

RANGEWORTHY PARISH COUNCIL

MINUTES OF THE ORDINARY MEETING OF RANGEWORTHY PARISH COUNCIL HELD AT 7.30PM ON TUESDAY 18th JANUARY 2022 LISTER ROOM, RANGEWORTHY MEMORIAL HALL

Those Present

Councillors: Miss. W. Moody Mrs. M.J. Steer Mr. K. Livall Mr. D. Moore
Mrs. P.J. Evans (Clerk)
Cllr. T. Clark (South Glos. Council Representative)

One member of the public was present.

The Chairman welcomed everyone to the first meeting of 2022.

Public Question Time

Prior to the start of the formal meeting of the Parish Council, as detailed in the agenda, members of the public were invited to raise any matters concerning the Parish.

		<u>Action</u>
A.01.22	The parishioner present addressed the Parish Council regarding the forthcoming DMC meeting to discuss planning application P20/06928/O.	

The formal meeting of the Council then commenced as follows:-

1.	Apologies for Absence
01.01.22	Apologies were received and noted from Cllr Haigh. Cllr. Moody proposed, Cllr. Moore seconded and it was RESOLVED to approve the reasons for absence. All Agreed.
2.	Declarations of Interest Relating to Agenda Items
02.01.22	Cllr. Moore declared a non-pecuniary, other interest in agenda item 5, specifically P21/08175/CLP.
3.	Minutes of the Previous Meeting
03.01.22	Cllr. Steer proposed, Cllr. Livall seconded and it was RESOLVED to approve the minutes of Tuesday 7 th December 2021 as a true and accurate record of the proceedings. The Chairman signed the minutes. All Agreed.
4.	South Gloucestershire Councillors Report
04.01.22	South Gloucestershire Councillors had circulated a copy of their monthly report which was noted by Parish Councillors. The report included details on the current situation with COVID-19 and changes to the isolation and testing guidance; planning, specifically P20/06928/O; SGC five-year housing land supply figure.
05.01.22	Councillors discussed the five-year housing land supply figure which now stands at 6.14 years, an increase on the previous year.
5.	Planning Matters
06.01.22	P21/08146/F Land at Old Forge, Bagstone Road, Rangeworthy, GL12 8BD Erection of 1 no. detached dwelling and attached double garage with access, parking and associated works (resubmission of P21/00827/F) To OBJECT and repeat objections made under P21/00827/F - the development is outside of the defined settlement boundary and therefore contrary to Policy PSP40; there is no housing need as a five-year land supply has been reached and exceeded; more

than sixty permissions have been granted in the parish of Rangeworthy during the last four years (bearing in mind 20-30 new dwellings were anticipated up to 2036); there would be increased traffic movements on a busy road; there would be potential sewer issues; Rangeworthy Parish is in the third tier of sustainability and heavily car reliant; the proposed development is in close proximity to the historic Bagstone Court Farm and its surrounding buildings; this proposed development is not in alignment to Policy PSP40 regarding building in the open countryside; these continued permissions are creating ‘ribbon development’ and obscuring the glimpses of open countryside and beyond.

07.01.22 P21/08175/CLP | Stratford House, Wotton Road, BS37 7NA | Erection of front porch. Erection of single storey and two storey rear extensions and garage conversion to form additional living accommodation | NO OBJECTIONS.

08.01.22 It was **RESOLVED** that Cllr. Moore would attend the DMC site meeting on Friday 18th January 2022 and the DMC committee meeting on 3rd February 2022 and speak on behalf of Rangeworthy Parish Council. Cllr. Moore was preparing a statement which would be circulated to all Parish Councillors. **All Agreed.**

6. Planning Decisions

09.01.22 P19/16232/F | Barn C, Court Farm, Church Lane, Rangeworthy | Conversion of existing barn to form 1 no dwelling with landscaping and associated works | WITHDRAWN.

10.01.22 P21/02806/F | Bagstone Court Farm, Bagstone Road, Rangeworthy, GL12 8BD | Erection of 1 no. detached garage and creation of internal access track | APPROVE WITH CONDITIONS.

11.01.22 P21/05061/F | The Stables, Tanhouse Lane, Yate, BS37 7LP | Demolition of existing buildings. Erection of 3 no. detached dwellings with associated works (resubmission of P20/23932/F) | REFUSAL.

7. Financial Matters

12.01.22 The Clerk presented the monthly financial report and reported the following balances (24th December 2021), which were noted by Parish Councillors.

