

**RANGEWORTHY PARISH COUNCIL**

**MINUTES OF THE ORDINARY MEETING OF RANGEWORTHY PARISH COUNCIL**  
**HELD AT 7.30pm ON TUESDAY 7<sup>th</sup> MARCH 2023**  
**MAIN HALL, RANGEWORTHY MEMORIAL HALL**

Those Present

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

Ten 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. The Chairman advised all present that representatives of Cotswold Homes and Marengo Communications had informed the Clerk that afternoon they would not be attending the meeting due to sudden illness.

	<b><u>Action</u></b>	
A.03.23	A resident asked if the extra taxes raised by South Glos. Council through additional housing development could be used to support bus services. It seemed there was a substantial amount of money going into SGC, but none coming out to support community services. Cllr. Clark confirmed there were currently an estimated 250 bus driver vacancies across the west of England. There had been a suggestion about re-franchising the bus services but that would take years to set up. SGC was establishing a DRT (Direct Response Transport) system to replace the bus services that had been withdrawn – there would be a ‘ring-up’ option for those residents who did not use mobile phone apps. The DRT system was due to go live in April, but the SGC website page had not been finished.	
B.03.23	Another resident advised they had written to SGC seven years ago about the dangerous speed of traffic along New Road, but still nothing had been done about it. The resident had recently spoken to our local MP who said he would take it on board. Cllr. Clark would contact the SGC officer for transport matters to see if mobile speed cameras could be utilised (secured to lamp posts). The outcome of any potential traffic calming measures would be data driven. It was appreciated this was not particularly helpful when vehicles continue to drive at dangerous speeds along the road. Cllr. Clark would advise the Clerk of what was happening. Cllr. Moore advised that the Community Speedwatch group was evolving – the resident did not want to get involved.	
C.03.23	Several residents addressed Parish Councillors about the Cotswold Homes planning application. Concerns expressed revolved around access to the development – there had been a number of RTA’s over recent years in that vicinity. The bend in the road was very dangerous - a resident of Harford Close advised that at times it was very difficult to exit the Close because of lack of visibility and speed of traffic despite the 30mph speed limit. Another resident advised this was one of the wettest fields in Rangeworthy - in December 2022 the field had been completely under water. The resident queried where all of that water would go if the field was built on. During times of heavy rain, ridge and furrow markings were clearly visible which suggested the underlying geology of the field should be investigated. Another resident advised they had data from A&S Police which showed high levels of speeding fines following the stationing of the mobile speed camera van in the parish. The latest speed data available	

showed that the 85<sup>th</sup> percentile of vehicles travelled at 39.8 miles/hour (north bound) and 38 miles/hour (south bound). Concerns were also expressed about the additional pressure on the sewage/foul water system. It was noted that SGC was listed on the planning application form as being part-owner of the land.

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

**1. Apologies for Absence**

01.03.23 Apologies were received, noted and accepted from Cllr. Steer. **All Agreed.**

**6 Declarations of Interest Relating to Agenda Items**

02.03.23 Cllr. Moore declared a non-pecuniary, personal interest in agenda item 6, specifically P23/00756/HH, and would not take part in discussions.

**3. Minutes of the Previous Meeting**

03.03.23 Cllr. Livall proposed, Cllr. Moore seconded and it was **RESOLVED** to approve the minutes of Tuesday 7<sup>th</sup> February 2023 as a true and accurate record of the proceedings. The Chairman signed the minutes. **All Agreed.**

**4. South Gloucestershire Councillors Report**

04.03.23 SGC Councillors had circulated a copy of their monthly report which included information on Bus Service Withdrawals and the Demand Responsive Transport facility; planning appeals in Old Sodbury and Park Farm, Thornbury; Bagstone & Stidcott Pumping Stations (including a report from Wessex Water) and the King's Coronation Grant Scheme.

