

Wick and Abson Parish Council
Minutes of the meeting held on 9th December 2021 at The Village Hall 7.15pm

Attendees:, Carolyn Williams (CW)- Chair, Gaive Golding (GG), Derek Bonas (DB), Stuart Fowell (SF), Simon Alway (SA), Bronwen Dyson (BD), Peter Crew (PGC), Clerk Jo Bray-Warner, Assistant to clerk David Wiltshire and 9 members of the public and Cllr Steve Reade

1.To NOTE apologies and receive/confirm declarations of interest:

Apologies:

Cllr Keith Hollister (KH)

Cllr Malcolm Watson (MW)

Declaration of interest:

None

2 . Public Participation – to RECEIVE and NOTE submission from the public.

2.1 Member of the public requested clerk to engage with bus shelter maintenance to review the ‘box’ in the shelter at Naishcombe Hill

Clerk to contact contractor

2.2 Member of the public advised that a lorry had dislodged the overhead cables by Ingleside Farm along Holbrook Common

Clerk to contact Western power for investigation.

2.3 Member of the public thanked the PC for arranging the advertisement the bus timetables in the Parish Magazine and website

3. To RECEIVE and NOTE a verbal report from the Clerk on activities since the last meeting

Streetcare issues:---

- Cllr BD requested road signs on the junction of Oldbury Lane, Barrow Hill and Coldharbour Lane.to be cleaned/repaired
- London road replace one give sign kirona 291547- SGC Advised 31/08 signage ordered.-no date for installation as yet -update 02/11 new signage has been ordered as yet no date for installation- Completed
- Remark road markings junction with Cann Lane kirona 291551 – SGC advised 31/08 job ticket raised and in queue to be completed- update 02/11 no timeline as yet for painting- update 08/12 started not yet finished
- ticket to remark lines homeapple hill junction with Cann Lane kirona 291551- SGC advised 31/08 job ticket raised and in queue to be completed- started not yet finished
- Replace sign give way sign on London road opposite bath road kirona 291547-SGc advised 31/08 signage ordered- no date for installation as yet- update 02/11 new signage has been ordered as yet no date for installation-completed

- 2.3 Member of the public requested the hedge by the railings/bus stop on the High Street by the school be cut back- this is Streetcare responsibility. He also requested PC send a hedge cutting letter to 3 Willow Close. Clerk to undertake actions

Reported to Streetcare 08/07/21 Reference no 1677815 & 1677822

SGC update 30/09. These are still awaiting inspection and no update available

SGC chased 15/08

SGC update 1677815 hedge cutting on the High Street Wick- This was logged in Willow Close in Patchway however will relog

1677822- This has been closed down for some reason which we are not sure why. We are chasing this up with the team that deals with this to find out what happened.

LEAVE OPEN

SGC update 02/11 still awaiting inspection, I have requested they contact you as soon as possible

SGC update 08/12 completed

- Request from Cllr KH to report to streetcare the 'flattening' of black and white bollards in Rock Rd. Cllr KH provided a map of location and photo which have been forwarded to Streetcare to action.
Await reference no. reported 14/09 1719356
SGC update 02/11 Inspection has taken place, is in the jobs list for the bollards to be put back no timescale as of yet.
SGC update 08/12- SG Created Child Job 307606 now with AMG (305529 – Completed No Access)
- 23.3 Cllr PGC advised that at the top of the High Street between ST Bishop and the garage a number of chevron posts have been knocked down and require replacing
Clerk to report to Streetcare
Reported 15/10/2021 reference 1737781
SGC update 02/11 has not been inspected but very limited info on the log so I have updated the notes to say what kind of posts
SGC update 08/12 Created Child Job - 310375 now with AMG (Completed)
- 23.10 Cllr GG commented that the railing at the bottom of Naishcombe Hill on junction with A420 have a number of fly posters attached and requested clerk to report
Clerk to report to SGC
Reported 15/10/2021 reference 1737785
SGC update 02/11 marked as complete
- 23.11 Cllr GG requested clerk to report a number of plastic barriers which have been 'flytipped' on the top of Naishcombe Hill
Clerk to report to Streetcare reference 1737785
Reported 15/10/2021
SGC update 02/11 marked as complete
- Cllr KH advised clerk of overhanging trees by Highfield Lodge which could require cutting back/felling.
Clerk emailed Arboreal Officer Simon Penfold 22/10/21 to advise and request inspection
Response received from Simon Penfold advising he will undertake site visit
- 2.5 Member of the public advised that there is a streetlight not working in Milford Avenue/Junction of St Francis Drive.
Clerk to report reference 1750245
SGC update 08/12 complete proposed LED infill Column
- 22.6 Cllr SF requested clerk request Streetcare contact 20 St Annes Drive as their hedge requires cutting back as it is causing an obstruction.

