

RANGEWORTHY PARISH COUNCIL

MINUTES OF THE ORDINARY MEETING OF RANGEWORTHY PARISH COUNCIL HELD AT 7.30pm ON TUESDAY 5th March 2024 LISTER ROOM, RANGEWORTHY MEMORIAL HALL

Those Present

Parish Cllrs: Miss W Moody (chair), Miss L Haigh, Mr K Livall, Mrs M J Steer
LA Cllrs: None present
Clerk : Andrea Wheal

One member of the public was in attendance

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.

Action

A-03/24	A member of public raised the concern that it was not easy to get in touch with the Clerk if they didn't have access to email. It was confirmed that the telephone number can be used for non-urgent issues if this is the case and a message can be left.	
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The formal meeting of the Council then commenced as follows:-

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| 1. | Apologies for Absence | |
| 1.1-03/24 | Apologies were received from LA Cllrs Clark, Lean & Young | |
| 2. | Declarations of Interest Relating to Agenda Items | |
| 2.1-03/24 | There were no declarations of interest. | |
| 3. | Minutes of the Previous Meeting | |
| 3.1-03/24 | Cllr. Livall proposed, Cllr. Steer seconded and it was RESOLVED to approve the minutes of Tuesday 6 th February 2024 as a true and accurate record of the meeting. The Chair signed the minutes. All Agreed. | |
| 4. | South Gloucestershire Councillors Report | |
| 4.1-03/24 | The written report from Cllr Clerk was received and noted. Appended to these minutes. The report comprises updates on: <ul style="list-style-type: none">• Approval of revised plans for Filton Airfield Redevelopment• Consultation on booking system at sort-it centres• SGC housing land supply• The site inspection in relation to planning application P23/01665/F• Referral of planning application P23/02881/O to the development management committee | |
| 4.2-03/24 | It was noted by Cllr Haigh that the proposal to have to book in to use the sort-it centres would make it harder for people who are not online, would cost money | |

	to administer and would make it harder for those that are limited to weekends due to work to visit the tip. Potential increase in fly-tipping was also noted.	
4.3-03/24	P23/01665/F. No Cllrs are able to attend the development committee meeting on the 14 th , but all points of objection were made during the site visit by Cllr Moody.	
4.4-03/24	P23/02881/O (Land South of Westways, Wotton Rd) may be referred to the development management committee for determination. Site visit potentially 5 th April. Cllr Haigh made the point that the option to purchase a kit dwelling is not the same as a self-build. Cllr Moody will emphasise this point at the site visit.	Cllr Moody
4.5-03/24	The Parish Council's comments relating to Wessex Water's response regarding the Sewage capacity issues in the parish are minuted under section 15 below.	
5.	Clerk's Report	
5.1-03/24	The Clerk's timesheet was noted.	
5.2-03/24	It was noted that the Clerk has booked 8 hours holiday in February 2024. 10 hours holiday entitlement remains for the current FY. Cllr Steer proposed, Cllr Haigh seconded and it was RESOLVED to pay the Clerk for 10 hours (£132.80) in lieu of holiday not taken.	Clerk
5.3-03/24	It was noted that Andy Williams has been instructed to carry out the grass/hedge cutting and scrub clearance works at the Kidnapper Lane Field following acceptance of his quotation at last month's meeting (£200)	
5.4-03/24	It was noted that a copy of the existing lease agreement between the Parish Council and the current owners of the Old Post Office has been sent to the solicitors so that they can check that it is acceptable to the purchasers solicitors. The solicitors have advised that, assuming all parties find the agreement acceptable, they can amend it with the new occupiers details and the updated annual rental amount ready for signing by both parties.	
5.5-03/24	Cllr Moody and the Clerk signed the Clerk's amended contract of employment. The contract has been amended to increase the contracted hours to 39 per calendar month from April 2024, up from 35, as resolved at the February 23 Parish Council Meeting (Minutes ref 5.4-02/24). The standing order with the bank will be changed in April, ready for the April payment.	Clerk
5.6-03/24	It was confirmed that the following projects have S106 funding already allocated (First figure is capital amount, second maintenance/revenue): <ul style="list-style-type: none"> • "Children & Young People" – Junior sportswall (£12838.40/£13499.66) • "Informal recreation & open space"- Access track improvements (£8862.44/£15621.64) • "Natural & Semi-natural enhancements" – fruit trees, seating, interpretation (£6405.88/£10626.64) <p>The Clerk will be looking to progress these projects later this year.</p>	Clerk
6.	Planning Consultations	
6.1-03/24	P24/00351/CLP. 1A Berrows Mead. Alterations to existing rear dormers to be enlarged into full width dormer. The Parish Council has NO OBJECTION	Clerk
6.2-03/24	P24/00257/F. Land Off Tanhouse Lane, Yate, South Gloucestershire, BS37 7QL. Erection of 1no. self-build dwellinghouse with car parking and associated works. Site in adjacent parish. The Parish Council has NO OBJECTION.	Clerk

