

# MARKSBURY PARISH COUNCIL

## MINUTES OF A MEETING HELD

### AT STANTON PRIOR VILLAGE HALL

ON TUESDAY 19 MARCH 2024 AT 7.30PM

**PRESENT** Councillor Sally Collins (chair)

Councillor Alistair Hardwick ( Vice Chair)

Councillor David Roberts

Councillor Andrew Bendall

Councillor Sandra Harding

Councillor Philip Evans

Banes Ward Councillor Matt McCabe

21 members of the public also present

#### 1. APOLOGIES FOR ABSENCE

were received from and Councillor Richard Lord

#### 2. TO APPROVE THE MINUTES OF THE LAST MEETING: APPROVED

**PROPOSED** Cllr Hardwick

**SECONDED** Cllr Roberts

#### 3. MATTERS ARISING

Avon Needs Trees Drop in session has been arranged **at MARKSBURY VILLAGE HALL 6pm April 18th**

#### 4. TO RECORD DECLARATIONS OF INTEREST FROM MEMBERS OF ANY ITEMS TO BE DISCLOSED

Cllr Hardwick and Cllr Roberts item 6.3

#### 5. TO ADJOURN TO ALLOW PUBLIC PARTICIPATION

The Chairman invited Cllr McCabe to explain why and how Banes had arrived at the Local Plan Options document which was now open for comment, and which proposed land South of Burnett and next to A39 as a possible site for development. He also explained that any objections / comments should be made on planning grounds. He highlighted a letter he had received from a parishioner as being an excellent example of how to do that. He emphasized that this consultation was to identify potential development sites - there were no actual numbers of houses yet being discussed. Parishioners highlighted the small number of residents living in the area, the need for food security, the impact upon the green belt, their lives, and incomes. They queried involvement of Duchy of Cornwall in this scheme as one of the larger land owners ? Cllr McCabe said that there was an 'official' meeting with the Duchy next week, but that this was early days, and there were many others to speak to eg. NHS, Bristol Water. Concerns were also raised about the infrastructure. Cllr McCabe said this site could also be viewed as a wonderful opportunity to help deliver Green Agenda with e.g., community energy projects, public transport systems etc.

**See Appendix 1 on how to raise an objection.**

## 6. PLANNING

### 6.1 TO RECORD AND COMMENT ON APPLICATIONS DEALT WITH SINCE THE PREVIOUS MEETING -NONE

### 6.2 TO NOTE PLANNING DECISIONS -NONE

### 6.3 OTHER PLANNING MATTERS –

TO CONSIDER THE LOCAL PLAN OPTIONS DOCUMENT

Councillors discussed the many points raised by those present, noted Cllr McCabe's comments and valuable background information. The Duchy of Cornwall is just one of about 8 landowners that could be affected by this option. Councillors were also concerned that there might have been a conflict of interests resulting from comments made at a public meeting in Keynsham by Cllr Andy Wait, which had been attended by residents.

The council's response to the Local Plan Options Document will be to object to the proposal that Land South of Burnett and next to A39 be identified for development, and to comment that there may have been a conflict of interests.

**Proposed** Cllr Roberts

**Seconded** Cllr Harding

**APPROVED UNANIMOUSLY**

## 7. FINANCE

### 7.1 TO APPROVE INVOICES FOR PAYMENT –

STANTON PRIOR VILLAGE HALL £50.00 HALL HIRE JANUARY & MARCH 2024  
Zurich insurance annual premium £412.06 approved electronically

**PROPOSED** Cllr Roberts

**SECONDED** Cllr Harding **APPROVED**

**7.2 FINANCE REPORT – TO RECEIVE AN UPDATE OF EXPENDITURE AGAINST BUDGET NAT WEST BALANCE AS AT 18 March £8841.69 taking into account payments approved at item 7.1 and outstanding cheques**

Jane Williams had volunteered to undertake the end of year accounts and financial reports, for which councillors were incredibly grateful.

### 7.3 TO CONSIDER THE PRESENTATION OF FINANCIAL INFORMATION

Councillors agreed that this was a far better, and simpler, way of presenting accounts. Much easier to understand. Thanks to Cllr Evans.

## 8. MAINTENANCE. HIGHWAYS AND RIGHTS OF WAY

### 8.1 UPDATE ON PROBLEMS ALREADY REPORTED TO B&NES

Potholes reported in Priston Lane had been fixed.

## **8.2 NEW MAINTENANCE ISSUES RAISED BY COUNCILLORS**

Recent heavy rain had led to flooding of A368 at Hunstrete. Cllr Bendall reported that the large volume of water running off Wilmington Hill was causing damage. Cllr McCabe agreed to follow up these reports.

## **8.3 PARISH FOOTPATHS**

Cllr Harding reported that the footbridge at Tuckingmills had now collapsed and would report this using Fix My Street.

## **8.4 TRAFFIC MANAGEMENT ON A39**

Nothing to report.