Clerk to report reference 1750252

SGC update 08/12 completed letter sent
- Cllr BD requested that clerk contact SGC to request a full litter pick along Homeapple Hill due to debris.
Clerk reported 22/11/2021 reference 1756374
SGC update -completed

Outstanding actions from previous Meeting

All planning application added to applications via SGC portal 10/11/2021

2.3 Member of the public requested bus timetables to be published in the Parish Magazine and on bus stops.
Clerk to connect with Parish magazine and also Sue Elliott SGC Transport

22.7 Cllr SF advised PC that the new drainage covers in Brockwell Park which were installed by Wessex Water are leaking and have caused debris

Clerk to report

Reported 12/11/2021 new reference no 039973695001- clerk requested Cllr SF to review

21.2 Chair advised she had received a letter from a resident highlighting serious challenges with regards to works vehicles blocking pavement on the Carpenters Arms building site. The resident had encountered Anti social behaviour by the workspeople and wanted to provide PC an update as to the situation. The letter stated that due to the vehicles blocking the pavement another resident in a wheelchair had to enter the A420 to be able to get around the vehicles and that the workspeople would not move the vehicles to accommodate.

Chair requested clerk to advise the police of the situation and also Parking enforcement

2.2 Member of the public reported that there are a number of 'out of control' conifer trees within property 24b Mendip View and requested PC to take action.

Chair confirmed clerk would report this to the arboreal officer Simon Penfold at SGC and ask for advice on how to tackle this as its on private property

Reported to Simon Penfold 05/08

Chased 21/09

Further details provided to Simon 22/09/2021 await update

Chased Simon Penfold 31/10/2021

23.6 Cllr SF requested that clerk contact SGC to request the white lineage of the bus stop outside no 125/127 High street requires repainting as it is barely visible and cars have now started to park in the bus stop making it dangerous for the school children to enter and exit the school bus

Clerk to report

Email sent to Sue Elliott(Transport SGC) to request guidance/support with request- await update

Update received and circulated to Cllr SF- Agenda item in October

Update received SGC 16/11/2021-CLOSED

I've spoken again with our Public Transport team about this stop and they do not support the proposal to introduce a bus cage marking / parking restrictions.

Even limited waiting restrictions would inconvenience residents all the time – as potentially they would have to move their cars every day at a certain time to avoid a possible ticket. The more commonly seen blanket "No stopping except buses" option would be even more restrictive, and residents would never be able to park in the cage.

This is not a well-used stop except for school buses. The 620 & 35 service are infrequent throughout the day, whilst the 634 / 684 run on alternate days. The 620 goes to Bath at 06.57 & 07.59 too.

Our Public Transport Manager spoke with Eagles Coaches, who operate the 908 school service - they have confirmed that they are not aware of any issues in serving this stop.

Based on this, there is insufficient evidence to demonstrate that there is a problem here to consider consulting on a bus cage.

All planning responses added to relevant applications via planning portal 11/11/2021

Enforcement

- 22 Riding Barn Hill re planning application PK17/4343/F

Cllr BD contacted clerk to advise that the landscaping of the property as commented on in the decision letter has as yet not been undertaken.

Await reference and update COM/20/0887/BOC

Update provided 05/07/21

The complaint is of a breach of a landscaping condition attached to a granted Planning Permission with grass verges not having been reinstated as required. A site visit was carried out on 26 April 2021.

On 4 June 2021 the Parish Council was informed that Planning Enforcement were awaiting submission for an application for discharge of conditions from the Planning Permission, for work that had to be carried out before the verges could be reinstated, and which would include a landscaping plan.

On 24 June an update was sent to the Parish Council to inform them that the formal request to discharge these Conditions had been received; that Planning Enforcement would have to await the decision on that application; and that the Parish Council would be updated further once that was completed.

- The Old Vicarage, 85 High St- Resident has contacted clerk to advise that two structures have been erected within the grounds. Clerk has ascertained that one has planning permission for a swimming pool, garage and office however no planning application for the other is visible on the SGC portal. Clerk has reported to Enforcement and awaiting an update

Reported 07/12/20 and updated reference no COM/20/0933/OD

Update provided 05/07/21

The Parish Council was informed 12 January 2021 that the site has recently been subject to an approved planning permission (P19/09083/F), for the erection of an outbuilding to form a swimming pool, garage and office. However the complaint is believed to relate to the outbuilding erected to the rear of the existing dwelling house. That building was assessed following a previous complaint in 2017 and found to fall within the allowances of permitted development. Alterations could have been made and the use changed since then and so the council will look to gather additional information and discuss this development with the landowners once lockdown eased and it is permitted to do so.