6.3-03/24	It was noted that planning application P23/02881/O (Land SE of Westways, Wotton Road, outline application for 4 self-build dwellings) has been referred to the Development Management Committee for determination.	
7.	Planning Decisions	
7.1-03/24	The following planning decisions were noted: P19/13683/RM. Following the Parish Council's reporting of a possible breach of planning conditions the enforcement officer has visited site and reports that no breach has occurred. It was noted that on Thursday 28 February Cllr Haigh noticed further vegetation removal underway and this was reported to the enforcement team on the same day.	
7.2-03/24	It was noted that SGC has confirmed that Parish Council planning comments are deleted from the portal once an application is determined. Deleted comments can be obtained from SGC by the Parish Council upon request. Cllr Haigh has followed up again as it is believed that GDPR is not applicable in the case of Parish Councils as statutory consultees. Cllr will raise again at the next Town & Parish Council – planning – forum. All Cllrs agreed that Parish comments should remain on the portal.	
8.	Financial Matters	
8.1-03/24	The updated receipts and payments account was noted.	
8.2-03/24	It was noted that the salary budget category will have been exceeded by the end of March/end of the FY by £724.80 due to the previous Clerk's holiday pay claim and the current Clerk's pay rise. Cllr Moody proposed, Cllr Steer seconded and it was RESOLVED to approve a £725 virement from general reserves to Clerk's salary budget.	
8.3-03/24	It was noted that £10,213 of CIL money needs to be spent before the end of FY 2024/25. A small amount of this will be required to pay for the jubilee bench and to repair the toddler swing (See 9b below). This can be raised at the village assembly to ask parishioners ideas.	
9.	Children's Playground	
9.1-03/24	It was noted that KLH Landscapes has been instructed to carry out the roundabout repairs (£370 labour costs, approved at last month's PC meeting). The Clerk has requested that KLH carry out the works ASAP so that the invoice can be issued this financial year.	
9.2-03/24	It was noted that the Clerk has studied the report from the annual playground inspection. All issues noted are graded as low or very low risk except comments relating to the toddler swing (Wicksteed one bay swing). The chains are worn and graded as moderate risk, with a recommendation that they are replaced. The Clerk will obtain quotations/investigate feasibility of the necessary repairs - new chains and a new seat. Frame could be painted as well to smarten up. This work will be funded by CIL funds.	Clerk
9.3-03/24	Cllr Livall proposed, Cllr Moody seconded and it was RESOLVED to accept the quotation from KLH Landscapes for grass cutting in the play area of £55 per cut. This is slightly higher than was allowed for in the budget (£52.50/cut). Clerk will look to agree a grass cutting schedule with KLH to keep within budget.	Clerk
10.	Recreation Ground & Pavilion	
10.1-03/24	It was noted that SGC has now been informed that the Parish will be engaging them for the grass cutting service for the next financial year, as resolved at last month's PC meeting. The recreation ground will be cut more frequently (weekly)	

