

AGENDA
PACK

Rangeworthy Parish Council ORDINARY MEETING

Date: **Tuesday 1st October 2024**
Time: **7.30pm**
Location: **Lister Room, Memorial Hall, Wotton Road**

Distribution:

Cllr. W. Moody (Chairman)
Cllr. L. Haigh
Cllr. M.J. Steer
Cllr. K. Livall
Cllr. P. Morse
Parish Council Website

This report contains information available to the Clerk and is presented to Cllrs. to aid the decision-making process.

Members of the public attending the meeting may address Parish Councillors during the Public Participation section before the start of the meeting. After Public Participation has finished, members of the public will only be allowed to speak if invited to do so by the Chairman.

Should an item of business become 'confidential' or 'exempt', members of the public and press shall be excluded from the meeting room.

If a member of the public or press intends to film or audio record this meeting, please contact the Clerk beforehand so that all necessary arrangements can be made.

Report Issued: 26th October 2024

Amendments:

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Item

Public Participation

1. Apologies for Absence

To **RESOLVE** reasons for absence.

2. Declarations of Interest in Items on the Agenda

Cllrs. to declare any interest (pecuniary or other) in any items on the agenda.

3. Minutes of Previous Meeting

To **RESOLVE** to **APPROVE** the minutes of the additional ordinary meeting held on Tuesday 3rd September

4. Report from South Gloucestershire Councillors

5. Clerk's Report.

5.1 Cllrs to **NOTE** the Clerk's timesheet up to and including 26th September 2024

CLERK'S TIMESHEET September 24

Date	Morning		Afternoon		Evening		Total	Notes
	In	Out	In	Out	In	Out		
01/09	09:00	09:30			08:00	08:45	1.25	Phone call re IAFC email
02/09					03:00	06:15	3.25	Meeting prep, accounts, cheques
03/09			03:00	03:45	07:00	10:30	4.25	Visit Pavilion, inspect mess from BBQ, Take Meter reading, Travel to and from meeting and Meeting Time
04/09			03:00	05:30			2.50	Oil quotes, septic tank quotes, emails
05/09	09:00	11:30					2.50	IAFC Phone Calls
06/09	10:00	12:30					2.50	IAFC Paperwork printing, Delivery & Research
07/09		11:00	12:00				1.00	Emails
08/09				02:00	03:00		1.00	Emails and booking Lister Room for EGM
09/09					07:00	10:00	3.00	Parish Magazine article & Emails
10/09	11:00	12:30					1.50	Cheque for Oil & Parish Magazine Piece
11/09					05:00	09:00	4.00	SLCC Advice emails regarding IAFC and track project
12/09	12:30	01:30					1.00	Phone calls and emails re IAFC & EGM
13/09					05:00	05:45	0.75	Minutes
14/09			01:15	02:30			1.25	Minutes
15/09	09:30	10:00					0.50	Emails
16/09	09:00	12:15					3.50	IAFC & Track Redevelopment / SLCC Advice
17/09			12:00	01:00			1.00	Planning Portal Access
18/09					04:00	05:00	1.00	LNAP Bulb planting and Flower Plugs

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19/09	09:15	10:00			04:15	05:30	2.00	Equals Money Research
20/09	09:15	09:45	01:15	02:15			1.50	Emails & Roger SLCC quote for IAPC work
21/09					03:15	04:00	0.75	Context Planning - Certificate of Lawfulness
22/09	09:00	10:15					0.25	Invoices Payable & Planning decisions
23/09	10:30	12:00					1.50	Waiting for Ford Fuels
24/09	11:00	11:30	01:00	01:30			1.00	Bank & Andrea
25/09	08:00	09:15			07:00	09:00	3.25	Emails & Meeting Prep
26/09	10:00	11:00	12:00	01:00	04:00	06:00	4.00	Ford Fuels Oil Delivery and Agenda & Pack
							Total for month	50.00
							Cumulative total	216.25
								Should = 156

5.2 Cllrs to **NOTE** Nat West should have new clerk added – awaiting bank statement

5.3 Cllrs to **RESOLVE** to approve payment of clerks expenses:

Month: September 24

Date	Expense type	Details	Amount
05/09/2024	SLCC	Membership Fee	£120.00
10/09/2024	ALCA	Clerk Training	£40.00
26/09/2024	SLCC	New Clerk Dec Training	£24.00
10/09/2024	Ink	XP900	£14.97
Total claimed			£198.97

6 Planning

Cllrs to **NOTE** comment submitted on planning application P19/13683/RM Lane at Wotton Road, Rangeworthy:

<https://developments.southglos.gov.uk/online-applications/applicationDetails.do?keyVal=SGEX33OKJII00&activeTab=summary>

This site has been under construction for at least 8 months and the houses have been roofed so it is hard to understand why the builders are only now requesting so many revisions to the plans. Contrary to the assurances in the covering letter, the changes are significant and fall into a variety of categories. This suggests that the construction was carried out without any heed to the plans which had been approved in the expectation that they could be revised later. Should SGC grant all the requested revisions, it will set a dangerous precedent for future developments.

The initial incarnation of this development (P17/3260/O) was for 8 x 3-bed houses. The Reserved Matters application (P19/13683/RM) modified the number to 7 x 4-bed houses. This application seeks to increase the number of bedrooms on four of the properties which would mean 3 x 4-bed and

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4 x 5-bed houses. The properties which have been built appear enormously tall for a standard two storey house and tower above the neighbouring homes even though point 21 suggests that the "height of the houses is the same or slightly shorter" . Is it possible they were constructed so tall in order to accommodate the changes which are now being requested.

