

RANGEWORTHY PARISH COUNCIL
South Gloucestershire

Jennie Wright
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**TO ALL MEMBERS OF
RANGEWORTHY PARISH COUNCIL**

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30th October 2024

Dear Councillors

In accordance with the Local Government Act 1972 Schedule 12, Section 10(b), you are summoned to an Ordinary meeting of Rangeworthy Parish Council, to be held on: -

Tuesday 5th November 2024
Lister Room, Rangeworthy Memorial Hall
Commencing at 7.30pm

Yours faithfully

J L Wright

Jennie Wright
Clerk & Responsible Financial Officer
Rangeworthy Parish Council

RANGEWORTHY PARISH COUNCIL

Ordinary Meeting of Rangeworthy Parish Council, Tuesday 5th November 2024 at 7.30pm
Lister Room, Rangeworthy Memorial Hall

AGENDA

WELCOME

PUBLIC PARTICIPATION

Members of the public are invited to raise any matters concerning the Parish

1. **Apologies for Absence** - to RESOLVE reasons for absence.
2. **Declarations of Interest Relating to Agenda Items** – to receive and NOTE declarations of a disclosable pecuniary, other non-disclosable pecuniary or non-pecuniary nature.
3. **Minutes of the Previous Meeting** – RESOLVE to approve minutes of the ordinary meeting held on Tuesday 1st October 2024.
4. **South Gloucestershire Councillors Report** – to receive and NOTE any reports
5. **Clerk's Report** - To receive updates and:
 1. NOTE Clerk's timesheet (Appendix 1)
 2. NOTE Nat West have confirmed to previous Clerk that JW has been added as signatory but no bank statements have been received
 3. NOTE revised pay rates issued by SLCC

6. Planning Appeal

P24/01473/HH - 1 Kites Nest Cottage Bagstone Road Rangeworthy South Gloucestershire GL12 8BB - Erection of two storey side extension to form additional living accommodation and Annexe ancillary to main dwelling. Installation of glass balustrade to facilitate creation of rear balcony. Demolition of existing garage and erection of replacement detached garage.

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

7. Planning Consultation

P24/02282/R3F - Oakfield House Wotton Road Rangeworthy South Gloucestershire BS37 7LZ Change of use from residential dwelling (Class C3) to residential children's home with on site care provision (Class C2) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)

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

P24/00257/F - Land Off Tanhouse Lane Yate South Gloucestershire BS37 7QL - Erection of 1no. self-build dwellinghouse with car parking and associated works.

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

8. Planning Decision

P23/01929/F - Oakfield Farm Green Lane Rangeworthy South Gloucestershire GL12 8BD - Temporary stationing of a mobile home for a 3 year period to provide agricultural workers accommodation. (retrospective) Re submission of P22/06119/F – Refusal

9. **Financial Matters** - To receive updates and:

1. NOTE – no current bank statements to hand
2. RESOLVE payment of the following accounts:

Payee	Supplier Invoice	Chq No	Details	Net	VAT	TOTAL
P J Bryer	128020		Boiler Service	£124.55	£24.91	£149.46
SGC Dog Waste Bin	3900016487		Dog Waste Bin Service	£238.50	£47.70	£286.20
Elite Cleaning	3141		Pavillion Clean	£65.00	£13.00	£78.00
KLH Landscaping	2102		Play Area Ground Maintenance	£110.00	£0.00	£110.00
SGC	3900015841		Hall/Rec Ground maintenance	£341.23	£68.25	£409.48
Pre Authorised Payments						
Eon	0038	N/a	October Electric	£24.78	£1.24	£26.02
Eon	0037	N/a	September Electric	£38.74	£1.94	£40.68
				£942.80	£157.04	£1,099.84

10. **Children's Playground**

1. NOTE PC to send invoice when hedges have been cut. Price will be £410 as last year.
2. NOTE awaiting visit from three playground equipment supplier representatives to discuss new swing

11. **Recreation Ground & Pavilion** - To receive updates and:

1. NOTE boiler service has been completed by PJ Bryer
2. NOTE letter sent regarding the Heavy Horses
3. NOTE Context Planning need exact specifications for the track before they can draw up the certificate of lawfulness under permitted development. This had not been drawn up in the previous work completed.
4. RESOLVE action to be taken following reply received from SLCC advice line (Appendix 2)
5. NOTE the Charities Commission does not have a copy of the Charity Deed on their records but have passed it to their archives department for further investigation

12. **Woodland** - Local Nature Action Plan

1. NOTE the planting day went ahead on 19th October and was very successful – web site updated

13. **Highways & PROWs** - NOTE report of fly tipping in the layby received from resident – reported to SGC

14. **Cllrs. Open Forum** – to NOTE any matters relating to Rangeworthy Parish – No resolutions to be made

Date of Next Meeting – **Tuesday 3rd December 2024** – ordinary meeting of Rangeworthy Parish Council, Lister Room, Memorial Hall commencing at 7.30pm.

