of lanes around Sodom Mill with evidence of contact with telecom/power lines and a councillor has witnessed problems with the HGV driver saying the lack of signage encouraged him to use the route. Requests to date have met with reluctance to add further signage. Matter may be referred to formal investigation scheme.

Broadband issues in Bibstone remain unanswered.

SG Ward Cllr O'Neill to make enquiries over the lack of progress on the entrance gates project.

**11/2018. 6b** To review SGC actions on The Orchards and agree any actions

Compliance period with enforcement notice has expired with no sign of any actions. SG Ward Cllr O'Neill to follow up.

SG Ward Cllr O'Neill left the meeting at 7.55pm.

# CROMHALL PARISH COUNCIL

---

## 11/2018. No. 5. PLANNING

### 11/2018. 5ai Applications

PT18/4215/F South Face Cowship Lane Cromhall Wotton Under Edge South Gloucestershire GL12 8AY

Erection of first floor extension and alterations to roof line to form two storey dwelling with associated works.

**Resolved** to raise concerns. *Cromhall parish council is concerned about the overbearing nature of the proposal and its design and appearance. Policy states that 'Design should ensure that extensions do not harm the balance and proportions of the original building and street scene'. 8.12 further states that 'Extensions should either follow the building line and roof ridge height, such as at the end of a terrace, or appear subservient to the main dwelling house (by at least 400mm) by setting it back from the front wall and down from the ridge height by an equal distance. Roof shape should also reflect the existing building, usually pitched.'* This property is surrounded by a small number of bungalows and the design will have a dramatic effect on the street scene.

**11/2018 5aii.** PT18/497/0 Land to the rear of South Face Cowship Lane Cromhall. Erection of 2 No detached dwellings (outline) with access determined all other matters reserved

Resolved to raise concerns. *Cromhall parish council has concerns over the proposal. 3.2 NPPF para 58 requires that development should, 'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation'. 3.4 Core Strategy Policy CS1(1) requires that; 'siting, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context'*

*The inherent character of an area shows the current street scene is predominantly one of linear development. The proposal changes this pattern. There are questions over*

- *how this development 'conserves and where appropriate enhance the quality, amenity, distinctiveness and special character of the landscape' – Policy PSP2 Landscape Protection and Enhancement*
- *impact on residential amenities in line with Policy PSP8 – Residential Amenity 4.9/4.10*

*The council disagrees that the proposed 2 no. dwellings will result in a negligible impact in terms of vehicular movements and effect on the character of the area in accordance with policy PSP38. This proposal alongside applications to substantially extend South Face and a further application to convert an associated barn into two dwellings will cause increased vehicular movements. Using SGC figures of 1.5 vehicles per household would result in a minimum of 7.5 vehicles for this three-part development using the same access. Bus services in Cromhall are negligible and with minimal local amenities use of private vehicles is the only viable method of transport.*

### 11/2018. 5b Planning Decisions

**11/2018. 5bi** PT18/2948/O Hunters Hall Bristol Road Cromhall Wotton Under Edge South Gloucestershire

Erection of 1no dwelling (Outline) with access to be determined and all other matters reserved. Withdrawn

**Noted**

**11/2018. 5bii.** PT18/3613/F The Barn Townwell Cromhall.

Erection of garden room. Approved with conditions

**Noted**

**11/2018. 5biii** PT18/4075/PNGR South Face Cowship Lane Cromhall Wotton Under Edge South Gloucestershire

GL12 8AY Prior notification of a change of use from agricultural building to 2no residential dwellings (class C3) as defined in the Town and Country Planning (Use classes) Order 1987) as amended. Refused

Resolved to raise concerns. Cromhall parish council has concerns over the change of use application.

*3.2 NPPF para 58 requires that development should, 'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation'. 3.4 Core Strategy Policy CS1(1) requires that; 'siting, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context'*

# CROMHALL PARISH COUNCIL

---

*The inherent character of an area shows the current street scene is predominantly one of linear development. The proposal changes this pattern. There are questions over*  
*- how this development 'conserves and where appropriate enhance the quality, amenity, distinctiveness and special character of the landscape' - Policy PSP2 Landscape Protection and Enhancement*  
*- impact on residential amenities in line with Policy PSP8 - Residential Amenity 4.9/4.10*

*The council is concerned that the application to convert this associated barn into two proposed dwellings will result in increased vehicular movements and effect the character of the area in accordance with policy PSP38. This proposal is in addition to applications to substantially extend South Face and build a further 2 no. dwellings to the rear which will all cause increased vehicular movements. Even using SGC figures of 1.5 vehicles per household this would result in a minimum of 7.5 vehicles for this three-part development using the same access, the actual number of vehicles is likely to be higher. Bus services in Cromhall are negligible and with minimal local amenities use of private vehicles is the only viable method of transport.*

## **11/2018. No. 6 AGENDA ITEMS**

**11/2018. 6a** To receive details of South Gloucestershire Council Special Expenses for 2019/20

**Noted**

**11/2018. 6b** To review SGC actions on The Orchards and agree any actions

See above

**11/2018. 6c** To receive concerns over use of notice board in community shop and agree any actions

Community shop has raised concerns that council documents interfere with 'paying' notices. **Resolved** that a centrally placed notice board around the shop was essential and agreed to obtain costs for dedicated council notice board, either mounted externally to shop if permitted or for playground

**11/2018. 6d** To consider recent issues at Leyhill prison and agree any actions

See above. **Resolved** to write to prison expressing grave concerns over the lack of notification to the community.

