

DOYNTON PARISH COUNCIL
Minutes of the Meeting held at Doynton Church Rooms
4th October 2017 at 7.30pm

Present:	William Crew	Chairman
	Peter Hart	Vice Chairman
	William Roch	Councillor.
	Jill Salter	Councillor.
	John Bartram	Councillor.
	Elaine Weightman	Parish Clerk

No members of public in attendance

The Chairman welcomed everybody and opened the meeting.

Action

1. **APOLOGIES.** *Ben Stokes District Councillor.*
2. **TO APPROVE THE MINUTES OF THE LAST MEETING**
The minutes of the Parish Council meeting of 18th July 2017 were approved and signed by the Chairman on the proposal of Cllr. Hart and seconded by Cllr. Bartram
3. **MATTERS ARISING** *None to record*
4. **TO RECORD DECLARATIONS OF INTEREST FROM MEMBERS OF ANY ITEMS TO BE DISCUSSED** *None to record*
5. **TO ADJOURN TO ALLOW PUBLIC PARTICIPATION.**
No members of public in attendance.
6. **PLANNING**
 - 6.1 **To Comment on Planning Applications**
PK17/4029/F Oxleaze Toghill lane, Doynton. Siting of mobile home for use as a dwelling for an agricultural worker for a period of 3 years:
 - 6.2 **To record comments on applications dealt with since the previous meeting.**
PK17/4105/F High Paddock Bottoms Farm. Doynton. Erection of single storey side and rear extension to provide additional living accommodation .No *objection*.
PK/17/2390/F Park Hotel & Resort Bath Road, Wick. Erection of temporary wedding marquee to exist on site for a period of no5 years with associated parking. *No objection*.
 - 6.3 **To Note Planning Decisions**
PK17/2473/F: Land to west of Home farm, Rookery Lane. Installation of replacement RTU kiosk measuring 3m(W)x5m(L)x3m(H). *Approve with Conditions*.
 - 6.4 **Other Planning Matters.**
 - 6.4.1 Members were made aware of the imminent publication on the consultation on the proposed changes to SGC Local Planning Application requirements 2017.
 - 6.4.2 A public meeting on 6th September with presentations by developing group Green Bean E –cohaus and comments from parishioners and the Council members on planning application **PK17/3614/F Land At Toghill Lane Doynton BS30 5TD**. Covering the present farmyard and the field behind. Demolition of unlisted buildings in a Conservation Area. Erection of 7 no. dwellings and community building for Swimming pool/gym area and associated works.
As a result of the meeting DPC made the following comments and objection to the development to SGC planners.
1. In response to the Rural Housing section of the SGC Policies, Sites and Places (PSP) Plan DPC consulted with the community to understand its future needs in terms of housing and how it might be met. The clear consensus from the consultation carried out with residents of Doynton in June/July 2014 was that the small number of additional homes needed in the village can be achieved within the current national and local

planning policies. There is no need to extend the existing settlement boundary or identify a rural exemption scheme for affordable housing.

2. PK17/3614/F proposes the re-development of abandoned farm buildings. In the questionnaire carried out as part of the Doynton Parish Plan 2010 there was widespread support for the conversion of unused agricultural buildings. DPC strongly support this kind of development, with the proviso that it must not extend beyond the footprint of the buildings and farmyard into green fields beyond, and therefore into the Green Belt.

3. PK17/3614/F falls within the Doynton Conservation area and therefore the style and material used should be in accordance with the Doynton Conservation Area SPD dated June 2013 which was carried out by the Parish Council and involved extensive consultation with the local community.

4. In SPD the distinction is made between some modern developments in Bury Lane and Toghill Lane which do not reflect the local vernacular, and the houses in Summers drive and Perrymans Close which reflect "distinctive and simple rural vernacular". The design of the proposed development under PK17/3614/F is not in the least bit sympathetic to the appearance of the conservation area and does not comply with the requirement to have regard to the historic grain and pattern of development, scale, form and building lines that contribute to the character of the Doynton Conservation Area.

5. The SPD specifies that development in the village should seek to use materials common to the historic palette of the village and that use of natural local stone like White Lias should be encouraged. The proposed development under PK17/3614/F has extensive use of wood cladding which is totally absent in historic buildings in the village and is only seen as a cladding in modern barns. No attempt has been made to use White Lias in the stone work.