The case officer said he would update the Parish Council once that further investigation had been carried out. A site visit was carried out on 14 March 2021 but the officer was unable to gain access with the restrictions in place at that time. We are now permitted to use powers to go onto sites and are working through the backlog of those on a prioritised basis. As soon as the status of the outbuilding is determined the case officer will be in touch to let the Parish Council know the results.

- Notification received that the property The Rosary, Chesley Hill has an unauthorised residential planning use of an outbuilding. After review of the SGC planning portal under reference no PK16/3145/CLP and the application for a Certificate of Lawfulness Proposed for erection of single storey detached building to form swimming pool and garage ancillary to main dwelling house. Photographic evidence has been provided to the PC which indicates this dwelling is being used for residential purposes. Clerk has requested a case be raised by Enforcement- await reference ref COM/21/0306/OD

Update from SGC received 30/11/2021

I am writing to inform you that an appeal has been lodged with the Planning Inspectorate against an Enforcement Notice issued by this Council in respect of the above. The Council considers it expedient to issue the Enforcement Notice for the following reasons: The alleged breach of planning control has occurred within the last ten years. The site is located within the open countryside and outside of any settlement boundary. The parcel of land the dwelling has been erected on, and subsequently subdivided from, formed part of the residential garden for The Rosary, an adjacent residential property. The site also lies within the Bristol and Bath Green Belt. The breach, comprising of the erection of an independent single storey dwelling (as identified as marked (A) on the attached picture in Appendix 1, and in the approximate position as

outlined in blue on the attached map) is within an existing residential garden which has been subdivided to form two units, with the erected dwelling having its own garden area, access and parking. The construction of a new dwelling does not fall within any of the categories of appropriate development as set out in paragraphs 149 and 150 of the NPPF. The development therefore constitutes inappropriate development, which is harmful by definition. The development also causes harm to the openness of the Green Belt by virtue of its built form that significantly erodes the openness of the Green Belt, conflicting with the purposes of the Green Belt. Relevant policy relating to development in the Green Belt can be found in policies CS5 and CS34 of the South Gloucestershire Local Plan Core Strategy (adopted December 2013) and policy PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017). These policies seek to protect the Green Belt from inappropriate development and require new development to comply with the provisions of the National Planning Policy Framework (the NPPF). The development is therefore contrary to Green Belt policy contained within the Development Plan and the NPPF. The NPPF states that inappropriate development in the Green Belt should not be approved except in very special circumstances. The site is also located in the open countryside outside of any settlement boundary. Policy PSP 40 (Residential Development in the Countryside) states that new residential development within the open countryside outside of settlement boundaries will only be acceptable for four limited circumstances, which do not apply for this development. The single storey dwelling fails to respect or enhance the form, character, distinctiveness and amenity of both the site and its context within the area with the dwelling being of a single storey modern appearance in white render which differs from the more traditional appearance of the other nearby dwellings. Therefore the development fails to comply with policies CS1 (High Quality Design), PSP1 (Local Distinctiveness) and PSP 38 (Development within Existing Residential Curtilages, Including Extensions and New Dwellings). In addition, the associated hardcore area to the front and side of the dwelling (identified in the approximate position of the edged green area on the attached plan) also fails to respect the landscape of the setting and enhance the character of the area with the area of the site previously being residential garden with grass. The development also fails to comply with policies CS9 (Managing the Environment and Heritage) and PSP 2 (Landscape). Overall, it is considered the development is inappropriate development in the Green Belt, has a harmful impact to the openness of the Green Belt by way of introducing a new dwelling within the open countryside, which also fails to respect or enhance the site and its context. Therefore, the development fails to comply with policies CS1 (High Quality Design), CS5 (Location of Development), CS9 (Managing the Environment and Heritage) and CS34 (Rural Areas) of the South Gloucestershire Local Plan Core Strategy (adopted December 2013) and policies PSP1 (Local Distinctiveness), PSP 2 (Landscape), PSP7 (Development in the Green Belt), PSP 38 (Development within Existing Residential Curtilages, Including Extensions and New Dwellings) and PSP 40 (Residential Development in the Countryside) of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017) and the National Planning Policy Framework. In addition, it is not considered that there are any material considerations weighing in favour of the development that might clearly outweigh the combined harms identified so as to amount to very special circumstances necessary for the normal presumption against development in the Green Belt to be overridden. The council has considered the Article 8 rights of the occupiers of the site, and have carried out the required proportionality assessment. The council considers that the interference with their Article 8 rights is proportionate and in the wider public interest or the proper functioning of the planning system. The appellants have appealed against the Enforcement Notice on the following grounds: (a) That planning permission should be granted for what is alleged in the notice. (c) That there has not been a breach of planning control (for example because permission has already been granted, or it is "permitted development"). (d) That, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice. (f) The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections. The appeal will be determined on the basis of Public Inquiry. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2002. It is open to the Planning Inspector to grant planning permission if he allows the appeal. Any person interested may attend the Public Inquiry (personally or through a representative) and at the Inspector's discretion may present any evidence considered relevant or give views on the possible grant of planning permission. Strategic Planning, South Gloucestershire Council, Department For Environment And Community Services, PO Box 1954, Bristol, BS37 0DD Telephone: 01454 868004 Email: planningapplications@southglos.gov.uk EFHIPC Any persons who cannot or do not wish to attend the Public Inquiry may present their evidence or give their views in writing. If you wish to make comments, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk> , by e-mailing Teame1@planninginspectorate.gov.uk or in writing addressed to Daniel Engel The Planning Inspectorate,

Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. All representations must quote the appeal reference. I would advise you that such representations will be disclosed to the parties concerned and may be read out at the Public Inquiry. The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed onto the Inspector dealing with the appeal. Please ensure that any representations which you wish to make on this appeal are received by the Planning Inspectorate within six weeks of 25th November 2021, otherwise there is a risk that your representations will not be considered. If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate within six weeks of the date above. You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us. When made, the decision will be published on the Planning Portal. The Planning Inspectorate will send a copy of the decision letter to you provided you specifically ask for one. Details of the Council's case and of the appellant's grounds of appeal are on deposit at these offices and may be inspected during normal office hours, by appointment. The Case Officer for this appeal is Aaron Bush.

- Cllr PGC advised that in conjunction with Planning application P19/7800/F Carpenters Arms that a condition of the works included no resident residing in the 'pub' part until planning decision confirmed. After review of planning applications Clerk unable to locate condition Cllr PGC has reference and requested Cllr PGC to provide further clarity
Cllr GG has provided the relevant details to report to Enforcement and clerk has reported 23/05/2021- awaiting reference
The complaint was received on 26 May 2021 and a site visit carried out 10 June. This confirmed that the dwelling is being occupied, though the landowner has argued it has been essential for site security. The investigation has been allocated to a case officer and he's going through the details – you should get a response within a week.
Chased 04/08/21 Rob Walsh for an update following complaint from a resident stating that 'out of control' fires are being lit within the development.
Update 17/08 from Rob Walsh

The actions for breach of the Conditions have to remain confidential under GDPR, so can't be discussed by the Parish Council in open session or minuted. But the Breach of Conditions Notice served on the company that owns the site has been returned as they've vacated their published address. We've obtained their new address from Companies House and re-served it.

If they don't comply with the BCN the next stage would be to prosecute them through the courts. One of the reasons for using a BCN is that it stays in place, so if they continue to fail to comply we can prosecute again (judges don't like their verdicts being ignored so the sanctions can escalate quickly). It also means that if they initially comply but then breach again we can prosecute immediately.

Request from Cllr GG 14/10/2021 to request an update as the portal states as closed.

Response received from Head of Enforcement advising case not closed and this is an anomaly in their systems- forwarded to all Council members for oversight

Further update from Enforcement rec'd 28/10/21

I am writing with reference to the above matter , please note that I have recently taken over this matter from my colleague Westley Little who has left the employee of the Council. Further to recent correspondence a visit has been conducted to site and it has been noted that the work towards the breach of conditions 2 and 4 is near completion .With reference to conditions 6, 9 and 13 the agent has been advised that his client is still required, within a month , to submit a formal discharge of conditions application in order for the details to be formally assessed. As required by the notice and the conditions therein.I will update you further when there are significant updates in this matter, by which time a further site visit would have been carried out to inspect that the works are completed in line with the permission.

