

PUXTON PARISH COUNCIL

Puxton & Hewish

Clerk: Donald Hill

18 Mitford Slade Court, Mendip Road, Yatton, Somerset BS49 4JG
Tel: 01934 835578 Mobile: 07774 125578 e-mail: clerk@puxtonparishcouncil.org.uk

You are summoned to a Council Meeting on Thursday 5th October 2017 at 7.30pm in The Village Hall

All are welcome to attend, unless precluded by a procedural resolution. You will not be entitled to speak, except within the Public Session.

Don Hill - Clerk

A G E N D A & A G E N D A N O T E S

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST AND DISPENSATIONS**
3. **PUBLIC SESSION - 15 minutes:** Residents may raise matters affecting the parish.
4. **REPORTS - Ward Cllrs Report - Cllr Leimdorfer**
5. **MINUTES OF THE LAST MEETING - 7th September 2017** to be agreed, and signed by the Chair.
6. **MATTERS ARISING NOT DEALT WITH ELSEWHERE**
7. **POLICING AND TRAFFIC**
8. **NORTH SOMERSET COUNCIL MATTERS**

Proposed Speed Limits on Puxton Road/Puxton Road: Cllrs Corbett and Howard will gather data on traffic speeds using the SpeedWatch kit. While the Council press for statutory ones, **Clerk will investigate the process, costs and effectiveness of advisory limits and to press NSC Highways for statutory ones.**

A370 Footpath: Footway between Bow Cottage and Holm Lea planned for clearance. Hedge flailing due.

Puxton Road: Flooding at Briarwood; probable new gully going in. Puxton Lane junction; grip proposed, once utility companies have moved their kit to make space.

Wick Lane Ditch: Ditch condition to be reviewed by Nick Raymond when it is clear to view.

A370 Spring Cottage Gullies: NSC/NS-Levels-IDB are the source of an engineered solution, as gullies drain into IDB ditch which runs too high to take road surface water during heavy rains. **Clerk to monitor.**
9. **OTHER MATTERS**

NSC Future Planning: A piece on housing has gone into the Autumn Newsletter to prompt reactions.

Broadband Speeds: New update as in the Newsletter. See attached meeting paper.

Village Hall:

Parish E-Mail Register: Call for addresses in Autumn Newsletter.

Councillors: 2 vacancies for co-option.
10. **FINANCE**

2017-18 Accounts: pre-circulated with meeting papers.

Cheques: 100204 Grant Thornton re external audit £270.00 (£225 + vat).
11. **PLANNING** (*Latest enforcement Case Report - August 2017*)

New: 17/P/2163/F Erection of 2 buildings to accommodate a Santa's grotto and folly.

Appeal APP/D0121/W/ 17/3179037: re 16/P/2843/F Storage containers at Heathfield Park.
12. **COUNCILLORS' REPORTS**
13. **DATE OF NEXT MEETING:** In the Village Hall on Thursday 2nd November 2017 at 7.30pm.

Minutes of the Meeting Held on 7th September 2017 at 7pm in the Village Hall

Present: Cllrs Sue Popperwell (Chair), Peter Penfold, Jim Corbett, Jim Howard, Clayton Penfold

In Attendance: Cllr Tom Leimdorfer (NSC), Don Hill (Clerk)

Public Attendance: 7

104/17 APOLOGIES FOR ABSENCE - none

105/17 DECLARATIONS OF INTEREST AND DISPENSATIONS - Cllr C Penfold re planning appeal at 114/17 below. In connection with Hewish and Puxton Village Hall fund raising, and ongoing discussions re funding support via the Council-managed Hewish & Puxton Community Fund, dispensations were discussed, granted and forms completed, relating to Cllr Popperwell (Village Hall Committee) and Cllrs P & C Penfold (Village Hall fundraising committee). This ensures that quorate discussions can be conducted on this matter of vital community concern.

106/17 PUBLIC SESSION (*to be read in conjunction with relevant minutes, below*)

Proposed Speed Limits on Puxton Road/Puxton Road: This will take time to achieve. There are locations - including Maysgreen Lane - that seem to defy standard reasons for not putting speed limits in place. A petition was suggested, but numbers directly affected may not make it a particularly powerful document. Cllrs Corbett and Howard, together with Andy Butterfield, will gather data on traffic speeds using the SpeedWatch kit. While the Council press for statutory ones, **Clerk will investigate the process, costs and effectiveness of advisory limits.**

The A370 Footpath: The Clerk travelled this with NSC Area Engineer, who hopes to clear some 400 metres. A stretch between Bow Cottage and Wick Lane was identified as being the most in need, and this was agreed, here, as an appropriate choice. Hedge flailing will be done as needed down the whole length of the path, as usual.

