

RANGEWORTHY PARISH COUNCIL

MINUTES OF THE ORDINARY MEETING OF RANGEWORTHY PARISH COUNCIL HELD AT 7.30PM ON TUESDAY 7th DECEMBER 2021 LISTER ROOM, RANGEWORTHY MEMORIAL HALL

Those Present

Councillors: Miss. W. Moody Mrs. M.J. Steer Mr. K. Livall Mr. D. Moore
Mrs. P.J. Evans (Clerk)
Cllr. T. Clark and Cllr. J. Lean (South Glos. Council Representative)

Seven 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.

		<u>Action</u>
A.12.21	The residents present addressed the Parish Council regarding planning application P21/07489/F. Great concern was expressed about the insufficient width and capacity of Patch Elm Lane to cope with the size of HGV vehicles during construction. The lane is already in an exceptionally poor condition with collapsed and eroded verges, compounded with potholes. Suggestions were made to use Northmead Lane as access to the proposed storage facility as this was a more direct route as well as potentially offloading aggregate directly from the quarry railway line.	
B.12.21	A resident present thanked the Parish Council for all the work they are planning for the woodland using S.106 grant funding.	

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

1.	Apologies for Absence	
01.12.21	Apologies were received and noted from Cllr Haigh. Cllr. Livall proposed, Cllr. Moore seconded and it was RESOLVED to approve the reasons for absence. All Agreed.	
2.	Declarations of Interest Relating to Agenda Items	
02.12.21	Cllr. Moody declared a non-pecuniary, other interest in agenda item 6, specifically application P21/07489/F and would take no part in discussions.	
3.	Minutes of the Previous Meeting	
03.12.21	Cllr. Steer proposed, Cllr. Moore seconded and it was RESOLVED to approve the minutes of Tuesday 2 nd November 2021 as a true and accurate record of the proceedings. The Chairman signed the minutes. All Agreed.	
4.	South Gloucestershire Councillors Report	
04.12.21	South Gloucestershire Councillors had circulated a copy of their report, which was noted by the Parish Council. The report contained information on the new Omicron Variant of COVID-19; delays to the South Gloucestershire Council Local Plan; report of the DMC meeting of 25 th November where application P20/24180/F was approved; South Gloucestershire Council's Budget for 2022/23; Charfield Railway Station Re-Opening Consultation.	

- 05.12.21 In connection with planning application P21/07489/F, South Gloucestershire Councillors and Cllr. Moody would liaise to arrange a suitable date (weather permitting) to walk Patch Elm Lane.
- 06.12.21 In connection with the SGC Local Plan, Parish Councillors queried the classification of a ‘Strategic Development Location’. SGC Cllrs. advised that a Policy Advisory Group had been set up where representatives of political parties sit down to flesh-out concerns about what should be in the next Local Plan, including definitions of an SDL.
- 07.12.21 Parish Councillors advised SGC Councillors that residents had expressed concerns about the number of construction vehicles parking at the top of Patch Elm Lane which obstruct the view of vehicles trying to exit the lane. On one occasion a large curtain-sided vehicle completely blocked the lane for residents whilst it off-loaded a delivery. All of these concerns had been expressed to SGC Planners when the application was being decided, and have now come to fruition. It was now apparent that the design of the four new houses was out of keeping with the surrounding area (overbearing and dominant in appearance). Parish Councillors felt that the new development was contrary to PSP8 and PSP11 (s.5).
- 5. Clerk’s Report**
- 08.12.21 The Clerk had previously circulated a copy of her report, a copy of which is appended to these Minutes.
- 6. Planning Matters**
- 09.12.21 P21/06789/F | Land off Wotton Road, Rangeworthy, BS37 7LW | Erection of 7 no. detached self-build dwellings with associated works | OBJECT – Rangeworthy Parish Council concur wholeheartedly with the comments contained in the SGC Self-Build Officer’s objections dated 2nd December 2021 and emphasise the fact that this application does not meet the legal definition of the self-build and custom housebuilding. Additionally, Rangeworthy Parish Council object to this application in that no affordable housing provision has been included even though the size of this development should trigger two affordable homes (without public subsidy) to be provided on-site.
- 10.12.21 P21/07264/F | Orchard Cottage, 450 North Road, Yate, BS37 7LW | Raising of roofline and installation of 2 no. front and 1 no. rear dormers to facilitate loft conversion. Erection of front porch | Adjoining parish application | No comments.
- 11.12.21 Cllr. Moody stepped down as Chairman of the meeting and handed over to Cllr. Livall for this section. P21/07489/F | Land off Patch Elm Lane, Rangeworthy, BS37 7LT | Installation of battery storage facility and ancillary WPD 132kV electricity substation with associated access track to highway | OBJECT – The use of Patch Elm Lane as a means of access for the development of this storage facility is wholly inappropriate. Patch Elm Lane is a narrow country lane, with no passing places, that is already severely potholed with serious ongoing verge erosion. The size, strength and width of the lane would not be able to cope with heavy vehicles laden with aggregate, cranes and other construction equipment. There is a particularly sharp bend with a 5m drop on one side (into the old quarry) and the Parish Council is extremely concerned about the impact the weight of heavy vehicles and the vibration from those vehicles would have on the stability of this old quarry wall. Rangeworthy Parish Council would urge the applicant to investigate the possibility of accessing the proposed development site

