

SALTFORD PARISH COUNCIL

Minutes of the meeting of the Council held at Saltford Hall, Saltford
on Tuesday 4th February at 7.15pm

PRESENT:

Councillors - Duncan Hounsell (Chair), Kim Johnson (Vice-Chair), Adrian Betts, Harvey Haerberling, Rob King, Neil McKen, Kevin Reeves, Robert Taylor, Chris Warren, Jill Williams and Reg Williams

Officer - Tricia Golinski

1. MINUTES

The minutes of the Council meeting held on 7 January 2014 were confirmed as a correct record and signed by the Chair.

2. APOLOGIES FOR ABSENCE

No apologies for inability to attend this meeting were received. Cllr Kim Johnson advised that she would be late.

3. DECLARATIONS OF INTEREST

Cllr Duncan Hounsell declared an interest in item 9 as one of the bidders is the son of his neighbour. Cllr Kevin Reeves declared an interest in item 9 as the same person is known to him. Both Cllrs did not vote on item 9 or take part in the discussion.

4. PUBLIC TIME

There were 4 members of the public present.

5. CHAIR'S ANNOUNCEMENTS

The Chair made the following announcements:

- 2013 traffic counts for the A4 Bath Road have just been released by B&NES Council. The 5-day average number of vehicles per day on the A4 through Saltford in 2013 was 29,053. The average numbers in the peak hours were 2070 in the morning peak hour and 2212 in the late afternoon peak hour. The 2012 figures were remarkably similar at 29,026, 2047 and 2224 respectively. The 2013 figures remain about 7% below those of 2002, the peak year.
- Details of the residents' consultation into the possible re-opening of Saltford Railway Station have been announced by B&NES Council. The drop-in event, which is open to residents, is taking place on Tuesday February 25th from 4pm to

8pm in the Avon Room of Salford Hall. Council transport officers will be at the event to answer questions from residents about the proposals.

- Cllr Bellotti, B&NES Cabinet member for community resources, has announced a commitment by B&NES Council to repair the roof and the electrical system at Salford Brass Mill with a target date of 1st May. Project managers for this work are being commissioned. A 1st May completion date may not be possible if SAM (Scheduled Ancient Monument) consent is required.
- Quotations for the survey of the churchyard walls are expected to be put before councillors at the March meeting of the Parish council

6. PLANNING MATTERS

- a) **Minutes** – The minutes of the Planning Committee meeting held on 21 January 2014 were confirmed as a correct record and signed by the Chair.
- b) **New planning applications** – The Council considered the following planning applications in respect of which Bath & North East Somerset (B&NES) Council had invited comments:

13/05591/LBA - The Crown 500 Bath Road - Internal alterations to include construction of a stud partition to form carvery area (Regularisation) - B W W Ltd

It was resolved that B&NES Council be advised that this Council **comments on** this application: No comment.

13/05515/FUL - 2 Brockley Road - Erection of a single storey rear extension and rear dormer - Mr Ros Franklin

It was resolved that B&NES Council be advised that this Council **comments on** this application: There is some concern about overlooking from the rear dormer.

14/00102/FUL - 46 Rodney Road - Double storey extension to side of existing property with single storey extension to rear of existing property - Mr Benjamin Garlick

It was resolved that B&NES Council be advised that this Council **comments on** this application: No comment.

13/05304/FUL - Parcel 6700 Avon Lane - Change of use of agricultural land to the keeping of horses. Erection of stable block - Ms L Nathan

It was resolved that B&NES Council be advised that this Council **supports** this application.

14/00228/FUL - 3 Lansdown Road - Erection of single storey rear extension – Mr Mike Cardy

It was resolved that B&NES Council be advised that this Council **comments on** this application: No comment.

14/00304/TCA - Mill Cottages The Shallows - 1 x T1 Silver Birch and 1 x T2 Prunus - fell - Mr Robin Hillier

It was resolved that B&NES Council be advised that this Council **supports** this application.

- c) **Decisions** – The Clerk reported the following applications which had been PERMITTED with conditions by B&NES Council:

13/05524/TCA - St Marys Church Queen Square - 4 x Pines - selectively reduce end weight of large limbs overhanging footpath, crown thin by up to 20%, remove deadwood - Rev Richard Hall

- d) **Planning items of urgent information** – Cllr Kevin Reeves noted that large potholes on Longwood Lane have been caused by construction traffic for the Golf Club development, and this is to be reported to B&NES Council.

7. **FINANCIAL MATTERS**

- a) **Monthly Financial Report** – The report was discussed and accepted by Members.
- b) **Schedule of Expenditure** – It was resolved that the expenditure for all items listed in the schedule for the month of February 2014 be authorised and the schedule signed by the Chair.

8. **2014/15 YOUTH SERVICE PROVISION**

This item was postponed until the March Council meeting.

9. **CHURCHYARD MAINTENANCE AGREEMENT 2014/15**

The Churchyard and Allotments Working Group recommended that the Parish Council accept Ambience Landscape's quotation of £736.30 to undertake the maintenance of St Mary's churchyard from 1 March 2014 to 28 February 2015 (budget heading Churchyard Maintenance). This was agreed by majority, subject to receiving details of their public liability insurance.

10. **CHURCHYARD TREE INSPECTION**

The Council approved a quotation from Alan Engley (Registered Consultant of the Arboricultural Association) to carry out a full tree safety inspection of St Mary's churchyard for £475 (budget heading Churchyard Special Maintenance Projects). The inspection will take place after the planned work on the four large Scots Pine trees has been completed.

