

## RANGEWORTHY PARISH COUNCIL

### MINUTES OF THE ORDINARY MEETING OF RANGEWORTHY PARISH COUNCIL HELD AT 7.30pm ON TUESDAY 7<sup>th</sup> FEBRUARY 2023 LISTER ROOM, RANGEWORTHY MEMORIAL HALL

#### Those Present

Councillors: Miss. W. Moody Miss. L. Haigh Mrs. M.J. Steer Mr. K. Livall Mr. D. Moore  
Mrs. P.J. Evans (Clerk)  
Cllrs. T. Clark & J. Lean (South Gloucestershire Councillors)

No members of the public were present.

#### 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.

A.02.23 | There was no public participation. | Action

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

#### **1. Apologies for Absence**

01.02.23 There were no apologies for absence.

#### **2. Declarations of Interest Relating to Agenda Items**

02.02.23 There were no declarations of interest.

#### **3. Minutes of the Previous Meeting**

03.02.23 Following one typographical amendment Cllr. Livall proposed, Cllr. Moore seconded and it was **RESOLVED** to approve the minutes of Tuesday 3<sup>rd</sup> January 2023 as a true and accurate record of the proceedings. The Chairman signed the minutes. **All Agreed.**

#### **4. South Gloucestershire Councillors Report**

04.02.23 The report from SGC Councillors was noted which included information on the recent defined settlement boundaries judgement in Old Sodbury; tackling violence against women and girls; planning; Community Engagement Forum combined pilot meeting and the Greenprint Project. Due to the implications of the independent Planning Inspector's judgement that section of the SGC Councillors report is reproduced below.

05.02.23 *South Gloucestershire Council has recently suffered a significant defeat at a planning appeal in Old Sodbury. The appeal (APP/P0119/W/22/3303905 – Land South of Badminton Road, Old Sodbury) was over a planning application to build 35 dwellings outside of the defined settlement boundary of Old Sodbury. In their decision the Inspector concluded that, as SGC has not carried out a methodical review of all defined settlement boundaries within the authority in 30 years, those boundaries should be considered to be out of date. They also ruled that, although SGC can technically demonstrate a 5-year housing land supply using the government's standard methodology, the council's development plan makes no allowances for regional housing need in the West of England nor for Bristol City Council's inability to meet its housing target. As SGC has only been able to demonstrate a 5-year housing land supply by approving a substantial amount of development outside of defined settlement boundaries (e.g. in Engine Common,*

*Rangeworthy, Tytherington, Wickwar, Charfield, Thornbury, etc.) this casts further doubt on the accuracy of the settlement boundaries and the reliability of the housing land supply figure.*

*The Inspector therefore ruled that Policies CS5, CS34 and PSP40, which collectively set out the council's spatial strategy and require development to occur inside those boundaries, are out of date as they depend upon the settlement boundaries being accurate. The council's current development plan (the Core Strategy and the Policies, Sites & Places Plan) is, as a result, in direct conflict with paragraphs 33, 61 and 79 of the National Planning Policy Framework (NPPF). This seriously weakens SGC's chances of successfully defending their planning decisions at appeal as, where there is conflict, the NPPF takes precedence. In this appeal the Inspector decided the tilted balance set out in paragraph 11d) ii) of the NPPF should be applied even though the council has a 5-year housing land supply. This states that should be a presumption in favour granting planning permission unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits".*

*In practice this is likely to mean that, until the new Local Plan is formally adopted, South Gloucestershire Council will see a rise in both speculative planning applications and planning appeals on land outside of the defined settlement boundaries. At present South Gloucestershire Council hopes to submit the next Local Plan for examination in August 2024 with the intention of successfully adopting it in July 2025. Whilst the Planning Inspector in this appeal did not comment directly on the current Green Belt boundaries the likelihood is that these will also be called into question at future appeals.*

06.02.23 Rangeworthy Parish Councillors thanked SGC Cllrs. for bringing this judgement to their attention. It had been most disheartening to learn of this decision and the very serious implications this would have on speculative, unsustainable planning applications particularly in rural areas. Parish Cllrs would consider sending a letter to Luke Hall MP after Cllrs. had spoken with him at his forthcoming surgery.

07.02.23 Parish Councillors queried the necessity for the new CEF pilot scheme and were not sure exactly what it was trying to achieve. It would appear this forum is becoming less and less 'local'. Cllr. Lean would be able to provide more information after the meeting on 28<sup>th</sup> February.