107/17 REPORTS - Ward Cllrs Report - Cllr Leimdorfer

The NSC July meeting made three significant decisions:

- *Changes in Constitution to revise Financial Regulations and Contract Standing Orders*
- *Setting up a Limited Company wholly owned by the Council*
- *Creating a Property Investment Board with delegated powers to make commercial investments*

These decisions will enable NSC to invest in housing and commercial properties, within and outside the district, for financial returns to help the revenue budget via unsecured borrowing of an additional £50m.

Site Allocation Plan: Government Inspectors wants more sites, against possible fallout from the plan. NSC have approved sites for 821 dwellings for inclusion, but this is not predetermination of planning applications.

Avon Fire Authority has had a highly critical statutory inspection, resulting in Cllr Don Davies (Leader of NSC's Independent Group) was elected the Chair in June. The whole structure is under review, with suggestions that the service should come under the auspices of the Avon & Somerset Police & Crime Commissioner.

Weston A&E department: Bristol, South Gloucestershire and North Somerset Clinical Commissioning Groups need to save £83m in the next two years. Visit: <https://www.northsomersetccg.nhs.uk/get-involved/nhs-service-proposals/> to comment. Ideas include phasing out prescription for drugs bought more cheaply over the counter (paracetamol, aspirin etc.) and further restriction on availability of IVF treatment. There are other proposals, including some not in the public domain. The three CCGs are moving towards full merger under CEO Julia Ross. The Area Manager for North Somerset is designated to be Colin Bradbury.

108/17 MINUTES OF THE LAST MEETING

The minutes of the 6 July 2017 were agreed, and signed by the Chair.

109/17 MATTERS ARISING NOT DEALT WITH ELSEWHERE - none

110/17 POLICING AND TRAFFIC

A370: Thursday Bikers - Weston Bike Night to ask attendees to be more considerate.

111/17 NORTH SOMERSET COUNCIL MATTERS

Maysgreen Lane: New 30mph signs and posts in place.

Wick Lane Ditch: Lorries made potholes in the 1st left gateway off A370 (now filled by NSC), and pushed mud into ditch. Ditch condition to be reviewed by Nick Raymond when it is clear to view.

A370 Spring Cottage Gullies: Pressing NSC/NS Levels IDB for solutions re levels as gullies drain into IDB ditch which runs too high to take road surface water during heavy rains.

A370 Path: See public session at 106/17 above.

J21 Traffic Lights: Highways England signal experts will further investigate the synching issues.

Highway Signage: Information now to hand - a 2013 Order and map, indicating a 7.5 ton limit (except for access) for environmental reasons. New sign up at Wick Lane/A370 junction.

112/17 OTHER ISSUES

NSC Future Planning: "Houses-for-Puxton?" is listed for the Autumn Newsletter. A Community Land Trust was suggested as a route to getting affordable housing into the community.

Heathfield Park: Clerk and Colin Cleese met on site with Clayton Penfold re re-profiling of site.

Pilhay Farm: Import of materials is with NSC Enforcement. No PROW along the private drive.

Stonebridge Farm: No link to Churngold found.

SpeedWatch: SpeedWatch kit and operating instructions now with Cllr Corbett. See 106/17 above.

Broadband Speeds: CDS workshop due post appointment of contractor for the area.

Hewish & Puxton Community Fund and The Village Hall: The meeting discussed the availability of Community funds for the village hall fund-raising campaign - not previously discussed because there is still no firm hall purchase price from the Landlord's agents. With strands of inter-dependant funding being pursued, it was felt an agreement, in principle, to make money available for hall purchase would provide needed fund raising impetus, would show other funding sources a serious local commitment, and would not tie the hands of the Council in terms of how (grant, loan etc), and when the money was provided. At the conclusion of the discussion:

*Cllr Corbett proposed that the Parish Council confirm their willingness **in principal**, to provide £40,000 to the hall purchase fund, with the details of how and when that funding will be made available to be decided at a later date. Cllr Popperwell seconded this proposal and it was carried unanimously.*

Village Map: Delivered to Cllr Corbett for safekeeping.

Western Power lines: WP Pole 2004-3 surveyed by Hi-Line and deemed not to present a problem.

Parish E-Mail Register: Listed for inclusion in the Autumn Newsletter.

A possible 30mph speed limit for Puxton Road: See 106/17 above.

Quiet Lanes: Yatton PC are promoting these and asked for reactions from neighbours. Based on a summary of the CPRE document, **Clerk to inform Yatton that Puxton Lane, Puxton Road and East Hewish Lane are candidates.**

Waiting Restrictions: Pill&EiGPC consultation response ignored by NSC; they seek support from other parishes as, with no posted restrictions, traffic wardens have few places to enforce parking controls. Not really relevant to Puxton. **Clerk to so inform Pill & EIG PC.**

Councillors: No response to NSC vacancy notices, Therefore there are now 2 vacancies for co-option.

