

Wick and Abson Parish Council
Minutes of the meeting held on 6th April 2022 at The Village Hall 7.15pm

Attendees: Stuart Fowell (SF)- Chair , Peter Crew (PGC) Gaive Golding (GG), Derek Bonas (DB), Bronwen Dyson (BD), Keith Hollister (KH), Clerk Jo Bray-Warner, and 1 member of the public

1. Chair to note apologies and receive/confirm declarations of interest in conjunction with Localism Act 2011

Simon Alway (SA)

Carolyn Williams (CW)

Malcolm Watson (MW0)

1a. Chair to explain emergency procedures

Chair provided clarity regarding procedures

2. Opportunity for the public as appropriate to address the Council.

No comments from member of the public

3. Clerks report

Streetcare Issues:

1. 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

Chased 28/02/2022

SGC update *Works ordered. Please note we are unable to give a time frame for action.*

2. 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--chased 31/01/22

Chased 28/02/2022

SGC update *Works ordered. Please note we are unable to give a time frame for action.*

3. Cllr BD requested clerk to report to Steve Golding the following junction of Cann Lane and A420 now requires some urgent attention,Of the 2 'No Entry' signs, only one remains and is damaged.

None of the road markings are fully legible. Some motorists are now doing manoeuvres which are illegal and dangerous, and as a consequence accidents will happen again at this particular spot.

Reported 14/12/2021- await response-Steve Golding has confirmed reference Kirona 313613

Chased 28/02/2022

SGC update *Works ordered. Please note we are unable to give a time frame for action.*

4. Oldbury Lane- blocked drains. Request from Wick Sports Ground to report the drains along Oldbury Lane as they appear blocked and are not coping with the excessive amounts of rainwater.

Reported 10/01/2022 await reference 1779269

SGC update 09/02/2022 confirmation this is now in the works queue.

Chased 28/02/2022

SGC update *A ticket has been raised for cleaning. Please note we are unable to give a time frame for action.*

5. Cllr PGC requested clerk report that the road gulleys from Homeapple Hill towards the Griffin pub in Siston be cleared as they are overflowing.

Clerk to report reported 10/03/2022 reference 1817352

6. Cllr CW requested clerk to report a pothole in the middle of Naishcombe Hill near no.s 3-5

Clerk to report reported 10/03/2022 reference SGC-86762-JOM0 We have looked into your report and we will fix the problem

SGC update 29/03/2022 work completed--CLOSED

Outstanding item from Previous meetings:

All planning application responses uploaded to SGC portal 11/03/2022-CLOSED

Confirmation from Maintenance contractor they will be undertaking the required repairs to the gate in the park to ensure it 'soft closes'

- Minute no 6-Common Land- Clerk emailed solicitor 10/03/2022 to advise to start Court proceedings
Agenda item April for PC to confirm Barristers
- Minute no.2.6 Clerk has contacted the police to see if Beat surgeries will recommence
Chased 21/03/2022- Beat surgery confirmed to be held 23rd April at Village Hall
- Minute no. 8 Clerk has contacted SGC re litter bin cost and installation and process awaiting update Confirmation received cost will be £595 plus VAT am awaiting installation date- will be installed by end of March
Confirmation received bin has been installed--CLOSED
- Minute no. 12 Clerk has emailed Cllr GG re contacting Helen Hudd SGC re AOCV for Carpenters Arms as PC advised SGC on 11th February that we do not wish the AOCV to be removed- await clarity from Cllr GG. Clerk also reported to planning dept as per request from march meeting
Clerk has also contacted SGC planning to advise that PC disagree that the conditions have been met and requested the discharge not to be accepted.Clerk chased Cllr GG 16/03- response received from Cllr GG 18/03 confirming PC approach is acceptable--CLOSED
- Minute no 13 Clerk awaiting confirmation of availability of Village Hall for Annual assembly of Wick & AbsonCllr KH has provided availability- clerk requested confirmation from Councillors preferred option- Confirmed date will be 19th May—CLOSED
- Minute 14 .Clerk has confirmed Brockwell Park contract with SGC and awaiting cutting plan
Chased 21/03/2022- Chased 30/03/2022

- Minute 16 Clerk has requested information re costings for purchase and installation of notice boards and is awaiting update- Options provided by SGC awaiting clarity re installation cost
Chased 21/03/2022

SGC update 22/03- We will require a licence to add the notice board- awaiting

Agenda item in April- to decide style of notice board.