Cllr SF requested clerk to report 31 Riding Barn Hill regarding a planning application under reference no PK03/1154/F submitted and approved 3rd April 2003, however it appears only no/w in 2021 the detached garage has started to be erected. Part of the conditions on the decision response from SGC included ' the development hereby permitted shall be begun before expiration of 5 years from the date of permission'. The date on the decision letter is 29th May 2003.

Await reference and update from Enforcement

Response received

The team will be happy to look into this matter for you however, the garage was only part of the permission granted by PK03/1154/F (Demolition of conservatory and erection of two storey side extension to form additional living accommodation. Replacement of flat roof with pitched roof. Erection of detached garage and store.)

If any of the works included in the permission have been implemented within the 3 years after approval then the condition would have been satisfied and the owner would be able to implement any of the approved scheme at any time.

Clerk advised Cllr SF awaiting further clarity from Cllr SF as to way forward with request.

Cllr SF raised at Parish meeting in November and PC confirmed they wish Enforcement to review and take forward.

Await further update from Enforcement

Enforcement reference COM/21/0865/OD

Update received 30/11/2021

I refer to your recent enquiry concerning the above property. A Planning Enforcement Officer has undertaken a site visit in order to investigate your concerns. Our investigator has identified that the garage has consent within approved planning permission PK03/1154/F. The two storey side extension also approved within this permission was completed in 2004 and as such the commencement of the scheme had been implemented within the conditioned time. The location and height of garage is as per the approved plan, however the door/window arrangement has altered. Based on our findings, it is clear that a minor breach of planning control has occurred. When a breach is confirmed, it is necessary for us to determine whether the unauthorised development unacceptably affects public amenity and/or whether on assessment of the planning merits and guidance available, it is considered likely that planning permission could be granted. I have taken into account all material planning considerations and it is my judgement in this instance that no significant harm to the site or local amenity is caused by the development in situ and as such it would not be necessary or proportionate to pursue this matter further via formal enforcement action. I have advised the owner that it would be in their interest to submit a Non-material amendment to regularise the changes to the door and window arrangement. I can confirm that the garage is being inspected throughout by SG building control surveyors in line with current building regulations. Planning Enforcement, South Gloucestershire Council, Department For Environment And Community Services, PO Box 1954, Bristol, BS37 0DD Telephone: 01454 868004 Email: PlanningEnforcement@southglos.gov.uk INEXP I intend to close the investigation at this stage.

Case closed

Cllr PGC requested Wick Quarry be reported to Enforcement due to the cleanliness of the lorries leaving the quarry and also the debris on the road surface.

Clerk has reported to Enforcement under the following breaches of planning no P98/4131 decision dated 20/11/2020 conditions 9,10,11

- No heavy goods vehicles shall leave the quarry to join the public highway without first passing through an efficient fully automated and weather proof wheel and chassis wash in order to prevent mud and dust being carried onto the public highway
- All lorries loaded with excavated or processed mineral leaving the quarry shall be securely sheeted to prevent dust and other debris being carried into the public highway
- For the duration of the quarrying and restoration works and any other ancillary operations connected with the operation of Wick Quarry the surface of the area between the wheel wash and the quarrys main

entrance onto the public highway shall be hard surfaced and swept at such frequency so as to minimize the emission of dust and accumulation of mud

Await update from Enforcement reference COM/21/0857/BOC

SGC update 30/11/2021

I refer to your recent enquiry concerning the above property. I write to inform you that the concerns you have raised have been forwarded to Neil Higgs (Service Officer ECS) who is the single point of contact for SGC and Wick Quarry for further action. I have asked Neil to provide you with an update with his findings. The planning enforcement team do not intend to pursue this matter further and will close the investigation at this stage. If you require further clarification please do not hesitate to contact us

Case Closed

Cllr SF commented that the property 13 Court View are now parking on their grass verge however they currently do not have a dropped kerb and therefore cannot access their property in this manner.

Clerk to report to Enforcement -reported to both Park Legally and Enforcement 10/11/2021

Response from park legally We can only deal with cars parked on footway if they have double or single yellow lines running along side the section they are parked on. If this is not the case, it would need to be reported to the Police as an obstruction. As I previously stated though, I will ask officers to investigate to see if we are able to deal with this.

Update from SGC 30/11/2021

I refer to your recent enquiry concerning the above property. A Planning Enforcement Officer has undertaken a site visit in order to investigate your concerns. The Investigator identified that the hardstanding in front of the property has been laid with a permeable surface and a soakaway. The kerb has been dropped sufficiently for access to the new parking area. I write to advise you that these works remain within the limits of 'permitted development rights' as defined under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such planning permission is not required. As no breach of planning control has occurred, the planning enforcement team has no grounds to pursue this matter further and will close the investigation at this stage

Case now closed

Footpaths

Cllr BD has provided detail from a resident regarding a blocked footpath near Wilton Farm

Cams ref 17162

SGC update 29/09 Visited and needs background work and letter.

