

MINUTES OF THE MEETING OF CAMELEY PARISH COUNCIL HELD AT 7.30pm 14th MAY 2014 IN TEMPLE CLOUD VILLAGE HALL

Templecloud.org.uk

Election of Chairman:

The first item of business was to elect a new Chairman. Nominations were invited. Cllr Gwenda Harvey proposed Cllr Kate Atkinson. There being no other nominations, Cllr Kate Atkinson was duly elected Chairman and took the Chair.

Election of Vice Chairman:

Nominations for Vice Chairman were invited and Cllr Tom Hemmings proposed Cllr Tony Hooper. There being no other nominations, Councillor Tony Hooper was duly elected Vice Chairman.

PUBLIC PARTICIPATION:

Maria Musins, Chair of The Temple Cloud Residents Association provided the following information resulting from their latest open meeting. Villagers who attended last month's village meeting felt the village should negotiate with Banes the S106 payments arising from the Temple Inn Lane development so that the Village has a say as to where they would like the money spent. The villagers were asked to think about any possible suggestions they may have for the 106 payments and to advise the Residents Association as soon as possible. Some suggestions were to redesign the play area and play equipment for the children of the village, redo the fence, extra noticeboards, more litter bins and to look at safety measures on the A37 through the village. Attendees at that meeting also wished the chair of the TCRA was to see if there were any grounds to hold a Judicial Review that might overturn the original decision by B&NES. In order to proceed the Residents Association are asking the Parish Council to fund the initial legal costs either in partnership with the Parish council or by the Parish Council funding the TCRA. Estimated costs were £285 p.h + VAT and Maria thought that two hours would be enough time for an initial review by a qualified lawyer. In response to questions from councillors Maria Musins confirmed the TCRA had no funds and the TCRA had 12 or 13 members. She had no information as to grounds for Judicial Review proceedings, that is why the TCRA were asking the PC for funding.

The business meeting opened at 8.10pm.

PRESENT: Cllrs Atkinson, Mrs Harvey, Mr Hutchinson, Mr Hooper, Mr Hemmings, Mr Welsford, Ward Councillor Mr Warren and the Clerk, Mr Scutt.

1. APOLOGIES FOR ABSENCE: Cllrs, Mrs Parfitt & Mr Dando were both unable to attend because of work commitments.

2. DECLARATIONS OF INTEREST: In response to a question from the chair all councillors present confirmed no personal interest in any item on the agenda.

3. MINUTES OF PREVIOUS MEETING were approved and signed.

4. UPDATE ON MATTERS OUTSTANDING. Ten electors had requested that B&NES hold an election for the Parish Councillor vacancy. The Clerk would receive further information on timescale.

5. HIGHWAYS, FOOTPATHS AND ROADSWEEPING

Hart's Lane: The Clerk had circulated information to councillors about highways proposals for traffic restrictions in Harts Lane. Highways have requested comments from Cameley Parish Council with a response required by the 31st May along with comments/observations. The proposals are to apply a speed limit of 30 mph, a 7.5 tonne weight limit and a 6ft 6inch width limit. There followed a discussion and the consensus was that the proposed restricted traffic that currently used Harts Lane would use Temple Inn Lane, the suggested alternative route, adding further to the misery of residents in Temple Cloud. It was agreed that the speed and weight limit would probably have little effect as most HGV's already used Temple Inn Lane, but the 6ft 6inch limit would cause a problem. It was agreed to object to this width restriction proposal in the strongest possible terms to B&NES Highways and to point out the ramifications of pushing more and wider vehicles onto a residential road which is already a heavy traffic area, which will be further increased due to two residential developments recently granted planning permission. The Highway planners must be made aware, if they aren't already, that not only is Temple Inn Lane a designated HGV route, it is also the route taken by children to and from the primary school. This is a matter of grave concern to the parish councillors who believe that any further increase in traffic along this busy and hazardous road will inevitably cause a disaster. The clerk would respond by e mail to Tom Hayward at Highways and copy in those on the original e mail with the Parish Councils objections. **Footpaths:** Cllr Hooper had taken it on himself to walk the footpaths and check on their state. He reported various defects and passed the Clerk a list and it was agreed that these would be attended to. This list is attached to May's minutes.