SGC have provided a quote of £500.00 for installation

- Minute no. 20 Clerk has reached out to Danny Dickson (SGC) re attending a meeting to discuss Neighbourhood plans- await response
Chased 21/03/2022-chased 30/03/2022

ENFORCEMENT

1. 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.

Reported 07/12/20 and updated reference no COM/20/0933/OD-chased for update 24/01/22& 22/03/2022

SGC update 24/03

I am the case officer for this matter. I have recently joined the Council and have been allocated this matter which I understand has been outstanding for longer than we would usually anticipate; I apologise for the delay.

Having reviewed the file, I note that previous officers have had difficulty in accessing the site so, at this stage, the breach of planning control has not been confirmed. I have now written to the owners requesting they arrange a site visit so that this can be moved forward. If they do not respond or refuse to allow access, the likely next step would be to issue a Planning Contravention Notice to gather additional information. In the meantime, I making other enquiries in order to gather any other information that will allow me to make a determination regarding the use of the building. If the Parish Council has any other information that may assist, I would be grateful if you could forward it to me. I will update you again in due course when I hope to have further progress to report to you.

2. 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. Councillors commented they believe there is planning however neither Chair nor Clerk can locate on SGC planning portal.

Cllr CW requested clerk to report to enforcement. Clerk provided chair with planning application details within the portal for overview and requested clarification as to whether to report

Chair confirmed to report-await reference from SGC-COM/22/0002/OD

Update 18/02/2022

After further assessment of the planning history there appears to be a more serious breach of planning control in that this outbuilding has been converted into a single dwelling house and renamed Chestnut House. The 2014 permission was for Ingleside Farmhouse and for an extension of an outbuilding into an ancillary outbuilding. It appears that this outbuilding has now been renamed "Chestnut House" and is a dwelling house. Following a land registry check I have written to the owners requiring more information and to arrange a site visit when I can gain access to make a detailed assessment of what breaches of planning control have

occurred. I have made the owner aware that if no contact is made then more formal action could be commenced.

3. Cllr KH advised that Valley View Cottage who received planning permission against reference P21/003/76F to erect a detached double garage appears to have 'blocked up with bricks' the front of the garage where the 'traditional door' should be and requested clerk to report.

Clerk reported to Enforcement 20/01/2022 providing extract from planning portal showing the plan for the door and a photo which clearly shows the area for the door 'bricked up'

Enforcement reference COM/22/0039/OD

Feb 22- Cllr BD commented that the newly erected front wall at this property has encroached onto the highway and increased the size of the front garden- clerk requested Enforcement to review in conjunction with existing application

Update 22/03/2022

Our investigator has identified that the approved garage, although still under construction was to be used as an office / gym. Based on our findings, it is clear that a 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. As the use as a gym / office is incidental to the main dwelling, although different to the approved application would not cause harm. 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 intend to close the investigation at this stage. Should evidence be received that the building is being used as a separate dwelling; the planning enforcement team will of course re-open our investigation. If you have or witness further evidence, please do not hesitate to contact me quoting the above reference. I checked the land registry documents and looked at previous street view and it does not appear as if the boundary has changed,

Closed

4. Windyridge, Abson Road, Wic, Bristol, BS30 5TS.

Cllr PGC advised that it appears that a horse menage with lighting has been erected at the rear of the property. Clerk has checked the various planning applications for the last 10 years on the portal including the following references: P20/06547/F, PK16/5315/F, PK15/1639/F, PK09/5742/CLP, And there appears to be no application for this addition to the property. The resident reported it also commented that the lights are causing light pollution and are a distraction whilst driving along Abson Rd due to the brightness.

Reported to Enforcement 11/02/2022 ref COM/22/0077/OD

Update 11/03/2022

I refer to your recent enquiry concerning the above property. A Planning Enforcement Investigator has undertaken a site visit on 16 February 2022 in order to investigate your concerns regarding the erection of a structure at the above property. We have determined that further investigation is necessary to progress this case and another site visit to the property may be required. In the meantime, you may be contacted if further evidence or information is needed from you. If you obtain further information that could assist our investigation which was not included on your original enquiry; please let me know and we will ensure that any new evidence received during open investigations is considered in our decision making.