9.2 Cllr BD requested clerk contact Public rights of way to ask for a footpath sign to be erected on the footpath close to the Village Hall

Clerk to contact and request via PROWS ref CAMS17472

SGC update 29/09/2021

Erection of new footpath signage next to Wick Village Hall- I assume that you mean adjacent to the stone stile as part of the gates to The Close? If so I have noted the car myself whilst working locally but can't prioritise the sign for the moment

Cllr BD requested clerk to report footpath no's PBN/28/20 and PBN/26/20. Each year the landowner/s ignore the need to leave the required margins both along the edge and diagonally across the field.

Cams ref CAMS 17596/17597

SGC Rights of way update /rec'd 02/11/2021 confirming the landowners have been advised of the requirements- Clerk has advised Cllr BD

MISC

4. To Note and confirm Minutes from November's meeting .

Proposed SA

Seconded PGC

All in favour 7

Carried

5. Finance

Clerk has drawn up cheques in favour of:

Clerk to request CW to sign cheques. CW will request DB sign cqs.

SGC Localism £754.88

SGC Install Bus Seat £804.00

Wick Village Hall hire x 2 £54.00

J Bray-Warner – ink cartridges & paper £87.30

HMRC PAYE £579.23

6. To PROVIDE an update regarding Common Land on Chesley Hill and updates from Solicitors

Cllrs SA & GG met the with other party in the dispute regarding access across common land on 3rd December. Cllrs provided details of the outputs from the meeting. The other party advised Cllrs he had not fully read the materials supplied to him by his solicitor however he did advise that his solicitors indicated he had grandfathers rights, however PC solicitor has seen no evidence of this as yet. Cllrs did offer the other party alternative options for access to land and the other party agreed to explore these.

Parish Council advised that our solicitor is not to take any further action for the time being.

This is an ongoing agenda item

7. To OVERVIEW Anti Social behaviour

Cllr GG advised he had been notified of an incident on 3rd Dec regarding a young girl being followed by a car and that there was an attempted snatching however Cllr GG subsequently spoke with beat officers on Saturday 4th December who had no knowledge of this incident.

Ongoing agenda item

8. To PROVIDE an update from Working party in connection with Village Hall refurbishments

Cllr GG & SA advised there were no update to report.

Ongoing agenda item

9. To REVIEW and RESPOND to Planning application no P21/07152/CLE Bury Hill Farm Woodcroft Lane Wick

Clerk had requested Council to review the application prior to the meeting in order to aid the discussion

Discussion Held

No objection

Clerk to update SGC portal

10. To DISCUSS the Queen's platinum jubilee and any village plans for celebrating

Clerk had provided Chair with correspondence received on 9th December regarding the possibility of PC installing a permanent/temporary beacon to celebrate the jubilee.

Discussion held.

Suggestion that PC contact Wick School to review what plans they have in transit and that PC maybe able to support.

Cllr GG will contact a member of the staff at the school

Agenda item January 22

11. To OVERVIEW and DISCUSS a response to Consultation re South Gloucestershire's annual budget

Clerk had requested Council to overview the pre-circulated summary of the consultation prior to the meeting in order to aid the discussion. Assistant to clerk D Wiltshire provided a verbal summary of the consultation and advised PC that there was a questionnaire available to complete regarding SGC services

Discussion Held

Decision taken to complete survey at meeting- Cllr SF was able to facilitate as he had an available device with him. PC completed during meeting.

12. To OVERVIEW and DISCUSS a response to Consultation re WICK - VARIOUS ROADS - Variation to waiting restriction order - STATUTORY NOTICE

Clerk had requested Council to overview the pre-circulated summary of the consultation prior to the meeting in order to aid the discussion. Assistant to clerk D Wiltshire provided a verbal summary of the consultation

Discussion Held

Parish Council wish it noted that we support this consultation

13. To REVIEW and RESPOND to Planning application no P21/07430/CLP 112 Church Road Wick

Clerk had requested Council to review the application prior to the meeting in order to aid the discussion

Discussion Held

No objection

14. To DISCUSS Cadle Charity

Chair provided a verbal update with rational for agenda item. A number of the Cadle charity has stepped down and as per their constitution Parish Council must confirm the appointment of a new treasurer.