Appendix 1

27/09	09:15	11:15					2.00	Meeting Prep
28/09	10:30	11:00					0.50	Emails
29/09			02:00	03:00			1.00	Invoices
30/09	09:00	09:30					0.50	Emails
01/10					07:00	10:15	3.25	Meeting
02/10					08:00	09:30	1.50	Update web site and Logo
03/10	10:00	11:00	12:15	02:30			2.25	Planting Day Flyer. IAFC
04/10		10:00	12:00				2.00	Charities Commission
05/10	09:00	09:30					0.50	Emails
06/10		10:00	12:00				2.00	Research on track way work already completed
07/10	10:30	11:15					0.75	Context Planning Ltd
08/10	10:00	10:45					0.75	IAFC Rec Ground issue re parking
09/10	10:00	12:00					2.00	National Archives / Glos Records
10/10					08:30	09:15	0.75	Parish News
11/10	09:30	10:00					0.50	Emails
12/10		10:00	12:00				2.00	Looking at CIL statement sent and required
13/10			02:00	03:15			1.25	Andrea/Nat West
14/10	09:30	10:15					0.75	Emails
15/10	07:30	07:40	10:00	12:05			2.25	Boiler Service
16/10	09:30	10:00					0.50	Attempt Bank rec - missing statements
17/10	09:00	09:30					0.50	Emails
18/10	10:00	11:30			02:00	03:30	3.00	Heavy Horses at Rec Field
19/10	10:00	12:00	12:00	01:00			3.00	Planting Day
20/10	11:00	12:30					1.50	Planting Day Report. Heavy Horses Letter
21/10	09:00	09:30					0.50	Emails and chase playground hedge cutting
22/10	10:30	12:00					1.50	Play equipment providers
23/10			03:00	04:00			1.00	SLCC Advice Line re IAFC
24/10	10:30	11:30	02:00	03:00			2.00	eOn updated details and meter reading. Consultation extensions
25/10			01:15	02:00			0.75	SGC Childrens Home
26/10			03:30	04:30			1.00	Emails & SLCC Pay Rate Research
27/10					06:00	07:00	1.00	Calculate Pay Rates
28/10	09:00	10:00			05:00	07:00	3.00	Meeting Prep
29/10					03:00	05:00	2.00	Resending messages and emails
30/10	11:00	12:00					1.00	Fly Tipping
31/10	09:30	10:30					1.00	Emails
Total for month								49.75
Cumulative total								142.75
								Should = 117

Appendix 2

Dear Jennie,

Thank you for your email.

I note that the Trust Deed is in fact the Conveyance of the land to the Council as Trustee. There should be information relating to this document in the Council records.

If we proceed with the lease, we will need to deduce the Council's title to the land as it is not registered at the Land Registry and the Football Foundation will need to be satisfied as to the Council's right to grant the lease.

If necessary we will have to submit an application on the basis of lost deeds and occupation. This needs to be done whatever happens with regard to the application for the lease.

The Recreation Ground is held by the Council as Trustee on the basis that it is a recreation ground available for general use. The proposed lease will grant exclusive possession to the Club even if it does reserve the right for general use out of the playing season.

The Council has an obligation to consider the request on the basis of whether it is in the interests of the community of Rangeworthy who are entitled to use the recreation ground. The lease will in effect prevent use by the beneficiaries of the charity. The fact that the Club will make improvements to the ground and pavilion, and bear the cost of maintenance have to be taken into account but are not deciding factors

If the Council was minded to proceed with the proposal in our view it would be necessary to undertake a public consultation in the community and take into account the views expressed. The Council would also need advice on the amount of rent to be charged. An initial low rent might be appropriate having regard to the improvement work required, but after that a market rent should be charged.

Yours sincerely

SLCC Advice Line