08.02.23 Greenprint Project – Parish Councillors queried whether this would be more expensive. There would need to be new expensive machines, but it would be better environmentally in the long run.

09.02.23 The Parish Council again advised SGC Cllrs of the dreadful condition of the road surface of Church Lane. It was particularly atrocious just past Rangeworthy Court. During the recent heavy rain, the stretch outside the school had been badly flooded. Cllr. Lean would make enquiries.

10.02.23 Parish Councillors noted the recent article in the local press about the 626 bus service possibly being axed which would further worsen the rural bus service network and the ability of residents to get to work, medical appointments etc.

## **5. Clerk's Report**

11.02.23 The Clerk's report was noted – copy appended to these Minutes.

12.02.23 The Clerk would look into the cost of installing a drawing pin friendly surface on the play area notice board.

**JL**

**Clerk**

**6. Planning Matters**

13.02.23 P23/00086/HH | Rose Cottage, Lower Common, Rangeworthy, BS37 7QE | Erection of two storey side extension to form additional living accommodation | See below.

14.02.23 Rangeworthy Parish Council noted receipt of correspondence from Marengo Communications. The Clerk confirmed no official notification of the planning application had been received from SGC. Apparently, the 21-day determination deadline for the application was 8<sup>th</sup> March (one day after the next Parish Council meeting). The Clerk was asked to request an extension to that deadline. Both the Parish Council and SGC Cllrs. had encouraged Marengo to hold a public meeting but it appeared Marengo were reluctant to do so preferring instead to attend a Parish Council meeting. The Clerk advised that Standing Orders set the duration of public participation as a maximum of 30 minutes, whereas if Marengo organised a public meeting there would be no such limitations. It was noted there was no representative of Marengo, or parishioners present at the meeting

Clerk

**7. Planning Decisions**

15.02.23 P23/00086/HH | Rose Cottage, Lower Common, Rangeworthy, BS37 7QE | Erection of two storey side extension to form additional living accommodation | WITHDRAWN

16.02.23 P22/07173/RVC | Land at Wotton Road, Rangeworthy, BS37 7NA | Variation of condition 6 attached to permission PT17/3260/O to alter the wording of the condition. Erection of 8 no. dwellings (outline) with access and layout to be determined all other matters reserved | APPROVE WITH CONDITIONS

**8. Financial Matters**

17.02.23 The monthly financial report including movements on the bank account and balances was noted.

18.02.23 Business Current Account - £100.00  
Business Reserve Account - £56,812.99

19.02.23 The receipts and payments account as of 7<sup>th</sup> February 2023 was noted.

20.02.23 Cllr. Moore proposed, Cllr. Steer seconded and it was **RESOLVED** to adopt the SGC Grounds Maintenance tender for 2023-2024, this being a 12% increase on the previous year. **All Agreed.**

21.02.23 Cllr. Moody proposed, Cllr. Haigh seconded and it was **RESOLVED** to make a virement of £1,284 from CIL Earmarked Reserves into the 2022-2023 CIL Budget to facilitate the purchase of the additional defibrillator and external cabinet for the Memorial Hall. **All Agreed.**

**9. Children's Playground**

22.02.23 The annual safety inspection had been conducted and report supplied. There were no urgent matters to address. The Clerk was preparing a list of the minor, low risk issues that needed to be addressed and would provide them to the next meeting. The Clerk was asked to research some replacement swings.

Clerk

**10. Recreation Ground & Pavilion**

23.02.23 All in order. IAFC were still working on their proposal/costings.

**11. Woodland**

24.02.23 National Grid had advised of their annual walking access inspection in January/February. Cllr. Steer advised that the Hawk & Owl Trust conduct “owl prowls” in local woodlands, and perhaps Rangeworthy Parish Council might think about hosting one. The Parish Council might also consider installing owl boxes as the trees in the woodland were now of a sufficient size. Cllr. Haigh had visited the woodland and had been surprised to note the recently planted fruit trees were scatter throughout rather than planted together. Cllr. Haigh was reassured that the fruit trees had been planted sufficiently close together to be able to pollinate.

**12. Verge Adjacent Pool Farm**

25.02.23 Cllr. Haigh advised the meeting that she no longer wished to be involved in the wildflower border project as there was far too much bureaucracy and risk assessing involved. It was agreed the resolutions made in January would be allowed to lapse.