Chair provided the details of the proposed individual

Discussion held

Parish Council do not oppose the appointment of a new treasurer

Chair to advise Cadle Charity

15. To DISCUSS Next Steps for Wick Sports Ground

Representative from Wick Sports Ground (WSG) provided Parish Council with the details regarding the ongoing leak they have been experiencing over the last 6-8 weeks. The representative provided clarity on the actions WSG, Bristol Water and contractors had taken to locate the leak and fix. It has been discovered that the leak has occurred in a neighbouring property however WSG are responsible for the pipe, which has deteriorated and is in need of replacing at an estimated cost of £30k

Cllr SA provided a possible alternative to the fix utilising his skills, expertise and knowledge.

Discussion held

Proposal by CW to write as a collective of WSG & PC to:

- Landowner where the pipe currently runs to ensure they are happy access is granted.
- CEO of Bristol Water to lean into any community services to support the ground.

Seconded SF

All in favour 7

Carried

Clerk and representative from WSG to work together to write to both parties

16. To DISCUSS options for Tree Planting as per Community Tree Group requests

Cllr GG provided an update as to the tree giveaway which took place on 4th December in conjunction with Sally Pattison SGC Biodiversity officer.

Chair provided an update from Community Tree Group and will contact the representative of the group providing Cllr Reade's details for further activity.

17. To REVIEW and RESPOND to Planning application no P21/07554/RVC Wick Quarry, Wick

Clerk had requested Council to review the application prior to the meeting in order to aid the discussion

Discussion Held

No Objection

However suggestion clerk write to MJ Church inviting them to attend a PC meeting

18. To REVIEW and RESPOND to Planning application no P21/07243/O Land To South Of High Street/Church Road

Clerk had requested Council to review the application prior to the meeting in order to aid the discussion

Discussion Held

Representative on behalf of the applicant attended the meeting and chair offered the rep the opportunity to provide an overview of the proposal. The rep annotated the overall outline of the application and invited Cllrs to ask any questions.

Discussion held.

Wick and Abson Parish Council object to this planning application on the following:

Wick and Abson Parish Council wish to object to the proposed planning application on the following grounds.

The proposed site is outside the settlement boundary and is in the greenbelt. Therefore under POLICY PSP4 – DESIGNATED LOCAL GREEN SPACES

Inappropriate development proposal(s) within a designated Local Green Space, as shown on the Policies Map and listed in Appendix 2, will only be acceptable, in very special circumstances.

Very special circumstances will not exist unless the potential harm to the designated space by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The construction of new buildings on Local Green Spaces is inappropriate.

Exceptions to this are:

- buildings for agriculture and forestry, within Local Green Spaces located outside a settlement boundary; or
- the provision of appropriate facilities for outdoor sport, outdoor recreation and cemeteries, as long as it does not conflict with the purpose of designating the Local Green Space; or
- the extension or alteration of a building, provided that it does not result in a disproportionate addition over and above the size of the original building, in line with Policy PSP7; or
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The application states that "There is case law that says that a number of factors, none of them "very special" when considered in isolation, may when combined together amount to very special circumstances and goes on to say that "there is no reason why a number or factors ordinary in themselves cannot combine to create something very special". This should be a qualitative rather than a quantitative assessment where the decision maker has a wide degree of latitude.

1.3 The factors to consider in this case are listed below and developed through the remainder of this report."

Therefore taking this to be procedurally correct each of the proposed factors will be dismantled in turn.

The inclusion of a public carpark on the site for users of the Golden Valley Nature reserve, with potential revenue stream.

During the first year of the lock-down the Nature Reserve was flooded by visitors. So much so that the police had to deal with the situation as it constituted an illegal unmasked gathering. There was also weeks of inconsiderate and dangerous parking associated with the influx of visitors.

However since then the numbers of visitors have massively reduced and the parking problems have been alleviated by the introduction of double yellow lines along the problem areas of the A420.

The Nature Reserve itself, being quite small and since its surge in popularity, has struggled with the increased percentage of visitors from outside the area that solely utilize it as an area to inconsiderately exercise their dogs off their leads. Therefore so as to protect the wildlife, particularly the otters it is inappropriate to encourage further footfall.

This has been voted upon by the Friends Group that shoulder the majority of the day to day running of the reserve and there was a unanimous rejection of the car park proposal.

Provision of a new area of public space.

The village of Wick is fortunate enough to be blessed with a large public park with areas varied activity and relaxation opportunities, a nature reserve, sports ground, a plethora of public footpaths and is surrounded by the green belt. Therefore there is little demand for further public space.