5. Manor Cottage, Manor Rd

Cllr CW requested clerk to report as a potential HMO

Reported 11/02/2022 to Enforcement reference COM/22/0081/COU

SGC update 04/03/2022

I am writing to advise that following an initial visit from an investigation officer it would appear that an annex at the above address has been discovered , I have prepared a PCN to establish further facts , I will report back when this has been issued , completed and returned

6. Wick Quarry

Cllr PGC requested clerk to request Enforcement reopen case no COM/21/0857/BOC as breach of conditions 9 (wheel washing), 10 (dust prevention) and 11 road sweeping)

Update SGC 15/03 Reference COM/22/0150/BOC

We will undertake an initial site visit within the next ten working days to establish whether a breach of planning control has occurred and gather the available evidence. We will contact you within 20 working days of the investigation being registered to confirm: -

SGC update 30/03/2022

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, however, at this time has found no unauthorised development or unauthorised operations taking place. At the time of the visit the wheel wash was in use, the trucks have to pass through this to leave site. The Investigator identified that a tanker was spraying water onto the road preventing dust from the lorries leaving the site. A road sweeper was on site that is used when necessary but at the time of the visit there was no mud on the road. All of these are conditions of P98/4131 and are in place and being used. As no breach of planning control appears to be taking place, the planning enforcement team has no grounds to pursue this matter further and will close the investigation at this stage.

CLOSED

7. Land adjoining Court Lane

Following March's meeting and a request from a resident to report this property as it is in breach of condition 4 on planning application PK12/1734/F due to an erection of an additional building.

Reported 11/03/2022 reference COM/21/0639/OD

Update from SGC 12/03/2022

NEXT STEPS: We will undertake an initial site visit within the next ten working days to establish whether a breach of planning control has occurred and gather the available evidence. We will contact you within 20 working days of the investigation being registered to confirm: - • if we have determined that a breach of planning control has occurred; • whether the matter is expedient for the planning enforcement team to pursue further; • the contact details of the Officer responsible for any ongoing investigation. We will provide you with status update information at significant stages of our investigation.

Further update from SGC received 21/03/2022

I am writing with reference to the above matter. I have an existing case (COM/21/0693/OD) which is for the same issue. I have spoken numerous times with the land owner who has chosen to test the planning system with an application to vary the condition that was imposed to prevent additional (fixed or moveable) structures being placed upon the land which is registered under reference number P22/01362/RVC.I will therefore close this case and merge

it with COM/21/0639/OD and add the parish to the complaints for the matter which will ensure that you are updated of significant events in this matter.

8 .Land north of Homeapple Hill.

A construction is being erected in a field behind Highfield Lodge/Bramley Barn after review of planning portal 2 planning applications for this location exists under references:

P19/13271/F & P19/3321/F both refused in 2019 The structure being erected appears to be in the same location as these planning applications which were refused:

At present the structure is only visible via the various public rights of way inc references:

LWA 64/10

LWA 11/30

PSN 42/10

PBN 28/20

Await SGC

Footpaths

1.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.

Chased 04/01/22 & 21/01/22

Update 21/01/2022

Meeting arrange for PROW and Landowner w/c 24/01/2022

Chased 31/01/2022 for update

4. To Note and confirm meetings from previous month.

Proposal by SF minutes are a true reflection

Seconded BD

All in favour

Carried 6

5. Clerk to provide financial update for Council and request cheques to be signed in accordance with Bank mandate

Clerk requested Cllrs DB & CW to sign cheques in favour of:

- Secure a Field- Gates purchased for Wick Sports Ground
- SGC- Mow park
- SGC- Installation of new bin-Oldbury Lane
- Greenfields Gardens Servcie- Repairs in park
- BR/Y/NB/DA Symes- Hedge cutting in village
- Ashfirds LLP- Solicitors acting on behalf of PC re Common land
- HMRC- PAYE

6. Cllr GG/Clerk to provide an update for ongoing issue with common land on Chesley Hill

Further to April's meeting whereby Council confirmed issue to be addressed through Court proceedings. Clerk had contacted solicitor who advised a Barrister was now required. Solicitors provided 3 options and clerk had pre-

circulated options including costings. Decision required by PC to confirm which barrister to use.