13.01.22 Business Current Account: £ 100.00
Business Reserve Account: £41,812.25

14.01.22 An up-to-date Receipts and Payments Account identifying spending and receipts compared to budget was also noted by Parish Councillors, and included all payments presented under agenda item 8.

15.01.22 Cllr. Livall proposed, Cllr. Steer seconded and it was **RESOLVED** to approve the 2022-2023 Budget as presented by the Clerk. **All Agreed.** A copy of the spreadsheet is attached under appendix A, page 1783.

16.01.22 Cllr. Moody proposed, Cllr. Steer seconded and it was **RESOLVED** to request a 2022-2023 Precept of £13,000 – this being a £500 increase (4%) on the previous financial year. **All Agreed.**

17.01.22 Cllr. Steer proposed, Cllr. Moore seconded and it was **RESOLVED** to appoint Mrs. C. Roylance as the Independent Internal Auditor for the 2021-2022 Annual Return and accounts. **All Agreed.**

8. Accounts for Payment

18.01.22 The Clerk confirmed the following invoices as accurate and due for payment.

Mrs. P. Evans	Clerk's Salary – December	£402.50
Elite Cleaning (SW) Ltd	Pavilion Cleans – December	£65.00
KLH Landscaping	Play Area Grass Cut – June	£80.00
KLH Landscaping	Play Area Grass Cut – Nov	£40.00
South Glos. Council	Ground Maintenance – Nov	£109.77

19.01.22 Cllr. Livall proposed, Cllr. Moody seconded and it was **RESOLVED** that the above invoices be paid. Cllrs. Moody and Steer witnessed the invoices and signed the cheques. **All Agreed.**

The meeting closed at 8.50pm.

The next Ordinary Meeting of Rangeworthy Parish Council would be held in the Lister Room of the Memorial Hall, commencing at 7.30pm – date to be agreed.

Signed

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Date

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Appendix A

Description	Proposed Budget for Year 2022/2023	Advisory Notes
Receipts		
Precept	13,000	Proposed
CIL	0	SGC advises in March each year
S.106	0	In readiness for approved grant funding
Rent - The Old Post Office	310	Assumes RPI increase
Rent - Kidnapper Lane Field	110	Assumes minor increase
Wayleaves	25	
Rent - Pavilion	1,000	Suggested
Grant	0	Budget Category Not Required
Interest	10	Reflects reduction in interest rates
VAT Refund	4,700	Reflects play equip/boiler spending
Total	19,155	
Payments		
Advertising	50	
Audit Fees	600	21/22 to be externally audited £450 + Internal Audit
Bus Shelters	100	General repairs not covered by CIL
CIL	0	Cllrs to consider projects
S.106	0	In readiness for approved grant funding
Clerk's Salary	5,600	Assumes pay increase and any additional hours
Data Protection Subscription	40	Payable in March 2022
Dog Bin Servicing	785	Actual as per 2022 Localism Contract
Election Costs	0	In Earmarked Reserves
Grants & Section 137	200	Usual Grant to Parish Mag £100
Hall Running Costs	2,500	Insurance payable in March 2022
Insurance Premium	1,000	Increase in insurance premium - play equipment
IT Costs	1,200	Consider purchase of new laptop + web site costs
Kidnapper Lane	100	General Repairs
Misc. Expenses	400	Minor increase
Misc. Subscriptions	250	ALCA advised £193 + Clerk's SLCC membership
Misc. Verge Grass Cutting	0	Budget Category no longer required
Parish Car Park (Layby)	0	Use of CIL or unearmarked reserves if necessary
Pavilion - Maint & Safety Checks	450	Same as 2021/2022
Pavilion - Misc. Maintenance	250	General Repairs not covered by CIL or S.106
Pavilion - Routine Cleaning	780	Same as 2021/2022
Pavilion - Utilities (Partly Refundable)	800	Using up overspend from previous year
Play Area - Grass Cutting	720	Assumes a minor increase
Play Area - Hedge Cutting	395	Same as 2021/2022
Play Area - Misc. Maintenance	250	General Repairs not covered by CIL
Play Area - Safety Inspection	105	As advised by contractor
Recreation Ground - Grass Cutting	950	Assumes a minor % increase by SGC for FY 2022
Recreation Ground - Other Maint.	200	Routine maintenance not covered by CIL
Woodland - Grass Cutting	1,200	Assumes a minor % increase by SGC for FY 2022
Woodland - Other Works	230	Routine work not covered by CIL or S.106
VAT (refundable)		To be reclaimed at end of financial year.
Total	19,155	