Protection and Ecological enhancement of the SCNI

The introduction of housing, car park and public access to the area in question will be of detriment to what is a very important wildlife corridor. The area provides an undisturbed section of the river for the movement of otters, a nesting and feeding ground for kingfishers and a feeding corridor for bats, including the lesser horseshoe. It would unfortunately provide a large area of riverbank subject to easy entry to the river by people and dogs. The Nature Reserve in comparison has very few such areas hence the presence of otters despite public access. Otters are fully protected as a European protected species and also protected under sections 9 and 11 of the Wildlife and Countryside Act 1981. Kingfishers are afforded Schedule 1 status under the same act. The Lesser Horseshoe is protected in the UK again under the 1981 act, is a Priority Species under the UK Post-2010 Biodiversity Framework and is a European Protected Species under Annex IV of the European Habitats Directive.

The grassland itself, having not been heavily grazed for over 30 years is a haven for small mammals. The healthy population of which can be gauged by the high numbers of buzzards and other raptors that regularly use the field as a feeding ground.

Provision of new access through the site providing enhanced connectivity • Enhances connectivity between existing public rights of way

As above, this field currently provides a wildlife corridor with very low public footfall so is essential in maintaining the biodiversity of the surrounding area including the Nature Reserve.

Public benefit of extension of access through the SNCI as part of the Golden Valley Nature reserve.

Again, as above, public access to this area has a detrimental effect on the biodiversity of the Nature Reserve as so is not welcome.

Potential heritage benefits relating to the setting of a Grade I Listed Wick Court

The proposed housing would in fact block the view across the field to the Court from the A420, particularly when waiting at the traffic lights at the bottom of Naishcombe Hill. One of the best times to watch the buzzards hunting.

Potential use of small scale Hydro Power as a renewable energy resource

The low head of water at the weir near the Court combined with the low flow rate makes any such energy source unviable. Clearly no viability study has been made as even the 5 metre high weir in the Nature Reserve, for which surveys have been made, would struggle to be viable. In addition under usual boundary ruling only half of the weir could be claimed. The other half could well be demolished as has been requested by Bristol and Avon Rivers Trust to improve fish migration.

Provision of carbon neutral homes in a sustainable location • Provision of new homes, including above policy compliant affordable housing

Again this is considered inappropriate development proposal(s) within a designated Local Green Space.

The proposals have limited conflict with the purposes of Green Belt land as set out in paragraph 80 of the NPPF

Wick and And In Parish Council consider that the development would have considerably detrimental effects on the Green Belt and have demonstrated that all of the proposed Very Special Circumstances are invalid.

Wick and Abson Parish Council would also like to comment regarding the salmonid river where resides a considerable amount of the otters, bats and kingfishers.

19. To REVIEW and RESPOND to Planning application no P21/07657/F 61 Milford Avenue

Clerk had requested Council to review the application prior to the meeting in order to aid the discussion

Discussion Held

No Objection

20. To NOTE correspondence from:

20.1 Notice of appeal received regarding Enforcement notice Ref COM/21/0306/OD - The Rosary Chesley Hill Siston

20.2 Notice of planning – approve with conditions 21 Milford Avenue, Wick

21. To RECEIVE short information items and oral updates from members

21.1 Cllr GG advised that Wick Quarry are making a concerted effort to wheel wash the lorries before leaving the premises.

21.2 Cllr SA advised that a new grit bin had been installed in Lodge Rd near Silver Barn however the old one had not been removed.

Clerk to contact Streetcare to remove

21.3 Cllr PGC requested clerk to contact Football club to request the signage be removed

Clerk to contact WSG

21.4 Cllr SA Advised that there has been fly posting (secured advertising) of a fencing company on the piece of land on London Rd, the notice is approx. 3 metres in diameter.

Clerk to advise Streetcare to remove and advise company

21.5 Cllr SF shared his dismay at the planning for 21 Milford Avenue had been approved against PC comments.

21.6 Cllr CW had received a call from the vicar regarding an issue with the stream behind the church- chair advised the vicar to contact Cllr Reade and subsequently Cllr Reade has spoken to the Vicar and provided his a route to raise concern.

21.7 Cllr CW advised that a new building is being erected at Ingleside Farm on Chesley Hill and is unable to locate any planning in connection with this building. **Cllr CW requested clerk to report to enforcement.**

22. To RECEIVE and NOTE matters from members for inclusion in next meeting

Meeting closed at 21.50