

RANGEWORTHY PARISH COUNCIL

MINUTES OF THE MEETING OF RANGEWORTHY PARISH COUNCIL HELD ON-LINE AT 7.30PM ON TUESDAY 2nd MARCH 2021

Those Present

Councillors: Miss. W. Moody Miss. L. Haigh Mrs. M.J. Steer Mr. K. Livall Mr. D. Moore
Mrs. P.J. Evans (Clerk)
Cllr. C. Young Cllr. T. Clarke Cllr. J. Lean (South Glos. Council Representatives)

No members of the public were present.

The Chairman welcomed everyone to the meeting.

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.03.21	There was no public participation.	<u>Action</u>
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The formal meeting of the Council then commenced as follows:-

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| 1. | Suspension of Standing Order 1j | |
| 01.03.21 | Cllr. Livall proposed, Cllr. Moore seconded and it was RESOLVED to suspend Standing Order 1j. All Agreed. | |
| 2. | Apologies for Absence | |
| 02.03.21 | There were no apologies for absence. | |
| 3. | Declarations of Interest Relating to Agenda Items | |
| 03.03.21 | Cllr. Haigh declared a non-pecuniary, personal interest in agenda item 7, specifically P21/00444/TRE and would not take part in discussions. | |
| 4. | Minutes of the Previous Meeting | |
| 04.03.21 | Cllr. Steer proposed, Cllr. Livall seconded and it was RESOLVED to approve the minutes of Tuesday 5 th January 2021 as a true and accurate record of the proceedings. All Agreed. The Clerk would make arrangements for the Chairman to sign the minutes. | Clerk |
| 5. | South Gloucestershire Councillors Report | |
| 05.03.21 | SGC Councillors had provided a written report which was noted by Parish Councillors. The report focused primarily on current COVID-19 issues and included details regarding the current spread of the virus; new testing sites in Yate and Thornbury; additional lateral flow testing site in Yate Parish Hall; COVID-19 mutation detection; community ‘surge’ testing areas; COVID vaccination programme and concessionary bus passes changes; library services during lockdown; SGC Healthwatch consultation aimed at residents who are pregnant or new parents. | |
| 06.03.21 | Additionally, SGC Councillors advised the SGC Budget for 2021/22 had been increased by 4.99%, 3% of which being ringfenced to cover the rising costs of social care. Even with that council tax increase SGC’s own budget report shed a £16.3m funding gap by 2024/25. SGC’s auditors noted “the Council’s medium-term financial plan relies on the use of reserves to deliver a balanced position in | |

2020/21 and 2021/22 but this strategy is not sustainable in the medium to long term. Bearing this in mind, it would be difficult to avoid further tax council rises in coming years without necessitating further stringent cuts to the authority's budget.

07.03.21 Rangeworthy Parish Councillors thanked the SGC Councillors for their very clear report. Parish Councillors enquired whether the location of the two individuals infected with the recently detected 'Brazilian Strain' in the South Gloucestershire area was known. It was confirmed the exact location was not known, but as 'surge testing' was taking place in the Patchway/Little Stoke area it was assumed to be in that area.

08.03.21 An improvement to the SGC planning portal was suggested to identify newly uploaded planning documents when notifications are sent. SGC Cllrs. would make enquiries to see if this was possible.

6. Clerk's Report

09.03.21 The Clerk had submitted a written report, a copy of which is appended to these minutes.

10.03.21 Regarding item 5, it was acknowledged the path was a permissive path at the discretion of the landowner.

7. Planning Matters

11.03.21 P20/24180/F | Newlands Farm, West End, Wickwar, GL12 8LD | Installation of a 49.9mw solar farm and associated infrastructure including substation, transformer stations, internal access road, perimeter security fence and access gates and internal access tracks | An adjoining Parish Notification | Application had been dealt with under the adopted Scheme of Delegation and comments submitted to SGC as follows – The Parish Council is concerned this development could increase the risk of flooding within the Ladden Brook. This particular stretch of farmland, Stidcot Lane and the busy B4058 Wotton Road is already susceptible to flooding during the winter months and at times of heavy rain. The Parish Council is of the opinion that additional impervious tarmac for the internal access road and internal access tracks together with the required piling would only exacerbate the flooding potential. The Parish Council does not consider the proposed swales are sufficient mitigation for the potential additional flooding risk.

