

## RANGEWORTHY PARISH COUNCIL

### MINUTES OF THE ORDINARY MEETING OF RANGEWORTHY PARISH COUNCIL HELD AT 7.30pm ON TUESDAY 4<sup>th</sup> March 2025 LISTER ROOM, RANGEWORTHY MEMORIAL HALL

Those Present:

Parish Cllrs: Miss W Moody (WM) (chair), Mr K Livall (KL), Mrs M J Steer (MJS)  
LA Cllrs: Tristan Clark, David Goodwin  
Clerk : position vacant

Several members of the public were in attendance

**Apologies for Absence**      Mr P Morse

**Public Participation** Attending residents expressed their concerns about the proposed change of use of the field behind The Old Vicarage, from agricultural to traveller homes, P/24/02831/F. WM reported that South Gloucestershire Council (SGC) has a duty to provide traveller sites, and to prove a supply of land was available. This has not been done since 2006, and 100 new pitches are now required. SGC has invited tenders for traveller sites to try to meet their targets. However, it was noted that an application for two dwellings on this site had recently been rejected on the grounds of heritage issues, in that it was too close to nearby listed buildings such as Rangeworthy Court, the 11th century church, the Rose and Crown pub and The Old School House, and also to the current school, and WM would expect the same reasons to apply to the current application. The proposed exit onto to B4058 was considered dangerous as below the level of the road, very narrow and with poor visibility, opposite the entrance to the footpath into the Recreation Ground, and with most traffic breaking the 30mph speed limit. Drainage issues are also of concern as the site is on a flood plain, the ditch behind the site cannot deal with an excess of water now, and the main sewer is already overburdened. The proposed site would need a treatment plant which would drain into the field. But currently there is often flooding on Church Lane, and in the garden of Green Acre. The current application proposes concreting 75% of the grounds which will significantly raise the flooding risk to Church Lane and local properties. The Parish Council will put in an objection to the plans and, as the application is for 'change of use', residents can put in objections at any stage and were urged to do so.

The application is for four houses and four caravans – it is unclear whether this means four or eight families. It was pointed out that there is already an agreed site at Limekiln Lane, which is currently not being used. And as permissions and stipulations for such sites are usually very strict, and the application contravened the Local Plan of 2017, why are these objections not being taken into account now? Considerable concern was raised about the possible impact of the development on the future of the school and of the pub, both significant assets to the village.

Cllr Clarke said that the Council has to meet targets, which in this case had not been met for 20 years. Heritage, access and drainage issues have already been noted. If the application gets to Schedule it will be determined by the Committee of 9 councillors. The clerk will be notified in advance of the date of the site inspection when three minutes are allowed for

representations from the public. WM said that usually those attending nominate one person to speak on their behalf. It will also be possible to speak at the Council committee meeting held in Kingwood two weeks later. The notice board, Facebook and the What'sApp group can be used to publicise dates when known.

The formal meeting of the Council then commenced as follows:

**Apologies for Absence** Mr Paul Morse

**Declarations of Interest in items on the Agenda** None

**Minutes of the previous meeting** Minutes for the February meeting were agreed as a correct record.

**Matters arising** Under Regulation 19 there is a 6 week consultation period for the Local Plan. Berrows Mead is the only site listed under Rangeworthy.

A booking system is now in operation for local Sort-it Centres.

### **South Gloucestershire Councillors' Report**

**Update concerning the Clerk vacancy** WM has contacted Barnaby Harding, CEO of ALCA, on 21<sup>st</sup> February about the possibility of securing a locum clerk. We have not yet heard back from him. South Gloucestershire Council needs to be notified about the vacancy and Electoral Services must be contacted.

Cllrs Livall, Moody and Steer visited Nat West Bank in Yate on 13<sup>th</sup> February to ensure cancellation of the Standing Order for the Clerk's salary, and to pay in the cheque received for National Grid Wayleave in the woodland.

### **Planning Consultations**

As noted above, residents have drawn attention to a potential Traveller site. Cllr Clarke replied there is a shortage of these sites and that SGC have a duty to provide them. It was noted that previous planning applications for housing on the site had been refused citing the narrow lane access, and proximity to the school and to the two star listed Rangeworthy Court, and a difficult exit onto Wotton Road. He noted that these reasons would be taken into account, but could be outweighed by the greater need for a Gypsy/Traveller site.

The Parish Council will enter an objection to this application.

**Planning Decisions** P24/02282/R3F Oakfield House was approved.

**Financial Matters** Mrs C Roylance is unavailable to do the internal audit this year.

Cheques for payment of outstanding invoices have been sent to

Paul Collins	£410	8/11/24
S. Glos Council – grounds cut Nov	£409.48	5/02/25
Inv 3900019800		

ALCA	£40	9/02/25
John Bastin – electric – inv 1867	£318	5/02/25
KLH Landscaping – inv 2137	£55	5/02/25
Elite Cleaning inv 3188	£78	5/02/25
SLCC Enterprises – BK217982-1	£24	9/02/25
SGC – grounds maintenance Inv 3900018034	£409.48	10/02/25
SGC – grounds maintenance Inv 3900010602	£409.48	10/02/25
Play Inspection Co.	£150	10/02/25
KLH Landscaping inv 2112	£110	10/02/25
Tim Evans – re Hall bike rack	£500	10/02/25
Elite Cleaning inv 3208	£78	10/02/25
Rangeworthy Hall Fund – insurance	£1396.79	12/02/25
SGC – dog bins inv 3900026488	£286.20	24/02/25

**Children’s Playground** WM is following up on the annual return.

**Recreation Ground** Cllr Steer noted that Iron Acton football team have suggested the locks be changed on the Pavillion.

The SGC grass cutting contract needs to be renewed for 2025.

**Woodland** The recent leak from the water supply to the woodland was sorted out by Cllr Livall.

**Councillor’s Open Forum** There were no further comments or concerns raised.

The annual Big Spring Clean will take place on March 29 from 10.00am  
The Annual Village Assembly will take place on the first available Friday in May

### **Parish Council meeting dates**

It was agreed that forthcoming meetings would take place on Tuesdays, April 1<sup>st</sup>, May 6<sup>th</sup>, June 3<sup>rd</sup>, July 1<sup>st</sup>, Sept 2<sup>nd</sup>, Oct 7<sup>th</sup>, Nov 4<sup>th</sup>, Dec 2<sup>nd</sup>, and in 2026 Jan 6<sup>th</sup>, Feb 3<sup>rd</sup> and March 3<sup>rd</sup>.

### **Actions taken**

The meeting closed at 9.30 pm

**Date of next meeting** April 1<sup>st</sup> 2025 at 7.30pm in the Lister Room