05.03.23 Cllr. Haigh asked why the application for the Kings' Coronation Grant Scheme was so unbelievably bureaucratic and complicated. The form required organisations to provide proof of a constitution, bank account, DBS and safeguarding procedures. Cllr. Lean would ascertain whether the application form had changed since the Platinum Jubilee grant scheme.

**JL**

06.03.23 Parish Councillors noted the Wessex Water report highlighted that despite extensive infiltration sealing taking place in 2018/2019, the pumping station continues to become inundated when the river level is high.

**5. Clerk's Report**

07.03.23 The Clerk's Report was noted – a copy is reproduced at the end of these Minutes.

08.03.23 In connection with the Clerk's request for payment of 5.5 hours overtime, Cllr. Haigh asked the Clerk to explain where the additional hours had been incurred. The Clerk advised the additional hours had been due to organising the delivery of oil and recommissioning of the boiler as well as liaising with the electrician for the installation of the new defibrillator. Cllr. Livall proposed, Cllr. Moody seconded and it was **RESOLVED** to pay the additional 5.5 hours at a cost of £70.02. **All Agreed.**

**6. Planning Matters**

09.03.23 P23/0086/HH | Rose Cottage, Yate, Lower Common, Rangeworthy, BS37 7QE | Erection of two storey side extension to form additional living accommodation | **NO OBJECTIONS.**

10.03.23 P23/00377/F | Land off Wotton Road/Adjacent Harford Close, Rangeworthy | Erection of 14 dwellings, creation of new access onto classified road, with open space, play area, allotments, community orchard and associated works | Cllr.

Moody proposed, Cllr. Moore seconded and it was **RESOLVED** to OBJECT to this application – a copy of the Parish Council’s full objection is appended to these minutes (Appendix A). consequences to this application. **All Agreed.**

11.03.23 P23/00756/HH | Stratford House, Wotton Road, Rangeworthy, BS37 7NA | Demolition of existing garage. Erection of a two-storey side and rear extension and a single storey rear extension to form additional living accommodation. Erection of front porch | NO OBJECTIONS.

## 7. Planning Decisions

12.03.23 P22/00308/F | Oldwood Farm, New Road, Rangeworthy, BS37 7QF | Demolition of existing outbuildings and erection of 1 no. replacement building for agricultural storage, workshop and general purposes | APPROVE WITH CONDITIONS.

## 8. Financial Matters

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

Business Current Account - £100.00  
Business Reserve Account - £56,533.41

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

15.03.23 Cllr. Moody proposed, Cllr. Livall seconded and the following virements were **RESOLVED. All Agreed.**

<u>Virement From</u>	<u>Virement To</u>	<u>Amount</u>
Audit Fee	Grants & S.137	£100
Pavilion Misc. Maintenance	Pavilion Utilities (Rechargeable)	£218
CIL Earmarked Reserves	CIL 2022-2023 Budget	£328

16.03.23 The Clerk advised the Hall insurance was due for renewal - £1,258.32. This was the third year of a five-year LTA. Additionally the agreed financial assistance for the caretaker’s role was due for 2022-2023 at £195/quarter = £780 for the year.

## 9. Children’s Playground

17.03.23 All in order. Cllr. Moody handed the Clerk the inspection sheets for filing.

## 10. Recreation Ground & Pavilion

18.03.23 The Clerk advised that the extremely cold weather at the beginning of the year had depleted the remaining oil in the tank, which unfortunately ran out at the end of February. The usual supplier had refused to deliver due to the soft ground conditions through the woodland. The Clerk had managed to secure a supply via a ‘baby tanker’ however this had incurred an additional 12p/litre surcharge. The oil had been delivered (750L) and boiler recommissioned on 1<sup>st</sup> March. Cllr. Haigh queried why the oil had been allowed to run out and perhaps some thought should be given to installing an alarm. The Clerk advised that she had hoped the oil would last until ground conditions had improved, but the cold weather at the beginning of the year had run down the supply faster than anticipated. As far as an alarm was concerned, that would require wifi/broadband to be available at the pavilion.