12.03.21 P21/00358/F | Building at The Bristol Mineral Works, Limekiln Road, Yate, BS37 7QB | Installation of 2 no. batch-fed gasification biomass boilers | An Adjoining Parish Notification | To OBJECT – concerned about the increase in the volume of HGV movements along a country lane that is already not suitable for such vehicles; concerned about the suitability and safety of the horse bridge on New Road and the railway bridge on Limekiln Road which is currently only appropriate for single file traffic; concerned about the safety of pedestrians and cyclists along these popular walking/cycling routes as there are few safe refuge/pull-in places.

13.03.21 P21/00444/TRE | 4 Waverley Close, Rangeworthy, BS37 7BF | Works to reduce lateral spread of 1 no. Oak tree by 1m on south side. Works to crown reduce 1 no. Oak tree by 2m and reduce lateral spread by 1.8m. Covered by SGTPO 03/12 dated 7th February 2012 | NO COMMENTS.

- 14.03.21 P21/00600/F | Old Forge, Bagstone Road, Rangeworthy, GL12 8BD | Erection of a first-floor front extension to form additional living accommodation | NO OBJECTIONS.
- 15.03.21 P21/00826/RM | Willow House, Tanhouse Lane, Yate, BS37 7QA | Erection of 1 no. dwelling with appearance, landscaping, layout and scale to be determined for plot 3 (approval of reserved matters to be read in conjunction with outline permission PK17/1173/O) | NO COMMENTS.
- 16.03.21 P21/00907/F | Laurel House, Wotton Road, BS37 7LX | Erection of single storey outbuilding to form office/play room | NO OBJECTIONS
- 17.03.21 For expediency, Parish Councillors agreed to respond to the following planning applications -
- 18.03.21 P21/00827/F | Old Forge, Bagstone Road, Rangeworthy, GL12 8BD | Erection of 1 no. detached dwelling and attached double garage with access, parking and associated works | To repeat OBJECTIONS from previous application P19/15299/O which was subsequently withdrawn by the applicant – The Parish Council presumes this is a speculative application given that the neighbouring property “The Lodge” has been granted permission for a house in the garden, along with six other permissions recently granted in Bagstone. SGC Case Officers appear to be ignoring the constraints of the defined Settlement Boundary and granting permissions contrary to Policy PSP40. To clarify – the development is outside of the defined settlement boundary; there is no housing need as a five-year land supply has been reached and exceeded; 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.
- 19.03.21 P21/00914/PNH | The Coverts, New Road, Rangeworthy, BS37 7QF | Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.34m, for which the maximum height would be 2.85m, and for which the height of the eaves would be 2.25m | NO OBJECTIONS.

8. Planning Decisions

- 20.03.21 P19/13683/RM | Land at Wotton Road, Rangeworthy, BS37 7NA | Erection of 7 no. dwellings with appearance, landscaping and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PT17/3260/O) | APPROVE WITH CONDITIONS.
- 21.03.21 P20/16361/f | Oldwood Farm, New Road, Rangeworthy, BS37 7QF | Erection of detached double garage. Widening of existing access to include installation of new front boundary wall and gate | APPROVE WITH CONDITIONS.
- 22.03.21 PK18/6731/F | Land adjacent to Dalarna, Tanhouse Lane, Yate | Erection of 4 no. detached dwellings, landscaping, creation of access and associated works | REFUSAL.

9. Financial Matters

23.03.21 The Clerk presented the monthly financial report and balances, which were noted by Parish Councillors.

24.03.21 The Clerk reported that as the Parish Council approached the end of the current financial year, a total of £16,655 had been spent against a budget of £18,610, leaving an underspend of £1,955. Receipts stood at £24,650 as at 1st March 2021. As both receipts and payments for the financial year 2020/21 was under the £25,000 threshold for smaller authorities, this meant Rangeworthy Parish Council would be able to declare themselves 'exempt' from a full external audit by PKF Littlejohn for the 2020/21 Annual Return.

25.03.21 Cllr. Moody proposed, Cllr. Haigh seconded and it was **RESOLVED** to accept the SGC Grounds Maintenance quote for 2021/22 at a cost of £109.77 per cut (Woodland £60.75) and Recreation Ground £49.02). **All Agreed.**

Clerk

26.03.21 Cllr. Steer proposed, Cllr. Moore seconded and it was **RESOLVED** to pay the Hall's 2021/22 Insurance Premium at a cost of £1,076.34 and the quarterly financial contribution towards the Hall Caretaker role at £195.00/quarter. **All Agreed.**