**13. B4058 – Speeding**

26.02.23 Cllr. Moore advised that a meeting would be held on 11<sup>th</sup> February for those residents interested in participating in the Community Speedwatch Group.

27.02.23 The Clerk had circulated a copy of an email from A&S Police with details of their stance on ANPR cameras. It was noted that in order to participate in an ANPR scheme, there needed to be an established and active Community Speedwatch Group.

**14. Local Nature Action Plan (LNAP)**

28.02.23 The Clerk advised she was presently working on developing an LNAP. It was acknowledged that it was important to gain community engagement and support for an LNAP to be successful.

**15. 2023 Elections & the Annual Parish Council Meeting**

29.02.23 Cllr. Haigh proposed, Cllr. Moody seconded and it was **RESOLVED** to hold the Annual Parish Council Meeting on Tuesday 16<sup>th</sup> May 2023.

**16. Annual Parish Meeting**

30.02.23 Following discussions, the Clerk was asked to check availability of the Memorial Hall for week commencing 17<sup>th</sup> April 2023.

**17. Defibrillator**

31.02.23 Cllr. Moody proposed, Cllr. Moore seconded and it was **RESOLVED** to purchase a HeartSine Defibrillator and Amour Outdoor cabinet at a cost of £1,284 (plus VAT). **All Agreed.**

**18. Accounts for Payment**

32.02.23 The following payments and invoices had been verified by the Clerk and were presented for payment -

<b>Payee</b>		<b>Net</b>	<b>VAT</b>	<b>TOTAL</b>
Mrs. P. Evans	Clerk's Salary - Jan	£445.55	£0.00	£445.55
Elite Cleaning (SW)	Pavilion Cleans	£65.00	£13.00	£78.00
Eon	Pavilion Electricity - Dec	£31.87	£1.59	£33.46
Eon	Pavilion Electricity - Jan	£31.57	£1.58	£33.15
KLH Landscaping	Playground Grass - Nov	£90.00	£0.00	£90.00

**Clerk**

Play Inspection Co	Safety Inspection	£105.00	£21.00	£126.00
Imperative Training	Defib & Cabinet	£1,284.00	£256.80	£1,540.80
South Glos Council	Localism Charges	£196.17	£39.23	£235.40
Mrs. P. Evans	Clerk's Expenses	£93.03	£0.00	£93.03
		<u>£2,342.19</u>	<u>£333.20</u>	<u>£2,675.39</u>

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

#### **19. Councillors Open Forum**

34.02.23 Cllr. Haigh would provide a written report of the recent T&PC meeting.

35.02.23 The vegetation had been trimmed back between Harford Close and Patch Lane.

36.02.23 There had been a severe sewage overflow on Patch Elm Lane 12<sup>th</sup>-16<sup>th</sup> Jan. Sewage had flowed out onto the lane and into the ditch. Wessex Water would not attend as the sewage had not been discharging into the resident's property.

37.02.23 Cllr. Lean would look into the issue reported by Cllr. Haigh on New Road, past the road to Lower Common. There was a particularly nasty bump in the road. It was noted this stretch of road was actually in Wickwar Parish.

The meeting closed at 9.50 pm.

The next Meeting of Rangeworthy Parish Council would be held in the Lister Room of the Memorial Hall, commencing at 7.30pm on Tuesday 7<sup>th</sup> March 2023.

Signed \_\_\_\_\_

Date \_\_\_\_\_

### **RANGEWORTHY PARISH COUNCIL**

#### **Clerk's Report – Agenda Item 5 Activities up to 7<sup>th</sup> February 2023**

Notification was received from SGC that Stidcot Lane was closed to cyclist and vehicular, pedestrian, equestrian traffic due to the river flooding. The Lane was closed between the B4058 junction and the Rectory Lane junction. The closure was effective from 12<sup>th</sup> January for up to five days.

SGC had released further data from the 2022 Census – housing; sexual orientation and identity.

Luke Hall MP had contacted the Parish Council asking for information relating to the ownership of Rangeworthy Court. After liaising with Parish Councillors, a response was sent confirming the Parish Council was concerned about the dilapidated condition of the building; did not know who currently owned the property; the property was currently for sale; a police incident occurred some eighteen months ago where dogs had been removed from the property.

The Clerk has been advised that occupation of the Parish Council owned land on New Road has changed. This would answer the issue of non-response to the Parish Council's communication regarding the rent.