via Northmead Lane, which is a more direct and straighter route. Also, consideration should be given to the possibility of off-loading aggregate directly from the Tytherington Quarry railway line which runs alongside the proposed storage facility. Rangeworthy Parish Council would also point out there is a major water pipe dissecting the proposed access route approximately 150m from the entrance to the facility. This major water pipe carries water from Purton through to Pucklechurch and the impact of heavy good vehicles and vibration from those vehicles must be brought into consideration.

12.12.21 Cllr. Moody retook the Chairmanship of the meeting. P21/07671/F | 1 Feltmakers Lane, Yate, BS37 7EX | Erection of a two-storey side extension to form garage and living accommodation | Adjoining parish application | No comments.

7. Planning Decisions

13.12.21 P20/19196/F | Orchard Cottage, Bagstone Road, Rangeworthy, GL12 8BD | Demolition of existing 1 no. dwelling. Erection of 2 no. detached dwellings and 1 no. detached garage. Creation of new accesses and other associated works (amendment to previously approved scheme PT18/2765/F | APPROVE WITH CONDITIONS.

14.12.21 P21/04969/F | Barn at Pear Tree Barn, Wotton Road, Rangeworthy, BS37 7NE | Erection of single storey replacement front extension, installation of first floor and associated works to facilitate change of use from barn to 3 no. holiday lets (Class C3) as defined in the Town & Country Planning (Use Classes) Order 1987 (as amended) | APPROVE WITH CONDITIONS.

15.12.21 P21/04058/F | Sunbeam Cottage, Wotton Road, Iron Acton, BS37 9XG | Creation of new vehicular access onto classified highway | REFUSAL | Adjoining Parish Notification.

16.12.21 P21/06033/O | Land at The Berrows, Wotton Road, Rangeworthy, BS37 7NA | Erection of 1 no. dwelling with associated works (outline) with access and layout to be determined, all other matters reserved | REFUSAL.

17.12.21 P20/24180/F | Newlands Farm, West End, Wickwar, GL12 8LD | Installation of a 49.99mw solar farm and associated infrastructure including substation, transformer stations, internal access road, perimeter security fence and access gates and internal access tracks | APPROVE WITH CONDITIONS. Parish Councillors acknowledged Cllr. Steer's remote attendance of the DMC Meeting of 25th November 2021 and report appended to these Minutes as Appendix B.

8. Financial Matters

18.12.21 The Clerk presented the monthly financial report and reported the following balances (25th November 2021), which were noted by Parish Councillors.

19.12.21 Business Current Account: £ 100.00
Business Reserve Account: £42,371.70

20.12.21 An up-to-date Receipts and Payments Account identifying spending and receipts compared to budget was also noted by Parish Councillors, and included all payments presented under agenda item 15.

21.12.21 Cllr. Moore proposed, Cllr. Moody seconded and it was **RESOLVED** to approve the SGC Localism Contract for FY 2022-2023 for maintenance and collection of the dog bins at a cost of £784.62 – a 4.4% increase. **All Agreed.**

