

**RANGEWORTHY PARISH COUNCIL**

**MINUTES OF THE ORDINARY MEETING OF RANGEWORTHY PARISH COUNCIL**  
**HELD AT 7.30pm ON TUESDAY 4<sup>th</sup> APRIL 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.

In attendance - PC. F. Simmons (Avon & Somerset Police)

**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.

	<b><u>Action</u></b>	
A.04.23	PC. Simmons addressed Cllrs providing background information about his attendance. A&S Police had been asked to attend at least one Parish Council meeting a year – the Frampton & Charfield Neighbourhood Police Beat now covered eight parishes following the merger of two Beats, with two PC’s and two PCSO’s covering the entire patch. There had been seven recorded crimes in Rangeworthy since January 2023. For the whole of the A&S Police area, there were 21,397 crimes report for the same period. It had to be acknowledged there was incredible demand on the Police, but nevertheless the Neighbourhood Beat Teams always try to do their best for their communities. It had become apparent after the pandemic lockdowns there was a huge demand in relation to mental health issues, and the Beat Teams now have to consider safeguarding measures alongside mental health issues – this had changed the way they ‘police’. In 2022 there had been a massive pull of officers away from their primary roles. Mental health issues were not going away, neither was continued housing development. However, there was no increase in the numbers of Police Officers (there should be six officers covering the Frampton & Charfield Beat). Recruitment of Police Officers was being addressed – a new PCSO was being training to join the Frampton & Charfield Beat. With this new PCSO, PC. Simmons will be able to start addressing the work he should be doing.	
B.04.23	On the subject of road safety/speeding, Speed Enforcement had attended the two designated locations 14 and 16 times, with 64 and 154 detections respectively. PC. Simmons was lobbying them to attend again. PC. Simmons had spoken with one of the Governors of the village Primary School about the possibility of pooling resources from other local schools/parishes in order to set up a School CSW Group. The speeding issue on New Road was also reported to PC. Simmons who has requested the latest speed capture data. It was noted speed wires had been installed across New Road and the flashing speed signs had been installed on Wotton Road. It was noted that the flashing signs may not be calibrated properly.	
C.04.23	Parish Councillors expressed their thanks to PC. Simmons for attending.	

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

**1. Apologies for Absence**

01.04.23 There were no apologies for absence.

- 2. Declarations of Interest Relating to Agenda Items**
- 02.04.23 Cllr. Moore declared a non-pecuniary (other) interest in agenda item 7, specifically planning application P23/00756/HH and would take no part in discussions.
- 3. Minutes of the Previous Meeting**
- 03.04.23 Following two amendments, Cllr. Livall proposed, Cllr. Haigh seconded and it was RESOLVED to approve the minutes of Tuesday 7<sup>th</sup> March 2023 as a true and accurate record of the meeting. The Chairman signed the minutes. **All Agreed.**
- 4. South Gloucestershire Councillors Report**
- 04.04.23 South Gloucestershire Councillors had previously circulated their report. This covered information that the pre-election Purdah period had commenced, and the start of the DRT transport system. Parish Councillors wished it to be noted the new DRT system only had funding for two years.
- 05.04.23 Cllr. Clark clarified information on P23/01179/O. The Planning Officer had confirmed this application was being considered as a ‘phased development’ (in conjunction with the seven-house application already approved) for affordable housing assessment. Parish Councillors felt that the same ‘phased development’ assessment should be carried out in relation to the S.106 Agreement.
- 06.04.23 The Parish Council had been advised of a new initiative by WECA called WESTLocal. WECA was making available a fund of £2m for communities, individuals and Parish Councils to develop new community transport networks. The Clerk enquired why this pot of money could not have been used to support those bus services that had been axed? SGC Councillors advised the WESTLocal money would more than likely have been provided for the specific purpose of developing community transport.
- 07.04.23 A resident had contacted Cllr. Moody to enquire whether fibre optic broadband could be installed whilst SGC were re-surfacing Patch Elm Lane. It was suggested that the Clerk email SGC (Mark King) to make enquiries.
- 5. Clerk’s Report**
- 08.04.23 Appended to these minutes
- 09.04.23 In connection with comments made under minute 06.04.23, the Clerk advised that Green Community Travel and Four Towns & Vale Link were combining to make a bid for funding to develop a ‘Rural to City’ bus link. These two organisations were making initial enquiries with local Parish Councils to ascertain the level of interest. Rangeworthy Parish Councillors agreed this could potentially be a useful service especially if the buses were timetabled. The Clerk was asked to respond, in the first instance, with an expression of interest.
- 6. Planning Matters**
- 10.04.23 P23/01179/O | Land at Wotton Road, Rangeworthy, BS37 7NA | Erection of 9 no. new dwellings and associated works (outline). All matters reserved | Cllrs RESOLVED to OBJECT to this application – a copy of the objection is appended to these minutes under Appendix A.
- 11.04.23 The Clerk reported that an adjoining parish notification has been received on 4th April – P23/01210/PIP at Tanhouse Lane, for the erection of up to 6 no. dwellings. Rangeworthy Parish Council would not be responding.

