

Butcombe Parish Council

MINUTES

Friday 11th February 2022; 6:30 pm

ATTENDEES

Richard Whittington (RW) – Chairman

John Collins (JC) – Parish Councillor

John Rodaway (JR) – Parish Councillor

Trevor Mitchell (T M) – Parish Councillor

Justin Milward (JM) - Parish Councillor

Ivor Metherill - Resident

John Adams - Resident

Lee Wright, Wright Consult Ltd (planning agent) and Graham Aldridge (site owner) - Ruslin Farm planning applications

1. Welcome (RW)

2. Apologies

Clare Collins - Butcombe Parish Clerk

3. Declaration of interests

None

4. Planning applications

4a. 22/P/0080/FUL - Ruslin Farm, Rusling Lane, Butcombe, BS40 7XQ

Demolition of existing dwelling (with retention of part of building as bat roost) and erection of 1no. replacement dwelling; Conversion of barn to form home office space and bat roost. Demolition of remaining barns.

4b. 22/P/0079/FUL - Ruslin Farm, Rusling Lane, Butcombe, BS40 7XQ

Conversion and extension of existing barn (Sui generis use) to create 1no. dwelling (Use Class C3)

Mr Wright and Mr Aldridge explained that following the Planning Inspectorate's comments on refusal of their previous application, they have split their scheme into the above two separate applications in order that the more complicated demolition and replacement dwelling application (22/P/0080/FUL) can be considered separately from the more straightforward barn conversion application (22/P/0079/FUL). Confirmation was received from the applicants that electronically controlled 'privacy glass' would be installed in the replacement dwelling to mitigate potential light pollution from windows and that external driveway lighting would be timer controlled.

It was agreed to support the two applications.

4c. 22/00364/FUL (BANES) - Parcel 0038 Green lane, Nempnett Thrubwell, Bristol, BANES
Installation of solar farm with associated infrastructure, hard and soft landscaping and means of access.

It was considered that there did not appear to be a significant change from the previous solar farm application on this site that was refused on appeal, and it was decided to reiterate the PC's general comments on the previous application (14/03990/FUL) in 2014.

5. Horse rider safety

JR raised the issue of the potential dangers to pedestrians, cycles and vehicles arising from excitable or nervous horses given the increase in horse riders through Butcombe. JR agreed to investigate warning signage with North Somerset Council.

6. The Batch Bank

- Section above The Rectory : JR agreed to approach North Somerset Council over identifying the hedge owner in order to request trimming of vegetation encroaching out into the road.
- Section alongside and below The Rectory : JR to speak to the owners of The Rectory about hedge trimming.

7. Grit Bins

Replacement bins from North Somerset Council are available at a cost of £165 each. It was agreed to request North Somerset Council to remove 5 old bins and replace them with 2 new bins in the 2021/22 financial year, with one further bin in 2022/23 financial year in order to spread the cost to the PC.

8. Speed Limit

The proposal for 20mph speed signs has not been included in North Somerset Council's programme for the current financial year. To be followed up in two month's time for next year.

9. Clerk advert

It was agreed that a general advert would go out in local community publications and review after a couple of weeks. If no success, a more detailed advert including an indicative payment rate would be placed in the ALCA newsletter. An advert has already been published in the Wrington Village Journal. It was noted that future PC budgets/precepts will need to accommodate any increased costs relating to a new Clerk.

10. Exchange of Information

- JC queried why there was no figure in next year's budget for the usual contribution to Butcombe Church. It was explained that such payment is no longer automatic and that the onus is now on the Church to make an appropriate application to the PC.
- It was agreed that JR would contact Cllr Steve Hogg to request that any Judicial Review of the recently approved Bristol Airport planning application by North Somerset Council would only be pursued once North Somerset Council has obtained expert legal advice supporting such action.
- Ongoing planning enforcement issues are to be discussed at the next PC meeting.

The meeting closed at 8 pm

Signed: R Whittington Date
Chairman