



PUCKLECHURCH PARISH COUNCIL

To all members of the Council

You are hereby summoned to attend the annual meeting of Pucklechurch Parish Council to be held on Wednesday 7th December at 7.30 pm at **The Bungalow HMP Ashfield**. The meeting has been called for the purpose of transacting business as per the details on the agenda below.

Notice to members of the Public

This meeting is a meeting in public not a public meeting. Members of the public are invited to join the meeting and to ask questions and raise issues with the councillors. This session will last no more than 15 minutes.

Members and Parishioners are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, age, gender, sexual orientation, marital status and any disability and religious beliefs), Crime & Disorder, Health & Safety and Human Rights.

Signed:

Daphne Dunning
Clerk and RFO Pucklechurch Parish Council

Thursday 1st December 2022

Public Participation

AGENDA

1. Apologies.

To note apologies for absence.

2. Declarations of Interest (if any) and dispensations.

In accordance with the Local Code of Conduct to receive any declarations of disclosable pecuniary or non-disclosable pecuniary interests and to consider and grant any dispensation requests.

3. Minutes.

To confirm the minutes of 16th November 2022 for accuracy (draft previously circulated to Councillors; copies available on application to the Clerk).

4. To receive Report from District Councillor(s).

5. AGENDA ITEMS TO ACTION

5a. To agree budget for 2022-23 and confirm precept request.

5b. To consider South Gloucestershire Council consultation on a new Compact for South Gloucestershire and agree any responses.

Link <https://consultations.southglos.gov.uk/Compact/consultationHome>

5c. To consider next steps in progressing the community centre project and agree any actions.



PUCKLECHURCH PARISH COUNCIL

5d. To consider request from Pucklechurch Allotment committee and agree any actions.

6 AGENDA ITEMS TO NOTE

6a. To note appointment of new external auditors and future costs.

6b. To note completion of registering the possessory title to the community centre.

6c. To note Wessex Water is holding a public consultation on its draft Water Resources Management Plan 2024 and agree any actions.

6d. To note remote application hosting will be completed this month.

6e. To note latest update on the Neighbourhood Plan.

7 PLANNING.

7a. Planning applications.

7ai P22/06458/HH & P22/06459/LB Pucklechurch House 35 Westerleigh Road Pucklechurch South Gloucestershire BS16 9RD

Demolition of garage and erection of a single storey side extension. Erection of 1 no. detached garage.

Demolition of garage and erection of a single storey side extension. Creation of 1no. window opening and installation of window, removal and replacement of 1 no. first floor window on North East elevation.

Adjacent parish

7aii P22/06660/RVC Land At Emersons Green East Land To East Of Avon Ring Road South Of M4 Motorway And North West Of Disused Railway Line.

Variation of condition 9 attached to P20/12935/RM to realign the footpath along the western boundary, installation of 3 metre lighting columns along the extent of the footpath and to include the following plans with the list of approved plans: P21-270-04 - Core Area Location Plan, 1729-GL - 17_I Bollard Lighting Plan, Drawing_47036B, 3CT76 Lighting Column, Kingfisher Lighting_Mod_Urban_Datasheet 2021 and 1739-GL-20_A Gate Locations-NVB Comments.

To note comments submitted as agreed last meeting– see appendix 1.

7aiii P22/06238/F Land at Westerleigh Road Pucklechurch South Gloucestershire BS16 9PY

Conversion of existing stables to form 1no dwelling and associated work

7b. Planning decisions to note.

7bi P22/06216/TCA White Hart 1 Abson Road Pucklechurch South Gloucestershire BS16 9RH

Works to 1 no Betula pendula tree and 1 no. Liquidambar styraciflua situated within the Pucklechurch Conservation Area. **No objection.**



PUCKLECHURCH PARISH COUNCIL

7bii P22/05682/Building At Hillcrest Abson Road Pucklechurch South Gloucestershire BS16 9SD

Erection of a single storey front extension and associated works to facilitate change of use of a Light Industrial Forge/Barn to 1 no. dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). **Approved with Conditions.**

7c. Planning enforcement and any other actions.

None at the time of the agenda.

8. REPORTS.

8a. To receive pre-submitted reports from Councillors.

8b. To receive report from the Clerk.

9 FINANCE.

9a. To agree councillors to authorise contractual or other obligations for December.

Date of next meeting 18th January 2023



PUCKLECHURCH PARISH COUNCIL

Appendix 1

P22/06238/F Land At Westerleigh Road Pucklechurch South Gloucestershire BS16 9PY

Submitted comments:

Pucklechurch parish council (PPC) is aware that the stables were subject to a suspected arson attack on the evening of Friday 4th November that has caused substantial damage to the property described by the plans submitted herewith. The comments submitted here therefore are made with respect to the stables before they were damaged.

The parish council appreciates this is a property that sits within the green belt but believes that what has been proposed will do no further substantial harm to the local visual amenity and openness than the pre-existing building. In this respect council has no objection to the conversion of the stable to form a residential dwelling. It does however wish to make the following observations and request clarification in some cases.

1. Contrary to what is stated in the application form PPC believes there is no mains sewer available to the site – clarification as to how this might be dealt with is required.
2. No water supply is available at the site.
3. The bedrooms do not appear to meet nationally described space standards for double/twin bedrooms, which state to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m². Since this a material planning consideration and one which affects residential amenity, this needs to be checked and resolved.
4. The pre-existing hedgerow adjacent to the roadside currently screens the stables and is a key feature of the local landscape - PPC would like clarification that the hedge will remain in situ and be maintained.
5. Contrary to what is stated in the application form the site sits adjacent to a ditch/stream which is bridged so as to be able to gain access to the rest of the field (see the previously approved plans that enabled the construction of the stables PK14/1655/F)
6. PPC assumes that the rest of the field will still have permission to be used for equestrian purposes – clarification is sought as to what alternative access arrangements will be put in place since none are shown – further to this that any new stable construction would require a new planning application to be brought forward.
7. Aside from the provision of a new hedge there is no landscaping scheme per se.