Discussion held

Proposal by GG to secure the services of Britany Pearce of St Johns Chambers however request an overview of the documents before submission to the court

Seconded SF

All in favour 6

Clerk to advise Ashfords solicitors

Email sent to Ashfords solicitors 06/04/2022 cc'd Cllr GG-await update

7. Council to continue discussion regarding Wick Sports Ground
Wick Sports Ground (WSG) had provided their monthly update which clerk had pre-circulated.
Decisions required:
 - 7.1. PC to confirm whether an independent ROSPA inspection required for new equipment
 - 7.2. In order to apply for ground improvement Grant's the football club will need to prove that it had security of tenure. The football club has provided the PC with sample wording that would be acceptable.
Discussion held.
 - 7.1 Proposal by Cllr SF to advise WSG that PC would require an annual ROSPA inspection to be completed and that PC would require a copy for our records and that WSG are taking on this equipment at their own liability
Seconded DB
All in favour 6
Clerk to advise WSG
 - 7.2. Tenure request discussed. PC amended the sample provided by WSG and have requested further information before confirming.
Clerk advised WSG and await update
8. Cllr PGC to lead the discussion re hedge planting in Mendip View
Cllr PGC provided clarity to PC and public regarding agenda's item.
Request from Council to review ownership of Mendip View green to identify whether Parish Council are able to plant trees.
Clerk to action
9. Council to overview the quotation for repairs to Parish Council owned Bus shelters
Following April's meeting Council had requested updated costings to repair/clean shelters. Clerk pre-circulated quotes.
Discussion Held
Council would like to review other contractors and gain other quotes before confirming any activity.
Proposal by SF for clerk to contact Pucklechurch for details of their contractors.
Seconded PGC
All in favour 6
Carried

Cllr SF will also contact any advertised contractors within Parish Magazine for quotations.

Agenda item May

10. Council to review costings for new notice board and confirm whether to take forward .

Following April's meeting, clerk had investigated the costings to purchase and install a notice board. SGC had confirmed installation costs of £500.00 and purchase costs of £1100.00, however we would also be required to also have a license for the notice board, clerk was advised by SGC this could not be reviewed until a choice of notice board had been decided by PC.

Clerk pre-circulated 2 options to councillors of options of Notice boards

Discussion held

Due to costings proposal by GG to refuse to purchase and install new notice board.

Seconded KH

All in favour 6

Carried

Clerk to advise SGC this is no longer a requirement

11. Council to review and confirm membership to ALCA for further 12 months
ALCA had provided costings for next 12 month membership at £478.07. Clerk had pre-circulated paper.

Discussion held.

Proposal by SF to accept membership fee

Seconded KH

All in favour 6

Carried

Clerk to raise cheque

12. Clerk and Councilors to provide update as to any correspondence received since last meeting

12.1 Planning application no: P22/01851/PNOR-

Clerk had pre-circulated notification of application for discussion

Discussion held:

No objection

Clerk to update planning portal

12.2. Notification of planning decision:

P21/06720/F Shrubbery Lodge- Refusal

12.3. Clerk had received a quotation to change the mechanism on the gate in Childrens play area cost £624.00

Discussion held

Proposal by PGC to accept quote

Seconded SF

All in favour 6

Carried

Clerk to advise maintenance contractors

13. Councilors to provide any updates and confirm any matters for inclusion at next meeting

13.1 Cllr GG advised that a large part of an Elder tree and considerable amounts of Ivy encroaching onto pavement

Clerk to report

13.2 Cllr GG advised PC and public that through his conversation with the Manager of Wick Quarry a public meeting will be arranged- however no date has been confirmed.

13.3. Cllr SF requested clerk to report blocked drains outside 37 Naishcombe Hill.

13.4. Cllr SF requested clerk to report that all the drains outside Tracy Park Country club are blocked.

Date of next meeting 12th May.