19.03.23 Cllr. Haigh advised she had planted eighteen pots of snowdrops (in the green) around the Jubilee Grove trees, and had cleared away the encroaching grass.

- 11. Woodland**  
20.03.23 All in order. There was a lovely display of snowdrops in the top corner.
- 12. B4058 - Speeding**  
21.03.23 Cllr. Moore advised that the volunteers were still keen to be involved in the Community Speedwatch Group and were being encouraged to undertake the on-line training. Without the training the Group cannot proceed. The Clerk would speak with PCSO Jarvis on 8<sup>th</sup> March about the siting of the Parking Buddies.  
22.03.23 Cllr. Moore also appraised Parish Councillors of his recent meeting with Luke Hall MP and Mark Shelford, the A&S Police and Crime Commissioner where the issue of speeding along the Wotton Road was discussed. Mr. Shelford had advised there was a pot of money available to help set up Community Speedwatch Schemes and both Luke Hall and Mr. Shelford understood the speeding issue. They had discussed ANPR cameras, but in Cllr. Moor's opinion the best option for the village would be average speed cameras. PC Simmons was going to make further enquiries.
- 13. Purchase of New Parish Council Laptop**  
23.03.23 Cllr. Moore proposed, Cllr. Moody seconded and it was **RESOLVED** to authorise the Clerk to purchase an i5 laptop to a maximum value of £850. **All Agreed.**
- 14. Donation – PCC of Wickwar**  
24.03.23 Cllr. Moore proposed, Cllr. Livall seconded and it was **RESOLVED** to make a contribution of £100 to the PCC of Wickwar for the Parish Magazine. **All agreed.**
- 15. Defibrillator – Memorial Hall**  
25.03.23 Cllr. Moore proposed, Cllr. Moody seconded and it was **RESOLVED** to approve the electrical quotation for the fitting of the defibrillator - £327.89 (plus VAT). **All Agreed.**
- 16. Notice Board – New Road**  
26.03.23 Parish Councillors discussed the merits of installing a self-healing, rubber pinboard surface to the New Road notice board as requested by a resident. It was agreed to defer a decision until the April meeting. Cllrs. to visit the notice board in order to form their own opinions to be discussed at the April meeting.
- 17. 2023 Elections**  
27.03.23 The Clerk updated Parish Councillors on the timetable for the 4<sup>th</sup> May 2023 Local Elections. As Cllrs. were aware, their term of office would end on 9<sup>th</sup> May. Any person wishing to stand as a Parish Councillor would need to complete a nomination form and submit it by 16:00 hrs on 4<sup>th</sup> April 2023. At the moment the location for depositing nomination forms was not known. The Clerk had prepared a couple of documents detailing the role of a Parish Council and its Councillors which had been uploaded to the Parish Council website and village forum. Nomination forms were available via links on the SGC and Electoral Commission websites.
- 18. Accounts for Payment**  
28.03.23 The following payments and invoices had been verified by the Clerk and were presented for payment –

**All**

Payee	Description	Net	VAT	TOTAL
Mrs. P. Evans	Clerk's Salary - Feb	£445.55	£0.00	£445.55
Elite Cleaning (SW)	Pavilion Cleans	£65.00	£13.00	£78.00
Eon	Pavilion Electricity	£29.66	£0.00	£29.66
Rangeworthy Hall Fund	Room Hire - A&S Police	£15.40	£0.00	£15.40
South Glos Council	Grounds Maintenance - 2019	£100.53	£20.11	£120.64
ICO	Registration	£35.00	£0.00	£35.00
Mrs. P. Evans	Oil	£696.55	£0.00	£696.55
Mrs. P. Evans	Overtime	£70.02	£0.00	£70.02
John Bastin Electricals	Defibrillator	£327.89	£65.58	£393.47
Rangeworthy Hall Fund	Annual Insurance	£1,258.32	£0.00	£1,258.32
Rangeworthy Hall Fund	Financial Assistance	£780.00	£0.00	£780.00
PCC of Wickwar	Donation - S.137	£100.00	£0.00	£100.00
P.J. Bryer	Boiler Recommissioning	£51.90	£10.38	£62.28
		<u>£3,975.82</u>	<u>£109.07</u>	<u>£4,084.89</u>