**11/2018. 6e** To receive application to hire playing fields and agree any actions

Agreed in principle to the hire but will require hirer to obtain appropriate insurance and to ensure responsible parking.

**11/2018. 6f** To receive South Gloucestershire Council consultation on its Council Budget and Savings Programme for 2019 - 2020

Agreed comments required for next meeting.

**11/2018. 6g** To review Q2 accounts and agree any actions

Approved.

**11/2018. 6h** To consider draft budget and precept request for 2019/20 and agree any actions

**Resolved** to include additional projects. Clerk to present final version for approval in December.

**11/2018. 6i** To receive South Gloucestershire Better Care Stronger Communities Grants Consultation

**Noted**

**11/2018. 6j** To receive invitation from StreetCare relating to Doing More Together initiative and agree attendance

**Resolved** Cllr Jeffery to attend

# CROMHALL PARISH COUNCIL

**11/2018. 6k** To receive request to estimate rough sleepers in South Gloucestershire and agree any actions  
**Resolved** Cllr White to undertake survey

## **11/2018. No 7. CORRESPONDENCE**

**11/2018. 7a.** To note SGC Information on reporting graffiti  
**Noted**

## **11/2018. No 8 REPORTS**

**11/2018. 8a** To RECEIVE Report from District Councillor  
See above

**11/2018. 8b.** To RECEIVE and NOTE a verbal report from the Clerk  
Attended Town & Parish Council Forum - Wednesday, 17th October 2018  
Circulated ANPR presentation to John O'Neill  
Arranged for Flood Action Campaign 2018/19 to be posted to website  
Responded to Four Towns and Vale Link Community Transport request for further information  
Responded re Budapest wreath request  
Sent condolences on behalf of the council  
Grant details sent to 5Alive  
Wrote to local groups re grants  
Grant information posted to website; posters were disturbed to councillors for display  
Written to SGC Property Services regarding entrance gates, no response to date  
Responded to emails re Remembrance service at St Andrew's Church This November 11<sup>th</sup>  
Written to Rights of Way  
New meeting date on website  
Invoice sent to Royal Oak

It was noted poppy wreath has been deliver to shop. Agreed Cllr Hobbs to attend service and lay wreath  
Correspondence regarding the geology board was noted. The council has no plans to move the board.

## **Circulated emails**

Letter to Town and Parish Council Clerks  
Draft minutes of the SG Area Group AGM  
Oct In short  
Charfield, Falfield, Tortworth, Cromhall, Rangeworthy, Wickwar & Hawksbury Upton CEF  
FW: You are invited to an event to mark the South Gloucestershire in the First World War Project

**11/2018. 8c.** To RECEIVE report on Townwell play area  
No problems but grass needs cutting. Cllr Line to assist in playground checks if required. **Resolved** the clerk to contact the contractor to express some concerns over the level of service received this year.

**11/2018. 8d.** To RECIVE any other reports.

Quarry meeting – landfill started (rubble and soil). 35 of the allocation of 60-night movements used. Tytherington quarry will be starting up again for the power station

## **11/2018. No. 9. FINANCE**

**11/2018. 9a** To receive financial update and AGREE and sign cheques.

<b>Bank reconciliation October 2018</b>							
Balance in bank at 1/10/18 as per statement						<b>£41,140.81</b>	

# CROMHALL PARISH COUNCIL

			IN	OUT	TOTAL				
BANK BALANCES NO LONGER AVAILABLE FROM BRANCH. STATEMENTS RECEIVED QUARTERLY									
			expenditure this month		899.35	£899.35			
			prev month expenditure		£1,788.95	£1,788.95			
			Income	£0.00		£0.00			
						£2,688.30			
<b>To Note cheques signed for November</b>									
			Net	Travel	Expenses	VAT	Total		
HMRC		tax Oct	£33.80	£0.00	£0.00	£0.00	£33.80	LGA 1972 s112(2)	
Daphne Dunning		Salary Oct & expenses	£440.05	£20.52	£24.64	£3.58	£488.79	LGA 1972 s112(2)	
Cromhall Parish Hall and Recreation Trust		hall hire Apr - Aug 18	£82.50	£0.00	£0.00	£0.00	£82.50	LGA 1972 s112(2)	
SLCC		regional conference	£75.00	£0.00	£0.00	£15.00	£90.00	LGA 1972 s112(2)	
			<b>TOTAL</b>	<b>£631.35</b>	<b>£20.52</b>	<b>£24.64</b>	<b>£18.58</b>	<b>£695.09</b>	<b>£695.09</b>
Resolved in accordance with its powers under section 137 and 139 of the Local Government Act 1972 to approve the following donation									
Royal British Legion		Donation for wreath	£200.00	£0.00	£0.00	£0.00	£200.00	LGA 1972 s137	
			<b>TOTAL</b>	<b>£200.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£200.00</b>	<b>£200.00</b>	
							Actual	<b>£37,557.42</b>	

**Accounts authorised and approved by council.**

CLLrs Line and Hobbs signed the cheques.

**11/2018. No 10. FUTURE AGENDA ITEMS**

The Council meeting closed at 20.55hrs.

*Date of next meeting:* **12<sup>th</sup> December 2018 at 7.30pm in Cromhall Village Hall**

CHAIRMAN:-

12<sup>th</sup> December 2018