## **9 SPECIAL MATTERS FOR ATTENTION**

9.1 **WEBSITE - REPORT SINCE LAUNCH 12 FEBRUARY 2024** – Cllr Evans being unable to attend this meeting, had circulated a report for Councillors consideration. It was rewarding to note the numbers of visitors to the website since launch, and it is hoped that this will become a valuable resource for the Parish. It was noted that the old website had been cleared and the host company informed.

## **9.2 APPOINTMENT OF PARISH CLERK AND PROVISION OF MOBILE PHONE AND 'WHATS APP' GROUP FOR COUNCILLORS TO IMPROVE COMMUNICATIONS**

It was agreed to continue to seek a new Clerk. Cllr Evans and Chairman to find the most appropriate mobile phone supplier/contract available to provide a designated Parish Council telephone number.

The Chair asked for approval to create a whats app group for Parish Councillors ONLY, because getting responses by email was too slow. All agreed, and Cllr Harding agreed to be Admi.

## **9.3 TO APPROVE REPLACEMENT OF DEFIBRILLATOR BATTERY STANTON PRIOR VILLAGE HALL**

**Quote from Trimbio after market £195 +VAT or manufacturers £269 +VAT once payment received dispatch is 3-5 working days**

It was agreed to purchase an 'After Market' battery at a cost of £195.00 + VAT

**PROPOSED** Cllr Bendall

**SECONDED** Cllr Roberts

9.4 **TO APPROVE** a) Financial Regulations b) Model complaints procedure

**PROPOSED** Cllr Hardwick

**SECONDED** Cllr Roberts

## **9.5 TO SET THE DATE OF ANNUAL PARISH MEETING - Tuesday 14<sup>th</sup> May 2024**

Followed by the annual Parish Council meeting, and then a Parish Council meeting

It was agreed not to invite a guest speaker

**10 TO RECEIVE REPORTS OF MEETINGS ATTENDED**

It was noted that the Parish Liaison Meeting 20<sup>th</sup> March 2024 had been cancelled.

**11 TO RECEIVE REPORTS FROM DISTRICT COUNCILLORS**

Cllr McCabe reported that most activity at the moment centered on the Local Plan

**12 MATTERS OF INTEREST RAISED BY MEMBERS**

None

**13 ITEMS RAISED BY MEMBERS TO BE INCLUDED IN FUTURE AGENDA**

None

**14 DATE OF NEXT MEETING – (Parish council AGM, followed by a meeting)**

**TUESDAY MAY 14<sup>th</sup> 2024 7pm STANTON PRIOR VILLAGE HALL**

Members are reminded that the Council has a duty to consider the following matters in the exercise of any of its functions : Equal opportunities (race , gender, age, sexual orientation, marital status, and any disability). Crime and disorder, Health and Safety, and Human rights.

**Marksbury Parish Council**  
**28<sup>th</sup> MARCH 2024**  
**clerk@marksburyparishcouncil.gov.uk**

## **Appendix 1 - How it comment / object to The Local Plan Options Document**

### **1. Valid Planning Objections**

At the MPC meeting on Tuesday 19<sup>th</sup> March BANES ward councillor Matt McCabe explained the Local Plan consultation process and gave useful advice on what constitutes a 'planning objection' that the council planning officers will review and investigate.

He was at pains to point out that an objection on the grounds of 'its not fair' or 'I don't like it' will be disregarded as they are not valid planning points.

However, he did point out that planning officers will accept and investigate points such as:

1. Loss of food producing farm land and the impact on food security -

details in **United Kingdom Food Security Report 2021 (available on [gov.uk](https://www.gov.uk))**

The report sets out an analysis of statistical data relating to food security, fulfilling the duty in the Agriculture Act 2020 to present a report on food security to Parliament at least once every three years. The UKFSR examines past, current, and predicted trends relevant to food security to present the best available understanding of food security.

2. Unacceptable damage to the Green Belt caused by infrastructure installation (houses, services, roads) damaging local bio diversity;
3. Transport links – the lack of - is a valid planning objection;
4. Damage to local monuments and sites of historical significance.

Expansion of the examples above with source of information and impact are essential in order for objections to be considered.

### **2. Alternatives**

It is essential that alternative developments/locations with reasons why are identified in any response.

In the case of the Local Plan examples of alternatives would be Hicks Gate and Farrington Gurney – both because there are good transport links, infrastructure is already installed or extendable, public services are largely already in those locations or very close by.

Building higher (upwards) in Bath as many cities in the UK and around the world are now doing in order to maximise the available ground space is another valid example.

### 3. The format of the response

In the case of the Local Plan any objection must clearly state it is response to the discussion question posed by BANES:

#### **Question 1**

Do you think we should explore the potential for longer-term development in this location? Please explain your reasons.

And clearly reference:

**Local Plan Chapter 5 - South of Burnett, next to A39  
(potential site)**

Make sure you receive a consultation feedback reference number, if you don't then keep submitting your feedback until you do.

The reference number should look like this:

**LPO2024 – (7 digit unique number)**

Deadline for feedback to BANES has been extended to 16<sup>th</sup> April 2024.