Point 6 of the covering letter states that a drystone wall will be added to the road elevation in front. There was already a drystone wall at the southern end of the site and a mature native hedge along the length of the site before construction began. The original wall has been removed, the hedge breached in several places and a beautiful mature holly has been butchered because one property was built too close to it. Recently, the developers have been digging further holes in the verge and making the site even more of an eyesore. The mature birch noted as being in poor condition was perfectly healthy before the hedges were breached and drainage ditches dug, doubtless severing its roots.

7 Planning Decisions

7.1 Cllrs to **NOTE** P24/01836/HH Green Acre Church Lane Rangeworthy South Gloucestershire BS37 7ND Raising of roof line, installation of hip to gable roof extension and installation of tile cladding to all gables – Approve with Conditions:

<https://developments.southglos.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

3. This development shall be implemented in strict accordance with the following technical drawings;

Location Plan - (Received 30 July 2024)SGC Map Application Site Plan - (Received 02 August 2024)Drawing No. 4372/P, Sheet 1 of 3: Existing Elevations - (Received 30 July 2024) Drawing No. 4372/P, Sheet 2 of 3: Proposed Elevations (Revision B) - (Received 30 July 2024)Drawing No. 4372/P, Sheet 3 of 3: Existing and Proposed Site Block Plan - (Received 30 July 2024)

Reason: For the eradication of doubt as to the parameters of the development hereby permitted, ensuring a high quality design in accordance with policy CS1 of the South Gloucestershire Local Plan: Core Strategy (adopted 2013).

7.2 Cllrs to **NOTE** P24/00976/CLE The Bungalow Lea Gate Bagstone Road Rangeworthy South Gloucestershire GL12 8BD Continued use of annexe as 1 no. independent dwelling. Approve Certificate of Lawfulness

<https://developments.southglos.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

8 Financial Matters

8.1 Cllrs to **NOTE** no current bank statements to hand due to Nat West delay. Therefore budget is not able to be updated this month as figures are yet to be reconciled

8.2 **Accounts for Payment** - Cllrs to **RESOLVE** - The following accounts are presented for payment that have been verified by the Clerk:

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Payee	Supplier Invoice	Chq No		Net
A Wheal	N/a	1810	Clerk Handover	£79.68
SGC	3900013892	1811	Hall & Verge Mowing	£341.23
KLH	2090	1813	Play Area Ground Maintenance	£110.00
E-On	0036	DD	Pavilion Electric	£32.20
Elite Cleaning	3125	1813	Pavilion Cleaning	£65.00
				£628.11

9 Children's Playground – Cllrs to NOTE PC will cut the hedges again this year – price to be confirmed and new swing research is ongoing

10 Recreation Ground & Pavilion.

10.1 Cllrs to **RESOLVE** to approve suggested budget of £850 plus VAT for SLCC advice regarding IAFC

10.2 Cllrs to **NOTE** IAFC have advised as follows:

The pitch power funding has to be signed and in by the end of November. With work starting April earliest.

Pavilion project funding - As it's being obtained from different sources timescales not all clear, one of the larger pots ends in December.

Changing rooms need to be up to standard from a safe guarding criteria specification by the end of this current season but if evidence can be provided that it will be done in the very near future then there will be some leeway from the league and the FA.

10.3 Cllrs to **RESOLVE** to pitch fees for IAFC for this year considering work completed:

- Cleared the ivy from the pavilion walls
- Cleared the brambles and saplings from the area between the pavilion and utility storage room
- Cleaned up around 4 tonne bags of rubbish and disposed of it all in the sort it centre.
- Painted the Pavilion floor
- Fitted air vents to the side wall of the pavilion (missing)
- Re-fitted various roof tiles that were allowing damp on to the wall plate and roof timbers.
- Re-fitted guttering in places
- Cleared the brambles from the compound and the side of the pavilion.
- Found and uncovered the cesspit.
- Replaced the small drain cover in the front path of the pavilion (missing)
- Relocated the football pitches so that they are compliant with FA regulations.
- Removed the old rusty broken goals and replaced with new up to date aluminium Euro goals (cost in excess of £1400 per pair)
- Got rid of all the broken rusted metal small goals. (replaced with small PVC ones that maybe the school could use at some point).
- Carried out repairs and turfing of worn areas on the football pitches.
- Re-seeded bare areas of the field.
- Removed the unused Basketball net and post that was intruding into the football pitch.

Cut back some low hanging dead tree branches that were a danger to users of the playing field (over hanging and Sharp)

10.4 Cllrs **RESOLVE** to approve the fee of £1,200 for Contex Planning (SLCC Recommended Providers List) to draw up paperwork for the certificate of lawfulness under permitted development rights for the new track and agree specifications and proposals:

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- Length
- Width
- Depth

Material

- 10.5 Cllrs to NOTE Ford Fuels have now delivered 500 litres of fuel to the Pavilion using their 4x4
- 10.6 Cllrs to NOTE Andersons refused to use the track in order to empty the septic tank
- 10.7 Cllrs to **RESOLVE** to employ a drainage company to visit the Pavilion in view of the Septic Tank not being full when the lid was removed, it could be a blockage causing the back feed into the showers
- 11 **Woodland – Local Nature Action Plan (LNAP)**
- 11.1 Cllrs to **NOTE** we are able to tie in the bulb planting suggested by Daisy Finniear with the wild flower morning planned for 19th October 2024
- 11.2 Cllrs to **RESOLVE** to decide on a day to go to Grow Wilder to purchase plug plants (can possibly use a cheque to put money on to a pre pay debit card - Equals comes highly recommended on the Clerks Forum - in order to purchase the plants)
- 12
 - **Highways & PROWs**

Cllrs **NOTE** concern raised regarding parking opposite the Recreation Ground
- 13 **Cllrs Open Forum** – Cllrs opportunity to bring matters to the meeting’s attention – no formal decisions/resolutions can be made.