11. **COMMUNITY AWARDS PANEL**

The Council agreed that the panel which will consider the Community Awards nominations received and make recommendations will consist of the Chair, the Vice-Chair and Cllr Adrian Betts, with Cllrs Chris Warren and Jill Williams as reserves.

12. **ALLOTMENT UPDATE**

The Council received the following update from the Clerk:

There are now 3 full plots and 11 half plots at the Parish Council's Wickhouse Close allotment site.

The land belongs to Curo with whom the Parish Council has a 5 year licence to use the land for allotments, paying £100 per year to Curo. It was agreed with Curo that the Parish Council would maintain two waiting lists for the allotment plots - one for Salford residents and one for Salford residents who are also Curo tenants - and alternate between the two lists as plots become available.

All plots are now tenanted and paid up until 31 March 2014 (although two have yet to return their Tenancy Agreements). We have three new tenants who were on our waiting list, and two new Curo tenants. I contacted all those on our waiting list to establish if they were still interested and if they were Curo tenants. As a result our waiting list has been reduced to four names, and the new Curo waiting list has no names on it yet.

The rents were set at £12.50 per annum for a full plot and £6.25 per annum for a half plot, making a total annual income of £106.25 from allotment rents.

The Tenancy Agreements, to which the tenants sign up, run until 31 March 2014 *'and thereafter from year to year unless determined in accordance with the terms of this tenancy'*. The rent amount is specified in the agreement. Should it be decided that the allotment rents need to be increased, new agreements would need to be issued and 12 months' notice would need to be given to terminate the current agreements. Included in the Tenancy Agreements is a clause stating that the tenant is responsible for the maintenance of their share of the paths on the allotment site as specified in the Salford Allotment Site Tenants' Maintenance Plan.

I am currently querying an invoice sent to the Parish Council by Curo for £132.00 for solicitors' fees in connection with the aborted lease.

13. REQUEST TO PUT SHED ON ALLOTMENT PLOT

The Council agreed to a request from an allotment tenant to put up a small tool shed on one of the allotment plots.

14. DELEGATION OF ALLOTMENT REQUESTS

The Council agreed to refer to the Churchyard and Allotments Working Group future requests which relate to activities specified under Section 7 of the Allotment Tenancy Agreement, for its recommendations.

15. ALLOTMENT RENTS

It was agreed that in setting the rent for allotments, Salford Parish Council shall take into account in the future the cost of maintenance of the allotment site over and above the maintenance carried out by the tenants.

The proposal from Cllr Reg Williams to set the rent for 2015/16 was withdrawn, pending a meeting of the Churchyard and Allotments Working Group with some of the tenants who are setting up an Allotment Tenants Association.

16. FIRST BUS CONSULTATION

Cllr Duncan Hounsell reported that First Bus declined an invitation to attend a public meeting in Saltford about bus fares. First Bus is currently running a fare consultation in the West of England area (excluding Bristol's Inner Zone) from 1 February to 16 March 2014. The Council agreed to publicise this widely to Saltford residents to encourage them to make their views regarding bus fares known to First Bus. The First Bus consultation questionnaire is available online at www.firstgroup.com/fairerfaresforall and the Parish Council expects to receive paper copies of the questionnaire which will be made available in Saltford Library and other village locations where possible.

17. FAIRTRADE ROAD SIGN

Cllr Duncan Hounsell reported that the Fairtrade road sign above the footpath to the west of Saltford is lower than the 2.1m minimum, and has been taken down. The Council agreed that the two existing poles be extended, thus enabling the existing Saltford sign and the Fairtrade sign to be lifted to meet regulation heights. B&NES has confirmed approval of this solution and Signs of Saltford has offered to carry out this work for free.

18. ACTION ON GRAFFITI

The Council considered the graffiti sites reported in Saltford. The Clerk will now contact site owners to request removal of the graffiti. Cllr Duncan Hounsell reported that the local police had asked for copies of the photos, and that a lack of security is apparent at some sites. Cllr Rob King reported that the Stratton Road Virgin Media box had been re-painted.

19. REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Cllr Duncan Hounsell reported the following from the Parish Cluster meeting on 22 January:

- B&NES has agreed to put the streetlights on the A4 between Saltford and The Globe back on.
- The new crossing planned at The Globe is not expected to have an adverse effect on Saltford's traffic flow and B&NES is to consult Corston Parish Council and local landowners.
- The possible planning contraventions at the riverside moorings was not discussed at the meeting as B&NES had already replied offering a meeting.
- The decision about road resurfacing priorities has yet to be made by B&NES Cabinet.

Cllr Duncan Hounsell reported that the River Avon Users Consultative Committee meeting on 21 January focussed on flooding and the severe weather. Cllr Duncan Hounsell reported that paperless planning applications were discussed at the Avon Local Councils Association meeting on 29 January.

20. AVON PENSION FUND EMPLOYER DISCRETIONARY POLICY 30A

The Council agreed to an update to the current Avon Pension Fund Regulations proposed by the Staffing Committee. The Regulations are unchanged but section 5 has been added to cover Regulation 30A.

21. PARISH MEETING 1 APRIL 2014

The Council discussed the format and content of the 2014 annual Parish Meeting. Cllrs Duncan Hounsell, Jill Williams and Reg Williams are to bring a proposal to the March meeting.

22. ITEMS OF URGENT INFORMATION

No items were reported.

The meeting closed at 9.15 pm

Next Council meeting: 4 March 2014

Next Planning Committee meeting: 18 February 2014

Chairman.....

Date confirmed and signed.....