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

### 19. Councillors Open Forum

30.03.23 Cllr. Haigh advised the Parish Council of a traffic accident on 28<sup>th</sup> February at the New Road/Wotton Road junction. Cllr. Haigh felt it would be useful to start collating such information.

31.03.23 Cllr. Haigh advised she had attended the T&PC Forum pop-up planning meeting. There had been an interesting talk by the SGC Planning Enforcement Team. The 'Call for Sites' map was being republished.

32.03.23 Cllr. Haigh had attended the recent CEF amalgamation meeting. A report had been received from A&S Police.

33.03.23 Cllr. Moore advised that during his recent meeting with Luke Hall MP he had emphasised how frustrating it was for the Parish Council when responding to planning applications and that Parish Councils should have more of a voice at planning level. It was not appropriate that South Gloucestershire should have to take the planning overflow from Bristol.

34.03.23 Cllr. Moody had attended the recent meeting to discuss plans for the King's Coronation. The Coronation will take place on the Saturday, with Sunday being a community picnic in the Recreation Ground and Rose & Crown pub. There will then be a drop-in refreshment event in the Memorial Hall on the Monday. The group would be applying for a grant via SGC and would like permission to site an ice cream van on the Recreation Ground on the Sunday.

The meeting closed at 10.00 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 4<sup>th</sup> April 2023.

Signed

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Date

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## **RANGEWORTHY PARISH COUNCIL**

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

Notification had been received from SGC regarding the closure of Patch Elm Lane for resurfacing. The closure would occur between April and June 2023 for approximately two weeks. The full extent of the resurfacing was not known at this time. The Clerk had asked SGC to confirm access to properties would be maintained during the closure – a banksman would be present, and consideration should be given to resurfacing past Rock House. SGC confirmed they would make a site visit to assess the full extent of repairs required. More information would be provided nearer the time.

The Kidnapper Lane Field Grasskeep Tenancy has been advertised in the Parish Magazine – closing date for tenders is 31<sup>st</sup> March 2023, decision to be made 4<sup>th</sup> April 2023.

The 2023 Big Spring Clean litter pick on Saturday 25<sup>th</sup> March has been advertised on the village forum and a notice has been placed on the notice board. Equipment (bag hoops, high viz vests and gloves) has been ordered from SGC and will be delivered on 24<sup>th</sup> March. The Clerk has also completed a risk assessment for volunteers.

Notification has been received from WECA that the 626 Bus Service through Rangeworthy has been withdrawn. The replacement demand request service is not yet up and running, and SGC advise that further details will soon be available on their website. It should be noted that the new demand request service operates only within South Gloucestershire, therefore anyone wishing to travel to places such as Wotton Under Edge would not be able to use the service.

## Appendix A

P23/00377/F

Erection of 14 dwellings, creation of new access onto classified road, with open space, play area, allotments, community orchard and associated works

Land off Wotton Road/Adjacent Harford Close, Rangeworthy

Pre-Application Advice – Rangeworthy Parish Council notes that Cotswold Homes made a pre-application enquiry in May 2021. The advice provided by South Glos. Council in September 2021 states that an application at this stage would be unlikely to receive officer support for the following reasons –

- The proposed development is outside of the settlement boundary.
- The proposal is not in accordance with SGC’s overall spatial strategy for residential development and is unacceptable in principle.
- The proposal would introduce a significant projection to the built form of the village beyond its existing well defined western edge, causing harm to the character of the village.