<b>7.</b>	<b>Planning Decisions</b>
12.04.23	P23/00086/HH   Rose Cottage, Lower Common, Rangeworthy, BS37 7QE   Erection of two storey side extension to form additional living accommodation   APPROVE WITH CONDITIONS.
13.04.23	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   APPROVE WITH CONDITIONS.
<b>8.</b>	<b>Financial Matters</b>
14.04.23	The monthly financial report including movements on the bank account and balances was noted.
15.04.23	Business Current Account - £100.00 Business Reserve Account - £56,533.41
16.04.23	The receipts and payments account as of 4 <sup>th</sup> April 2023 was noted.
17.04.23	A copy of the up-to-date CIL spending spreadsheet was noted. An amount of £2,442.21 needed to be spent by the end of financial year 2023-2024.
18.04.23	Cllr. Haigh proposed, Cllr. Steer seconded and it was <b>RESOLVED</b> there was no conflict of interest between BDO and Rangeworthy Parish Council. <b>All Agreed.</b>
<b>9.</b>	<b>Children's Playground</b>
19.04.23	All in order – Cllr. Livall handed the Clerk the play inspection reports for filing. Cllr. Moody would do the April and May inspections.
<b>10.</b>	<b>Recreation Ground &amp; Pavilion</b>
20.04.23	All in order – nothing further to report.
21.04.23	Cllr. Livall proposed, Cllr. Moody seconded and it was <b>RESOLVED</b> to grant permission for use of the recreation ground and pavilion on 7th May 2023 by the community to celebrate the forthcoming Coronation of King Charles III. All Agreed.
<b>11.</b>	<b>Woodland</b>
22.04.23	All in order – nothing further to report.
<b>12.</b>	<b>B4058 - Speeding</b>
23.04.23	Cllr. Moore confirmed that one of the volunteers had done online training, and another volunteer had come forward. Three volunteers were required for a viable CSW Group to be established. Cllr. Moore would push ahead with this initiative.
24.04.23	Regarding the Parking Buddies, it was acknowledged that so long as they were not placed on the public footpath, then there would not be an issue.
<b>13.</b>	<b>Kidnapper Lane Field – Grasskeep Tenancy</b>
25.04.23	Upon commencement of deliberations, Cllr. Moody immediately declared a non-pecuniary (other) interest in this agenda item, and withdrew from discussions.
26.04.23	Two tenders had been received – Tender A £350; Tender B £250. Concern was expressed over the condition of the field when it had been previously tenanted by Tender A. Cllr. Moore proposed, Cllr. Haigh seconded and it was <b>RESOLVED</b> to accept Tender B. <b>All Agreed.</b>

**14. 2023 Big Spring Clean**

27.04.23 Cllr. Moody reported there had been an excellent turnout with ten volunteers. A great deal of litter had been collected, including a child's buggy and a large sheet of polystyrene. Cllr. Moody had taken the opportunity to clear the remaining ivy from the bus shelter outside the old Chapel. It was noted that SGC had not picked up the litter bags – Clerk to chase SGC.