Clerk

10. Accounts for Payment

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

28.03.21	Mrs. P. Evans	Clerk's Salary – Jan & Feb	£785.40
	Elite Cleaning (SW) Ltd	Pavilion Cleans – Jan & Feb	£130.00
	South Gos Council	Ground Maintenance – Nov	£104.54
	South Gos Council	Ground Maintenance – Dec	£105.54
	South Gos Council	Ground Maintenance – Jan	£104.54
	South Gos Council	Localism Charges – Jan, Feb, Mar	£186.57
	ALCA	Subscription & Clerk's Training	£230.63
	Mrs. P. Evans	Stationery & SLCC Subscription	£104.71
	ICO	Subscription	£40.00
	Water2Business	Pavilion Water Supply	£43.79
	Memorial Hall	Financial Support	£1,271.34
	South Gos Council	Ground Maintenance – Feb	£104.54

29.03.21 Cllr. Moody proposed, Cllr. Livall seconded and it was **RESOLVED** that the above invoices be paid. **All Agreed.**

11. Children's Playground

30.03.21 Play inspections continue to be carried out – all in order. It was noted the play area looked as though it was being well-used during the current Lockdown conditions as there were areas of well-trodden grass.

31.03.21 The Clerk met with a representative of Wicksteed on 7th January 2021. A design and quote had been received and forwarded to Cllrs. for their attention. Additionally, the Clerk met with a representative of Sovereign Play Equipment on 24th February. A design and quote were anticipated within the next couple of weeks. Parish Councillors would then be in a position to make a decision as three quotes would have been received.

32.03.21 The Clerk confirmed that KLH would be able to undertake the play area grass cutting for 2021 at the same cost as 2020 - £40.00/cut. KLH would commence the cutting in mid to late March depending on growing conditions.

12. Recreation Ground & Pavilion

33.03.21 Central Government had announced a four-step route-map for the easing of Lockdown measures, with outdoor adult (and children) organised sport being able to recommence on 29th March 2021. This date assumed all criteria had been met during the first step on 8th March 2021. The Clerk had been advised by RAFC their current league football season had all but finished but there may be a couple of friendlies organised in May/June.

34.03.21 The Clerk had contacted Elite Cleaning to arrange for the hand sanitising and soap dispenser units to be fitted.

35.03.21 The 'leak' in the Pavilion boiler had re-appeared. The Clerk had spent two hours mopping up the water from the entrance room, corridor and disabled toilets and boiler room. The water appeared to be coming from either the boiler or the water tank. The Clerk was asked to contact P.J. Bryer to ask them to attend to see if the leak can be fixed and if not, to progress plans for replacement.

Clerk

13. Woodland

36.03.21 All in order. The Clerk confirmed there were signs of rejuvenation of the area cut by National Grid during the winter, with bluebells coming up through the undergrowth. There were also daffodils and a substantial group of snowdrops at the top end of the Woodland.

37.03.21 Rangeworthy Parish Council had been approached by a neighbour of the woodland to see if the Parish Council would be prepared to share the cost of cutting back and trimming the Parish Council's boundary hedge. It was noted the hedge had originally been planted at the request of the neighbour to protect their privacy following development of the community woodland. Following discussions, Cllr. Steer proposed, Cllr. Moore seconded and it was **RESOLVED** the Parish Council would share 50% of the cost (quote from Simply Gardens at £540 plus VAT) as a one-off goodwill gesture. Additionally, the Parish Council would ask that the neighbour's contractor invoice the Parish Council directly for 50% of the quoted cost. This was **AGREED** by vote – 4 votes for the resolution and 1 vote against.

14. 2021/22 Meeting Dates

38.03.21 The primary legislation put in place to allow Parish Councils to hold virtual meetings (Coronavirus Act 2021) would come to an end at midnight on 6th May 2021 so technically meetings after that date should be physical. However, there is an anomaly between that and the four-step programme for the easing of Lockdown restrictions which began on 8th March 2021 – indoor public gatherings/meetings of more than two households would not be permitted until the end of June. NALC and SLCC had advised this was a 'wait and see' situation and encouraged Parish Councils to write to their MP about the anomaly. Rangeworthy Parish Council had, for the past year been holding their meetings on-line every two months.