6. FINANCE:

It was proposed and agreed to pay the following:-

Payments	£	Vat
(1) Clerks wages	269.53	
(2) Sweeper wages	428.49	
(3) Garage rent	37.97	7.59
(4) Motor mower Insurance	258.64	
(5) Purchase of Motor mower	1665.83	333.17
(6) HMRC J/F/M	202.20	
(7) ALCA/NALC Subscription	220.05	
(8) Planter group	62.81	

B) Payments received

(1) Parish Sweeper

292.17

7. PLANNING

The Parish Council discussed the following applications:-

14/01413/FUL an application for change of use, from agricultural building to mixed use B8 (storage & distribution) and B2 (industry) at Temple Bridge Farm. NO OBJECTION

14/01681/ADCOU application for change of use from Agricultural Barn to dwelling (C3) at parcel 5358 Temple Bridge. This was discussed at length and after much deliberation the Council were unanimous in their objection. The applicant is attempting to use a planning regulation which allows redundant farm buildings to be converted into dwellings. Since this building is new (built in March 2013) and in use it does not fall within the parameters of the redundant buildings clause. Additionally the owner of this barn has consistently flouted all planning legislation, every case of which has been reported to Planning by the Parish Council and residents. OBJECTION

14/01227/FUL for the erection of 5 bedroom farmhouse with self-contained lower ground floor annex following demolition of existing 4 bedroom farmhouse. The application is on the boundary between Cameley and Clutton Parish Council but is in Clutton. The Parish council made NO COMMENT.

The Parish Council then discussed at length a verbal request from The Residents Association for funding to explore the potential of a Judicial Review procedure of the process of granting outline permission for the development of 70 dwellings on land at Temple Inn lane. The Chair of the Residents had already addressed the meeting with her request and briefly reiterated the Residents Association position. She was supported by Cllr Hemmings who had attended both meetings of the Planning Committee that had discussed the application. He explained that he felt the conduct of the meetings had not been correct. Cllr Atkinson then explained her understanding of the position. For a Judicial Review to succeed the decision making process has to be unlawful, or something unlawful was done or the decision made was totally unreasonable. If a Judicial review succeeded the most the court could order would be that the decision be taken again. If the review was unsuccessful all the costs of both sides could be ordered to be paid by the applicants. Judicial Review proceedings were very costly. Cllr Atkinson had found a report of a Parish Council who had incurred costs of £57,000 in a failed attempt to persuade the High Court to allow proceedings to start.

Cllrs Atkinson, Hooper and District Councillor Warren all said that they had researched and investigated the process and all felt there were no obvious flaws and therefore no obvious grounds to proceed. After the discussion Cllr Hemmings formally proposed that the Parish Council provide a grant of up to £1000 to the Temple Cloud Residents Association to fund some legal advice. Cllr Welsford seconded the proposal. The motion was defeated 5 – 1.

The Parish Council then discussed a wish list of village projects to which developers could potentially contribute. Cllr Atkinson reminded the meeting that section 106 payments are part of a legally binding agreement made between developers and the Local Authority. Such expenditure must be incurred as expenses necessary to make the development acceptable to planning. It was noted that the items that the residents association were talking about were not that much different to those discussed by the Parish Council at the April meeting. The projects included a new (or redesigned) play area, replacing the fencing around the play area, tarmacking the village hall car park, replacing the wooden floor in the village hall, a memorial, allotments, extra noticeboards, more litter bins and to look at safety measures on the A37 through the village. The Temple Inn Lane development had been approved, as had S106 payments. If there were any future developments then hopefully additional S106 payments would be made and the list submitted by The Temple Cloud Residents Association would be considered.

8. REPORT ON MEMORIAL GARDEN MEETING

Cllr Hooper gave a short report on the meeting he had chaired. He reported that he was very pleased with the support and that volunteers were now looking at various aspects such as landscape design, history of The Green and war memorials, stone and funding. A further meeting was scheduled for 6 weeks hence when the various groups would report back.

9. INFORMATION EXCHANGE

The safety netting at the playing field was mentioned and it was agreed to add this as an agenda item at the next Parish Council meeting.

The next ALCA meeting was on 28th May at Saltford and that Cllr Atkinson would be attending.

10. NEXT MEETING will be at 7.30 pm on 11th June in the village hall.

The meeting closed at 9.30pm