**15. Notice Board – New Road**

28.04.23 The Clerk was instructed to request a sample of the self-healing surface for Cllrs. to consider. This decision would be deferred until the May meeting

**Clerk**

**16. 2023 Elections**

29.04.23 The Clerk advised the deadline for submission of nominations was 4th April 2023 at 16:00 hrs. SGC would be publishing a Statement of Nominated Persons on 5th April, no later than 16:00 hrs.

**17. Annual Village Assembly**

30.04.23 The Clerk had begun arrangements for the Annual Village Assembly on Tuesday 18th April 2023.

**18. Accounts for Payment**

31.04.23 The following payments and invoices had been verified by the Clerk and were presented for payment –

Payee	Chq No	Description	Net	VAT	TOTAL
Mrs. P. Evans	SO	Clerk's Salary - March	£445.55	£0.00	£445.55
Elite Cleaning (SW) Ltd	1710	Pavilion Clean - March	£65.00	£13.00	£78.00
Water2Business	1711	Pavilion - Water	£8.20	£0.00	£8.20
ALCA	1712	Subscription 2023-2024	£208.27	£0.00	£208.27
			<u>£727.02</u>	<u>£13.00</u>	<u>£740.02</u>

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

**19. Councillors Open Forum**

33.04.23 Cllrs. reminded the Clerk that several tiles needed replacing on the bus shelters. Clerk to action

**Clerk**

34.04.23 The Chairman thanked all Cllrs for their time and commitment over the last four years. There had been challenging times with the pandemic and numerous restrictions. Yet despite everything Rangeworthy Parish Council had managed to keep functioning and even managed a couple of capital projects.

35.04.23 Cllr. Moore would not be standing at the forthcoming elections, and was thanked for his commitment to Rangeworthy Parish Council and for his time and effort in resurrecting the Community Speedwatch scheme.

The meeting closed at 9.55 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 16<sup>th</sup> May 2023.

Signed

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Date

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**RANGEWORTHY PARISH COUNCIL**  
**Clerk's Report – Agenda Item 5**  
**Activities up to 4th April 2023**

On 13th March 2023, the Clerk was advised by Cllr. Moore of some fly-tipped garden waste at the entrance to the pedestrian access to the recreation ground off Wotton Road. The waste consisted of tree branches which had obviously been recently cut. This was reported to SGC but because the footpath is considered 'private property' they would not deal with it. The Clerk contacted our grass cutting contractor to see if they would be able to deal with it but unfortunately, they were too busy. The Clerk's husband kindly offered to remove the waste – this took a total of three hours to complete and two trips to the Yate Sort-It Centre.

The Clerk was contacted on 15th March 2023 by Cllr. Moore reporting some loose sheep in the Kidnapper Lane field (approximately 15 in total). The Clerk contacted Cllr. Moody as well to help track down the owners of the sheep. It turned out the sheep had managed to get through from an adjoining field. The owners would be reinforcing their fencing. A second report of sheep in the field was made on 26th March 2023.

Email of thanks received from the PCC of Wickwar following the Parish Council's donation of £100 towards printing costs. Resident contacted the Clerk regarding inappropriate parking along New Road when the Memorial Hall is in use. The Clerk advised the resident to contact A&S Police (who are responsible for parking), and SGC about road markings.

A resident contacted the Clerk on Saturday 1st April 2023 concerned about the overnight parking of two mobile homes in the Memorial Hall car park. The Clerk tried to contact the Hall (no reply) and then contacted Cllr. Livall, who confirmed the mobile homes had permission due to their pre-booked camp site being waterlogged. The Clerk tried to contact the resident – no reply. However, the resident telephoned back later in the day and was advised of the permission.

A resident contacted the Clerk expressing concern about the Elms development on Patch Elm Lane – the wall had not been rebuilt; a non-native laurel hedge had been planted; wooden stakes in the verge. The Clerk advised the resident that SGC Planning Enforcement had been notified.