6. The development can demonstrate considerable "eco" benefits. While this is commendable, they should be incorporated into buildings that are built to the design specified in the Doynton Conservation Area SPD and using the construction materials specified. The fact that PK17/3614/F is "eco-friendly" should not mean that it does not need to comply with the requirements of the SPD and also the rules of Green Belt development outside the settlement line.

EW

7. FINANCE

7.1 Cheques were signed in payment of the following invoices:

- £322.17 E Weightman, Parish Clerk, (work undertaken Sept & Oct 2017)
- £116.53 E Weightman, Parish Clerk, (quarterly expenses July Aug & Sept 2017)
- £50.00 ALCA Finance & Accounting Course 20/10/17.
- £24.00 Hire of Church rooms October PC meeting.
- £30.00 T Spencer (reimbursement re green bin SGC for village green 2017)
- £513.00 Doynton Village Hall Hire (PO £494.00 & PC Meetings £19.00)
- £33.05 SGC Litter Bin empty (9/7-17/9/17)
- £37.20 D Girling Website Domain re imburement.

7.2 Finance Report

7.2.1 After presentation of the cheques noted above, the balance at HSBC Bank for the month to 31st October will be £7,118.44 which includes the final precept payment of £2,539.00. The balance on the S106 savings account currently stands at £14,502.82.

7.2.2 The Clerk reported the 2016/17 Annual Governance Statement and Audit by External Auditors has been signed off by the External Auditors Grant Thornton with no advisory comments.

8. VILLAGE MAINTENANCE

8.1 Update on problems already reported.

8.1.1 One of the two pot holes on Bury lane outside Doynton House has been repaired however there remains a larger trench to be reported on the right hand side of Bury Lane after Doynton House leaving the village.

Grass verges to be considered for taking out of the SGC cut where wild flowers are prevalent on Gatheram lane will be reviewed before 2018 cut.

EW

- 8.2 New Maintenance Issues raised by Councillors.**
- 8.2.1** The clerk would report to SGC the need for a new road sign for Watery Lane which is missing and Pot holes by the post box which have deepened. **EW**
- 8.2.2** A local landowner will be approached by Cllr. Crew with regard to overhanging vegetation. **WC**
- 9. SPECIAL MATTERS FOR ATTENTION**
- 9.1** Cllr. Hart reported the Phone Box project team would prefer to be called The Phone Box Committee” encompassing Sue Merrell, Emma Roch and Jane Stewart. The restorative work undertaken on the phone box and the nearby litter bin will be undertaken by Emerson’s Green running club with the cost of materials financed by the DPC. The Box is covered under DPC 3rd party Insurance with contents not being covered.
- 9.2** DPC will register its objection to the Eastern Route suggestion for the proposed M4 Junction 18a under the SGC Consultation process in particular due to the effect that Doynton Village would become a “rat run” for traffic flow from Lansdown to Pucklechurch. Local residents have been urged to register their views before 16th October. **EW**
- 9.3** The clerk will advise there will be no Doynton representation at the ALCA AGM on 7th October **EW**
- 9.4** Members discussed an approach to parishioners to promote the election of a representative on SGC Health and Wellbeing forum from Doynton Parish. **ALL**
- 10 TO RECEIVE REPORTS OF MEETINGS ATTENDED**
None to record.
- 11 TO RECEIVE REPORTS FROM DISTRICT COUNCILLORS.**
No District Councillors present.
- 12 MATTERS OF INTEREST RAISED BY MEMBERS**
- 12.1** A number of formal complaints have been raised by parishioners to members as a result of a party being hosted by Mr. and Mrs. C Humby of The Old Rectory, Doynton, on the evening of Saturday 2nd September. The resultant party and subsequent noise disruption curtailed around 4.30am and this was felt to be very inconsiderate to other inhabitants of the Village. The Clerk will write to Mr. and Mrs. Humby to advise of this discontent. **EW**
- 12.2** The clerk would write to the new owner of The Cross House Inn to advise there were concerns at the security of the premises whilst it is in its current state of closure. **EW**
- 13 ITEMS RAISED BY MEMBERS TO BE INCLUDED IN FUTURE AGENDAS**
Change to date of January 2018 meeting.
- 14 DATE OF NEXT MEETING**
WEDNESDAY 15th November at DOYNTON VILLAGE HALL 7.30 pm with Cllr. Hart taking over as Chairman from 4th October to 15th November 2017.

The meeting closed at 8.45 pm

Signed.....

Date.....