Rangeworthy Parish Council supports the above conclusion by the Planning Officer and does not believe that any mitigation actions carried out by Cotswold Homes have done anything to improve the sustainability of this application.

Statement of Community Engagement – The applicant has failed to prove community engagement. The public consultation process referred to in the applicant’s Statement was undertaken nearly two years ago and should be considered by South Gloucestershire Council to be obsolete. Furthermore, the consultation referred to was for the original 25 dwelling application. The applicant states that thirty-seven responses were received to their on-line consultation. Bearing in mind there are some six hundred residents in Rangeworthy, the Parish Council does not consider that a response of 6.1% is sufficient to demonstrate ‘community engagement’. Additionally, the stated ‘public consultation’ was only advised to a selected number of Rangeworthy residents rather than the community as a whole. Despite being encourage to by the Parish Council, the applicant did not engage with the community of Rangeworthy by organising a public meeting to advertise their proposal.

Core Strategy Policy CS1 & PSP1 – Rangeworthy Parish Council does not consider this application complies with the local distinctiveness of the village. This application would basically ‘in-fill’ open fields between Old Star House and the new Harford Close development. This would mean that all along the western side of Wotton Road would be continuous housing from Patch Elm Lane through to Church Lane without a visual break into the open countryside and beyond.

Core Strategy Policy CS5 – This policy confirms that small scale development may be considered within defined settlement boundaries of rural villages. This proposed development is outside of the Rangeworthy defined settlement boundary; therefore, this application does not comply with CS5, and should be refused.

Core Strategy Policy CS34 – This application is in direct conflict with CS34 – it does not protect, conserve or enhance the rural areas’ distinctive character, beauty, wildlife, landscape, biodiversity and heritage; the proposed development would greatly impact Old Star House (an area acknowledged to be of archaeological importance according to the SGC “Know Your Place” map); it does not protect the unique and valuable setting; it does not protect the best and most versatile agricultural land (there is evidence of historic ridge and furrow practices within this field) and opportunities for local food production and cultivation; it does not sustain rural and village life and reduce the need to travel; therefore this application should be refused.

NPPF Para 95 – Young families would need access to education facilities - Rangeworthy Primary School is at capacity, as are the primary schools in Iron Acton and North Road. This development would encourage car usage in order to access educational facilities further afield. The main areas for

shopping, medical appointments and education are in Yate and Chipping Sodbury, some 5-6 miles away. For households without vehicles, this would require the use of a bus and South Gloucestershire Council will be well aware that as of 2<sup>nd</sup> April the two bus services through Rangeworthy are being withdrawn. This now leaves Rangeworthy without any form of public community transport. It is acknowledged that SGC is bringing in a DRT system, however, this does not support the sustainability of the village. This application therefore does not comply with NPPF Para 95.

NPPF Para 85 & NPPF Para 111 – This application does not comply with NPPF Para 85 and Para 111. The proposed development is not sensitive to its surroundings and does have a major impact on the local Wotton Road (B4058). This development would create yet another dangerous entry/exit point on the B4058 in a location where visibility is difficult due to the curve of the road. An additional 14 new dwellings would create in excess of 90 additional traffic movements per day. Rangeworthy Parish Council cannot emphasise strongly enough just how busy and dangerous the B4058 is. The latest traffic survey (October 2021) highlights that the majority of vehicles travelling along the Wotton Road travelled at speeds in excess of the 30mph speed limit with a daily average of more than 3,200 vehicles passing what would be the new entry/exit point.