## **APPENDIX A**

### **Planning Applications | P23/01179/O | Land at Wotton Road, Rangeworthy, BS37 7HN | Erection of 9 no. new dwellings with associated works (outline). All matters reserved.**

Rangeworthy Parish Council wish to OBJECT to this outline application in the strongest possible terms. Over the past several years, the community of Rangeworthy has been subjected to speculative, unsustainable development due in the most part to South Gloucestershire Council's failure to maintain a five-year land bank, and inability to bring forward a workable new Local Plan, which subsequently has been the demise of small rural parishes. Developers and South Gloucestershire Council fail to consider the impact of unsustainable and inappropriate development on small parishes who do not have the "facilities" all too commonly mentioned in Design & Access Statements and other documents attempting to validate unsuitable building.

Transport Assessment – In section 3.29, the developer states there is a good public transport network. There is no regular bus service through Rangeworthy, only the fledgling DRT system which only has two years' worth of financial support from WECA. In section 3.3 the developer has used DfT traffic data from 2008. It is outrageous to think that South Gloucestershire Council would contemplate a planning application based on a Traffic Assessment quoting fifteen-year-old statistics. At the very least, a more up-to-date assessment should be carried out at the developer's expense before this application is considered. In section 7.15, despite what the developer states, Rangeworthy parish has no medical facilities, no shopping facilities and no employment opportunities (save for agricultural jobs). Medical, and retail services, and employment opportunities must be accessed via a non-existent regular bus service in Yate, some 5/6 miles away. Rangeworthy parish has one primary school which is nearly at capacity, and has no secondary school. It is therefore disingenuous for the developer to state in 7.2 that Rangeworthy "represents sustainable development". The developer's Transport Assessment also suggests that cycling would be a safe mode of transport as the development is within a 30mph zone. Rangeworthy Parish Council would emphasise that the B4058 is the main trunk-route for HGV's accessing J14 of the M5 and to suggest that cycling would be a safe alternative is unrealistic. Rangeworthy Parish Council cannot emphasise strongly enough the danger of increasing vehicle movements onto the B4058 – to do so is wholly inappropriate and unsafe.

Site Location & Block Plan – The developer is again including out of date information. The Site Location & Block Plan does not include an annexe to the rear of The Brambles. The development of plot H6 would be within 5m of the annexe.

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 extend residential development deeper into open agricultural land adjacent to Pool Farm.

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. Additionally, the Planning Officer has confirmed this application is being determined as part of a 'phased development' in conjunction with P17/3260/0 (erection of 7 no. dwellings) bringing the total number of new dwellings to 16, which cannot be considered as "small scale". Therefore, this application does not comply with Core Strategy Policy CS5. Rangeworthy Parish Council would also suggest that this 'phased development' approach is also attached to the calculation of S.106 terms.

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. This proposed development does nothing to protect its unique and valuable setting; it does not protect the best and most versatile agricultural land 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, both primary, secondary and tertiary education - Rangeworthy Primary School is nearly 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. As stated previously, 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 2nd 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 as the DRT system only has funding for two years. 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). Although this development would use the existing access point agreed under P17/3260/O, it would increase the number of traffic movements on an already busy B-road. An additional 9 new dwellings would create in excess of 60 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. There has been no assessment of the area 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. As SGC will be aware, hedgehogs are endangered, therefore mitigation for the destruction and invasion of their habitat should be included. It must be pointed out to the Planning Officer that the developer has already grubbed out an existing hedge thus destroying a well-established nature habitat and probable home to hedgehogs. Additionally, the archaeology of the area needs to be thoroughly investigated. Therefore, a thorough and detailed archaeological investigation of the geology of the field is required.

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”.

In conclusion, Rangeworthy Parish Council consider this application to be speculative, unsustainable and in direct conflict with current Core Strategy Policies and NPPF Paragraphs and would strongly urge South Gloucestershire Council to refuse this application.