Clerk

22.12.21	Cllr. Moody proposed, Cllr. Livall seconded and it was RESOLVED to approve the Clerk's claim for 16 hours additional work between 1 st August and 30 th November 2021 at a cost of £184.00. All Agreed.	
9.	Children's Playground	
23.12.21	All in order – nothing further to report.	
24.12.21	The Play Inspection Company had undertaken the annual safety inspection. Nothing in the report was considered of high important – all low risk. The Clerk had prepared a list of minor issues (loose fence posts; eroded patches; excess grease on the overhead rotator; new advisor sign at entrance). The swings were showing signs of wear and tear on the chains – advised to monitor.	Clerk
25.12.21	Cllr. Livall proposed, Cllr. Moore seconded and it was RESOLVED that Rangeworthy Parish Council would sign up to The Play Inspection Company's programme to carry out yearly inspections until advised by the Parish Council to cease. All Agreed. The cost would remain at £105/inspection. Any price increases would be advised by The Play Inspection Company and the Parish Council could opt out at any stage giving due notice.	Clerk
10.	Recreation Ground & Pavilion	
26.12.21	All in order. Parish Councillors agreed to develop a complete refurbishment plan for the Pavilion which could be implemented at the end of the football season and take into consideration S.106 grant funding. The Clerk would begin work on such a plan.	Clerk
27.12.21	Cllr. Steer proposed, Cllr. Moody seconded and it was RESOLVED to retrospectively enter into a 2-year electricity supply contract with Eon. All Agreed. Costs as follows – Standing Charge/day – 56p; Day Rate – 27.80p/Kwhr; Night Rate – 24.40p/Kwhr. It was agreed that the electricity supply industry was in a state of flux and these were the most reasonable prices achievable at the time. When the time came to renew this two-year agreement, the Parish Council would investigate comparisons including variable rate tariffs.	
11.	Woodland	
28.12.21	It was reported there was a fallen tree (approx. 50 yards down on the left-hand path). The tree was not obstructing the footpath; therefore, it was agreed to leave this tree to rot down naturally as a potential habitat for hedgehogs.	
29.12.21	Cllr. Moody suggested the idea of a ten-year biodiversity study of the woodland was discussed. This was perhaps something the primary school may be interested in undertaking. The study could consist of a list of simple nature questions according to season. The Clerk would contact the primary school to see if they wished to participate and whether there was scope within the current curriculum to allow for this.	Clerk
12.	B4058 Wotton Road - Speeding	
30.12.21	Cllr. Moore had circulated a copy of the ATC Survey data from week commencing 11 th October 2021. In the seven-day period over 62,000 travelled along the Wotton Road through Rangeworthy, which was equal to an average of just over 8,900 vehicles per day or 371 vehicles per hour. Over 44,500 vehicles exceeded the statutory 30mph speed limit which was equal to 72% of the vehicles. Two vehicles were recorded travelling at more than 75mph between 17:00hrs and 20:00hrs.	

31.12.21 The Clerk reported that speed checks had been increased by the Avon & Somerset Police Beat Team and had engaged with parents of pupils at the primary school regarding the crossing point outside the pub. Parents had been encouraged to use the woodland layby but had commented that generally it was full with residents' cars, hence the reason they use the pub car park.

32.12.21 The Clerk had emailed the SGC Officer regarding options for monitoring speed along the Wotton Road, and had also emailed adjoining parishes with village gateway signs to ascertain the process and licenses that need to be applied for. A response is awaited.

13. The Queen's Platinum Jubilee – June 2022

33.12.21 The final decision on the species of Silver Birch was deferred until the January 2022 meeting.

14. South Gloucestershire Council – Section 106 Funding – Expression of Interest

34.12.21 The Clerk had submitted the S.106 Grant Application for the allotment money. SGC had advised they were extremely busy, therefore to expect delays in responding. A response was still awaited regarding the S.106 grant money for the thermal/insulation improvements to the pavilion.

15. Accounts for Payment

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

Mrs. P. Evans	Clerk's Salary – November	£402.50
Elite Cleaning (SW) Ltd	Pavilion Cleans – November	£65.00
KLH Landscaping	Grounds Maintenance – Play Area	£80.00
South Glos. Council	Ground Maintenance – October	£219.54
South Glos. Council	Localism Charges – Dog Bins	£187.86
The Play Inspection Co.	Playground Annual Inspection	£105.00
Mrs. P. Evans	Additional Hours – 16hrs	£184.00

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

16. Parish Councillors Open Forum

37.12.21 Cllr. Moore tendered his apologies for the January 2022 meeting.

38.12.21 The pavement on the west side of Patch Lane and Harford Close had brambles and vegetation overhanging. There were also wet leaves in the gutter. **Clerk**

39.12.21 It was reported that Gifford Close was due to be closed in January in order to facilitate mains water supply connection. The Clerk confirmed the Parish Council had not been notified of this closure and would make enquiries at SGC. **Clerk**

40.12.21 The Parish Council acknowledged they had regularly complained about the extremely poor state of Patch Elm Lane to SGC and our MP, only to be told that minor rural lanes are of low priority.