Biodiversity & Nature – This application fails to address Core Strategy Policy CS2 and CS9 and PSP19. The applicant has failed to provide an assessment demonstrating there would be no significant adverse impact to the biodiversity of the area, and has not provided appropriate mitigation solutions. There has been no study undertaken of the different species of birds, butterflies and mammals in the vicinity. The Parish Council is aware of a number of species which are currently on the endangered list that inhabit the field. The Parish Council cannot find any reference to hedgehogs within the LEMP. As SGC will be aware, hedgehogs are endangered, therefore mitigation for the destruction and invasion of their habitat should be included. Additionally, the archaeology of the area needs to be thoroughly investigated. Recent evidence has come to light of the possibility of ancient ridge and furrow ploughing practices. Therefore a thorough and detailed archaeological investigation of the geology of the field is required.

Flood Risk – The Parish Council considers that the applicant has failed to address the potential flood risk of this field. This field is locally known as one of the wettest in the village - as recently as January 2023, there has been surface water in this field. It must be acknowledged that our climate is changing and our winters are becoming wetter. Should SGC be mindful to grant planning permission, the Parish Council must insist that permeable tarmac and paving is used to mitigate water run-off.

Foul Water/Sewage – Despite mitigation work in 2018/2019, Wessex Water still acknowledges that the sewage/foul water system through Rangeworthy cannot cope with additional capacity. In their report ASSET-1192332194-79 Bagstone and Tytherington Infiltration Reduction Plan Summary April 2021-March 2022, they state “despite extensive infiltration sealing taking place in 2018 and 2019 the pumping station continues to become inundated when the river level is high”.

Allotments – The Parish Council notes the application includes for ‘allotments’ – 85m<sup>2</sup> in size. This is a wholly inadequate provision for the number of houses being proposed. The Allotment Association agrees that the standard size for a single allotment should be in the range of 100m<sup>2</sup>-250m<sup>2</sup>. Rangeworthy Parish Council therefore considers the inclusion of this derisory size of allotment to simply be a ‘tick-box’ exercise on behalf of the applicant in an attempt to avoid S.106 allotment provision elsewhere in the parish. The Parish Council therefore does not believe this application complies with CS24.

‘Community Orchard’ – The applicant is proposing to plant eight fruit trees. This is a derisory number of trees for the size of the development, and again is considered by the Parish Council as a ‘tick-box’ exercise in order to avoid payment of S.106 money. The Parish Council does not believe the proposed eight fruit trees constitute an orchard and therefore does not comply with CS24.

Play Area – The applicant proposes a play area of 109m<sup>2</sup>. This is in effect a parcel of land <10m x 11m, and is considered to be totally insufficient for the provision of meaningful play equipment for a

development of 14 houses. Bearing in mind the close proximity of the Harford Close development, it must be assumed that children from that development would use any new equipment. This 'play area' would at most cope with two or three pieces of equipment safely. Again, it is Rangeworthy Parish Councils assertion the applicant is attempting to avoid payment of S.106 money. Again, the Parish Council does not believe this complies with CS24.

Design & Access Statement (D&AS) - The applicant states in their D&AS that the "proposals were well received from the local residents". This statement is in direct conflict with comments received by the Parish Council.

The Parish Council notes the applicant is proposing to provide a grass-crete track to the field behind the proposed development as access for the current landowner/farmer. As the proposed development by Cotswold Homes theoretically landlocks the rear field, the Parish Council is concerned this permitted access could be used to unlock further fields for residential development. Rangeworthy Parish Council is aware of planning application P19/19073/F for the creation of a new agricultural access onto Wotton Road (adjacent plots 4 and 5 on the proposed site layout plan) which has now expired.

Rangeworthy Parish Council cannot emphasise strongly enough the danger of adding a new entrance along this part of the B4058 – it is a wholly inappropriate and dangerous location due to the long bend in the road. The latest traffic data available (October 2021) highlights that the 85<sup>th</sup> percentile of traffic travelled at speeds well in excess of the legal 30mph limit (39.8 miles/hour northbound and 38.0 miles/hour southbound). Furthermore, locally collected information highlights two road traffic accidents within the past twelve months along this stretch of Wotton Road.

Rangeworthy Parish Council urge South Gloucestershire Council to **refuse** this application.