	during the parts of the football season that coincide with the periods of stronger grass growth. The paths through the woodland will be cut fortnightly from April to September.	
10.2-03/24	It was noted that the pavilion oil tank capacity is 1340 litres and at a recent check the gauge was showing that the tank was one quarter full (335 litres). This equates to 50% of the last delivery volume of 750 litres so should be sufficient for several more months. The Clerk will continue to monitor the gauge and aim to order a refill during the summer months. There is money in the 2024/25 budget for this expense.	
10.3-03/24	The Clerk presented the quotations that have been received from Marmax Products Ltd for a jubilee bench. Cllr Moody proposed, Cllr Haigh seconded and it was RESOLVED to purchase the 1.57m long bench for £433. Clerk to obtain installation quotation from KLH Landscapes. Exact location of bench to be agreed. Funded by CIL money.	Clerk
10.4-03/24	It was noted that the Clerk has contacted Wessex Water to try and firmly establish the nature of the foul water drainage that serves the pavilion. They have confirmed that no foul drains are shown on their records, so the assumption is that there is a septic tank that serves the building. They will visit the property to try to locate this. This is a free service. Iron Action FC reports that the uncertainty regarding the foul drainage is an issue for the progression of their plans.	
10.5-03/24	It was noted that some horses broke through from their field and spent some time grazing the recreation ground last month. Cllr Livall reported that the fence had been breached next to the woodland area. The owner of the horses has been contacted and they have informed the Clerk that they have made good some damage done due to the hoof marks. Clerk to check when next on site.	Clerk
11.	Woodland	
11.1-03/24	No updates to report	
12.	Co-option of Parish Councillor	
12.1-03/24	It was noted that the interested parishioner has confirmed that, due to the clash between the regular monthly PC meetings and prior commitments, they won't be coming forwards to stand. Clerk to advertise again on FB on both Rangeworthy pages.	Clerk
13.	Highways issues	
13.1-03/24	It was noted that one of the speed buddies has been stolen/removed shortly after being placed out.	
13.2-03/24	It was noted that New Road will be closed for maintenance work on Friday 8 th March between 7.30 & 4pm. The closure is between Wotton Road and The Grove. The closure notice has been posted on the Facebook page. Cllrs raised concerns that the 'hauling way' alongside New Road by the village hall is being used as 'permanent' parking for some vehicles. The land is owned by SGC Highways and was intended as a place for deliveries to the hall. Parked vehicles obscure the visibility for cars leaving the hall car park and the adjacent verge and daffodils are also being cut up. Clerk to put a note in the Parish News and on FB requesting that this area is not used for long-term/overnight parking.	Clerk
14.	Accounts for Payment	

14.1-03/24

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

Payee	Chq No		Net	VAT	TOTAL
Andrea Wheal	SO	Clerk's Salary - Jan	£464.80	£0.00	£464.80
e.on	DD	pavilion electricity	£38.87	£1.94	£40.81
Wild Wood Carving	1767	bench refurb (CIL)	£600.00	£0.00	£600.00
SGC	1768	Dog bins	£228.90	£45.78	£274.68
KLH Landscaping	1769	hedgehog sign install	£30.00	£0.00	£30.00
Rangeworthy hall	1770	hall insurance	£1,338.96	£0.00	£1,338.96
Citizens advice	1771	grant payment	£25.00	£0.00	£25.00
Elite Cleaning	1772	Pavilion cleans Feb	£65.00	£13.00	£78.00
			£2,791.53	£60.72	£2,852.25

14.2-03/24

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

15.

Local Plan Consultation Response

15.1-03/24

It was noted that the Parish Council response to the Local Plan consultation have been submitted by the Clerk.

15.2-03/24

In his (appended) report District Cllr Clark requested Parish Feedback on the Wessex Water response to sewer problems. Wessex Water maintains that the issue is ground water leaks into the pipes, not capacity, and that this is being dealt with later this year. The Parish Cllrs are disappointed with the scope of the plan to deal with the problem and are sceptical that the proposed works will deal with the problem satisfactorily. The issue will be highlighted at the village assembly to request that Parishioners report issues to the Parish Council so that a collective report can be prepared to illustrate the true scale of the problem.

16.

Big Spring Clean

16.1-03/24

It was noted that the date of this year's event has been advertised on the website, the local Facebook page and on the village noticeboards. It will be advertised again in the next Parish News. April 6th, 10-12 noon. Equipment has been ordered and will be delivered to Cllr Moody's address.

Clerk

17.

Councillors Open Forum

17.1-02/24

Cllr Haigh attended the T&PC Forum and will share notes in due course.

17.2-02/24

Cllr Haigh & Cllr Steer also attended the Age UK event organised by SGC.

The meeting closed at 9.19 pm.

The next Meeting of Rangeworthy Parish Council will be held in the Lister Room of the Memorial Hall, commencing at 7.30pm on Tuesday 2nd April 2024.

Signed

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Date

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Tuesday 5th March 2024

Revised Plans for Filton Airfield Redevelopment Approved

On Thursday 29th February South Gloucestershire Council's Strategic Sites Delivery Committee voted to grant planning approval for the revised masterplan for Brabazon (the new neighbourhood being built by YTL Developments on the historic former Filton Airfield).

The approved plans should see Brabazon grow to over 6,000 new homes of every type and tenure, from rental apartments to flats for first-time-buyers, open-market houses and properties for retirement living. There will be up to 2,000 beds for student accommodation, while high-quality affordable homes will make up 26.5% of properties, equating to over 1,700 houses and apartments. The proposed increase in housing density also adds security to South Gloucestershire Council's current Housing Land Supply figure and potentially reduces the number of new properties the new Local Plan must allocate elsewhere (including within the Green Belt)

Once YTL Developments, South Gloucestershire Council and National Highways have signed the Section 106 Agreement, Brabazon is forecast to create over £5 billion of added economic value for the local area. Crucially, the plans are based on a flexible framework so that development is phased alongside improved transport links. Three reviews stages are built into the approval to ensure that the number of homes built at Brabazon can only increase in line with the additional transport connections and community facilities needed to support those homes.