The meeting closed at 9.50pm.

The next Ordinary Meeting of Rangeworthy Parish Council would be held on Tuesday 4th January 2022, in the Lister Room of the Memorial Hall, commencing at 7.30pm.

Signed

Date

Appendix A

RANGEWORTHY PARISH COUNCIL

Clerk's Report

Agenda Item 5

Activities up to 1st December 2021

1. COVID-19 & Parish Council Meetings – In light of the evolution of the Omicron variant, NALC has reminded all Town & Parish Councils of their obligations to ensure that safe meetings continue to be held following the lifting of restrictions and the ending of online meetings. The number of daily reported COVID-19 cases remains high, but at this stage there is no indication that Government plans to introduce or reintroduce any preventative measures. Bearing in mind remote meetings are not permitted in England (unlike last winter), Councils looking to take practical steps to respond to the rising cases might wish to approve reasons for absence (within the relevant six-month period) for Councillors who do not wish to attend meetings because of their COVID-19 concerns. Please note – Rangeworthy Parish Council already receives, notes and now resolves to approve reasons for absence.
2. Minute B.11.21 – Cllr. Moore had taken a look at the footbridge crossing the ditch – all looked structurally sound and stable although some cross pieces were missing and may need to be replaced at some stage.
3. Notice of a temporary road closure was received for Patch Elm Lane for three days from 10th January 2022 to facilitate water connection works for the new four-house development. According to the notice, vehicle plates will be used in order for residents to access their properties, and for emergency vehicles.
4. The Hall Committee has sent an email to all regular hirers of the village hall reminding them of their responsibilities – ensuring all windows are securely closed; all internal lights switched off; all furniture stacked; touchpoints wiped down etc.
5. Residents living opposite the woodland layby have reported an increase in incidents of littering – motorists emptying the contents of their vehicles. The residents have cleared the rubbish away themselves. Even worse are reports of lorry drivers using the layby as a toilet! The A&S Beat Team has confirmed that urinating in public is an illegal act and asked if residents opposite the layby could provide details of the vehicles/number plates involved. The A&S Beat Team would also park up in the layby from time-to-time.
6. A copy of the Clerk's timesheet for November 2021 is attached. A request for 16 hours accrued overtime since August 2021 has been made under the Financial Report.

Appendix B

Cllr. Steer attended the DMC meeting on 25th November 2021 and provided the following report -

The solar farm was approved unanimously at the South Glos Council DMC meeting on 25th November 2021. Four residents spoke at the meeting. From Wickwar/Cromhall there was one in favour and one against. One resident opposed to the application said they were speaking for a lot of local people who were against, and said there had been no meaningful consultation with local people (presumably referring to some type of public meeting). The resident also said it did not form part of a Local long-term Plan. Cllr. Steer did not give a for or against indication but spoke to the access and flooding issues as referred to in the document circulated to Parish Councillors.

South Glos Traffic/Highways team were satisfied that the access from B4058 would be adequate with a banksman, signage, a lorry routing schedule etc. They said all technical aspects are approved, and it is compliant with planning regulations. Cllr. Steer will continue to use the approval of this access point to lobby for the chevrons to be replaced on the bridge. Cllr. Steer will ask our SGC Councillors to continue to press this one with Traffic Officers.

The flooding issue was taken reasonably seriously, but the advice was that the mitigation proposed, swales, bunds, increased vegetation etc would ensure that the situation would be better than existing rather than making it worse. The hard standing is to be permeable (crushed stone rather than tarmac) – Condition 6. The Flooding Officer had raised no objections – increased vegetation and swales are thought to be sufficient mitigation. Our own SGC Councillor, Tristan Clark, asked whether the impact of flow in the Ladden Brook would be monitored downstream. Officers said there would be no problems within the life of the scheme. There were no objections to the scheme from South Glos Officers.

Other points raised by Councillors themselves included:

- The Councillor in whose ward most of the site sits did think that the flooding issue had been rather passed over.
- There was talk of climate change policy, solar and other clean energy, reduction of CO2 emissions etc. leading to major environmental benefits.
- There had been no Environmental Impact Assessment done – Officers said the application had been appropriately screened.
- The report did not mention community engagement or support – perhaps more could have been done to keep local people informed.
- There should continue to be future communications with the three local parish councils concerned.

Broadly, this was the outcome expected. Rangeworthy PC does have contact details for Tom Selway and Simon Schofield from Cadence, and so should continue to contact them as and when any problems arise.