39.03.21 Following discussion on the merits of returning to monthly meetings, Cllr. Livall proposed, Cllr. Moore seconded and it was **RESOLVED** that Rangeworthy Parish Council would continue to hold ordinary meetings every two months, but would fix monthly dates to cater for urgent business. All meetings to commence at 7.30pm as detailed below (minute 40.03.21). **All Agreed.**

40.03.21	Tuesday 6 th April 2021 – provisional Tuesday 4 th May 2021 - Annual PC Tuesday 1 st June 2021 – provisional Tuesday 6 th July 2021 Tuesday 7 th Sept 2021 – provisional Tuesday 5 th Oct 2021	Tuesday 2 nd Nov 2021 - provisional Tuesday 7 th Dec 2021 Tuesday 4 th Jan 2022 - provisional Tuesday 1 st Feb 2022 Tuesday 1 st Mar 2022 - provisional	
41.03.21	Parish Councillors noted that the Lister Room would not be big enough to safely cater for all five Parish Councillors, the Clerk, three District Councillors and members of the public. The Clerk would ascertain the availability of the main hall.		Clerk
42.03.21	It was agreed to defer the resolution regarding the 2021 Annual Village Assembly and ask residents whether or not they wished one to be held this year. If an Assembly was requested, it would be possible to arrange an on-line Assembly before the 6 th May. The Annual Village Assembly must be held between 1 st March and 1 st June inclusive. Again, this was a ‘wait and see’ situation. The Clerk was instructed to ask residents their preference via the next Parish Magazine article.		Clerk
15.	Parish Councillors Open Forum		
43.03.21	Cllr. Haigh had attended the recent Town & Parish Council Forum and provided a written report which was noted by the Parish Council.		
44.03.21	Cllr. Haigh would be attending the next Community Engagement Forum and would provide notes of the meeting.		LH
45.03.21	The Clerk would again chase SGC regarding the licence to cut the verge adjacent to Pool Farm. It was noted that part of the verge had already been cut.		Clerk
46.03.21	Cllr. Haigh had updated her planning application spreadsheet to include the DAP information and would circulate to Cllrs.		LH
47.03.21	It was noted that a wall was being constructed in Gifford Close immediately next to the pavement. The Clerk was asked to report this to SGC Planning Enforcement.		Clerk
48.03.21	Cllrs. noted that the pavement opposite Patch Lane, outside Harford Close had been cleared.		
49.03.21	Cllrs. noted that a resident had collected sacks full of litter from Oldwood Lane. The litter had contained numerous beers cans which may signify this quiet country lane is being used for prohibited socialising during the current Lockdown.		

The next on-line meeting of Rangeworthy Parish Council was scheduled for Tuesday 4th May 2021, this being the Annual Parish Council Meeting, commencing at 7.30pm. The meeting closed at 9.40pm.

Signed

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Date

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RANGEWORTHY PARISH COUNCIL

Clerk's Report

Agenda Item 6

Activities up to 2nd March 2021

1. The national Lockdown continues, but central Government have announced their four-step approach to easing of restrictions. The implications for holding physical Parish Council meetings are still not yet known. The Coronavirus Act 2020 remains in place until midnight on 6th May 2021. ALCA and SLCC have advised to wait and see what further announcements are made.
2. The Clerk has again contacted SGC regarding the cutting back of the Oak tree at the corner of New Street and Wotton Road. The enquiry has now been passed to a senior Tree Officer who will be taking a look at it. The Clerk has offered for the PC to undertake the works if that will expedite the matter.
3. A resident contacted the Parish Council advising that litter was increasing along the footpaths in Bagstone and asked if it was possible to borrow a litter picking stick. The Clerk advised she would have to gain entry to the Memorial Hall therefore there would be some delay. The resident has since advised they have bought their own picking stick.
4. The Clerk has chased SGC regarding replacement of the damaged safety rails at the end of the footpath to the recreation ground following the road traffic accident in January.
5. Picking up on an email before Christmas from a resident who was concerned about speeding traffic along the Wotton Road. This resident asked whether it would be possible for a more substantial path (possibly gravel) to be laid from The Grove to the recreation ground. As far as the Clerk is aware, this path is a permissive path and there is no official PROW along this route.
6. In connection with speeding issues along the Wotton Road, the Clerk has received one expression of interest in resurrecting the Speedwatch Group.
7. The Kidnapper Lane field agricultural tenancy has been advertised – one tender has so far been received.
8. The Clerk attended a very interest VAT training course held by the SLCC. This course clarified the issue of business and non-business activities of a Parish Council and what can and cannot be reclaimed from HMRC. When reclaiming VAT for non-business activities there is no limit, however with business activities there is a ceiling of £7,500 per year. In very simple terms, a non-business activity is one where there is specific lawful statute that states a Parish Council has the power to do something. For example the Local Government (Miscellaneous Provisions) Act 1976 S.19 states that a Parish Council has the power to provide playing fields and play equipment therefore this is classed as a non-business activity and so the VAT is reclaimable without limit.