With three new schools and plans for a higher education or research campus alongside creative office spaces, laboratories and advanced manufacturing facilities, Brabazon will meet the regional need for more high-skilled employment sites. It will act as a centre of learning and a launchpad for every type of business, from leading global firms local start-ups shaping the latest technologies. And at its heart will be the new YTL Arena Bristol.

Over £100m is already being invested in the local transport network to connect Brabazon to Bristol city centre and beyond. A new rail station will connect the neighbourhood to Bristol Temple Meads in less than 15 minutes. Three MetroBus stops will link Brabazon with Bristol Parkway mainline train terminus, with the shops and restaurants at the South West's largest retail centre Cribbs Causeway, and with the University of the West of England.

Consultations and Engagement

In December 2023 the Government introduced new legislation which limits how much DIY waste (such as rubble, tiles, soil, plasterboard and concrete) householders can bring to recycling centres at no charge. Residents can now only dispose of two 50 litre rubble bags per visit at Sort It Centres and will not be allowed more than four visits over a four week period. Consequently, South Gloucestershire Council must introduce processes to record the DIY waste being disposed of at its sites and have a system in place to limit the number of visits made by residents disposing of this waste. The best way to do this at Sort It Centres in South Gloucestershire, whilst minimising disruption and delays to people using the sites, is to introduce a booking system.

Through this engagement survey SGC seeks to explain how such a scheme could work and give residents an opportunity to provide feedback to shape how (not if) a booking system will be introduced and operate. The survey and background information on the changes can be found at <https://consultations.southglos.gov.uk/BookingSystem/>. The survey will close on 1st April.

Updated Position on South Gloucestershire Council's Housing Land Supply

The council's latest Annual Monitoring Report Local plan monitoring demonstrated a Housing Land Supply (HLS) of 5.86 years. The council's 2023 Housing Delivery Test (HDT) score is 133%. There is no longer a

blanket requirement for a 5% buffer, following changes made to the NPPF in December, as only a 20% buffer applies where the HDT shows delivery under 85% of the requirement over the previous 3 years. This does not therefore apply to South Gloucestershire Council.

In addition, in assessing HLS, the council benefits from the new provisions in paragraphs 77 and 226 of the December 2023 NPPF. These apply for 2 years from the date of publication of the NPPF (i.e. until December 2025) and state that a local planning authority need only deliver **a minimum of 4 years HLS** if they *“have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need.”*

Accordingly, given the stage to which the council’s emerging South Gloucestershire New Local Plan has reached, and that it includes both a policies map and proposed allocations towards meeting its housing need, (see section 5 Towards an Emerging Spatial Strategy), the council is only required to show a 4 year HLS.

The new provisions of the NPPF therefore act as a material change of circumstances justifying the HLS oversupply of 1.86 years. This is also capable of reducing the weight to be applied to the benefit of housing delivery (both general market and Affordable Homes), in any planning applications for housing on a case-by-case basis.

Planning

The Site Inspection for planning application P23/01665/F (a proposal to build two dwellings on land south of The Grange on Bagstone Road) went ahead, in rain and hail, on Friday 1st March. The Development Management Committee meeting will start at 11 a.m. on Thursday 14th March at the Kingswood Civic Centre. The parish council will have 5 minutes to address the committee and can attend either in person or online. If the parish council representative wishes to attend online they should notify Paul Johnson (Paul.Johnson@southglos.gov.uk) in SGC’s Democratic Services team so that the meeting link can be sent out in advance of the meeting.

Planning application P23/02881/O, an outline proposal to construct four self-build dwellings on land to the southeast of Westways on Wotton Road, has appeared on this week’s Circulated Schedule. Only the access and the principle of development are to be determined with all other matters to be considered at Reserved Matters stage. We are inclined to ask for the application to be determined by committee as the proposed access point would be opposite to the access for P20/06928/O (an approved outline application for 13 dwellings, a retail store and office space). The site also lies outside the defined settlement boundary for Rangeworthy. The Development Management Committee meeting would be on Thursday 11th April at 11 a.m. with the Sites Inspection meeting being held on the deferred date of Friday 5th April (as it would otherwise fall on the Good Friday bank holiday).