113/17 FINANCE

2017-18 Accounts: pre-circulated with meeting papers, and noted.

2016-17 Accounts: External audit completed. An un-budgeted fee of £225 applies (£200 because the Community Fund took the Council's funds above £25,000 and £25 for advice re financial treatment of the Community Fund).

Cheques: **100201** HMRC PAYE Jul-Sep £147.80. **100202** D Hill Parish Computer £399.00 **100203** Adrian Leonard re Parish Maintenance June/July £320.00 (*New chequebook with new branch details after closure of HSBC Worle*).

114/17 PLANNING (*Latest enforcement Case Report - August 2017*)

Granted: 17/P/1230/LDE Oakacre use without agricultural occupancy. Continuous for 10 years+ so no breach.

17/P/1028/ New field entrance opposite Full Quart (old entrance to be stopped, but PROW to be maintained).

Public Rights of Way: 2 historical applications responded to and file opened as clerical record.

Myrtle Farm, Puxton Lane: Planning details re extension shared with Cllr Corbett.

Appeal: 16/P/2843/F Penfold Trade & Co - Storage containers at Heathfield Park Appeal ref: APP/D0121/W/17/3179037. Item noted - no additional representations to make.

115/17 COUNCILLORS' REPORTS

Cllr Corbett: Flooding in Puxton Road occurs on the patch of road between Wyndham Grange and Briarwood Farm. It is suspected that this is exacerbated by the filling in of ditches over time. Apparently the same problem exists at the junction with Puxton Lane. **Clerk to report the problem to Nick Raymond for a response.**

116/17 DATE OF NEXT MEETING: In the Village Hall on the 5th October 2017 at 7.30pm.

The meeting closed at 9.00pm

FASTER BROADBAND FOR PUXTON AND HEWISH

It is terrific news that the Parish has now been included in the 2nd phase roll out of fast broadband. After all the uncertainty of recent years we in phase 2 will at least be ending up with a better product than those who benefited from the phase 1 roll-out.

Gigaclear will be installing a new Fibre To The Premises broadband network in our area over the next 3 years bringing speeds from 50Mbps (£41.30 per month) up to 1000Mbps (£76.60 per month). There is an activation fee of £100 and a charge (£130) for taking fibre from your front door to your router. This may not be a cheap option, but you do end up with genuine fibre to home super fast broadband, rather than the half way house of fibre to cabinet that BT have rolled out in the first phase.

Gigaclear and CDS are currently finalising the rollout schedule for the coverage area and will send out communications to the properties involved as soon as the scheduling process is complete. In the meantime you may register your interest by visiting:

<https://www.gigaclear.com/postcodechecker/connectingdevonandsomerset>

and typing in your postcode. This does not commit you to anything, it just allows Gigaclear to keep you informed on progress with the rollout. You can find out more about 'Connecting Devon and Somerset' by going to www.connectingdevonandsomerset.co.uk.



PUXTON PARISH COUNCIL INCOME & EXPENDITURE: 1st April 2017 - 31st March 2018 (Precept £6600 : CT Support Grant £269.87)

DATE	ITEM	BANK (run via deposit account)				Transfers In	BALANCE	Stmnt	NOTES	GENERAL FUND EXPENSE ANALYSIS										TOTALS	VAT				
		CH	IN	OUT	Transfers Out					Clerk's Pay	Clk/Clr Exp	Hall Hire	Parish Maint	Ins/Subs Audit	Pub-licity	Web site	Purch-ases	Transfers Out							
2017																									
-2018																									
Mar 31	Cleared Bal on Statement						11,021.00																		
	Uncleared Item						11,021.00																		
	Uncleared Item						11,021.00																		
Apr 1	Funds Bought Forward						11,021.00																		
	To Election & Referenda Prov per budget				1,000.00		10,021.00															1,000.00		1,000.00	
	To Capital Provision per budget				4,000.00		6,021.00															4,000.00		4,000.00	
Apr 5	NSC CT Support Grant	BACS	269.87				6,290.87	44	Agrees																0.00
Apr 6	ALCA subscription 2017-18	100108		56.06			6,234.81	46								56.06									56.06
Apr 15	Hewish Social Club Hall Hire	SO		22.92			6,211.89	45				22.92													22.92
Apr 20	Clerk's Net Pay & Expenses	SO		231.42			5,980.47	45		197.12	34.30														231.42
Apr 20	NSC 50% Precept	BACS	3300.00				9,280.47	45																	0.00
	To Election & Referenda Prov per budget				250.00		9,030.47															250.00			250.00
	To Capital Provision per budget				500.00		8,530.47	45	Agrees													500.00			500.00
May 4	D Hill re Spring Community News	100109		33.60			8,496.87	46									33.60								33.60
	Phil Smith re Internal Audit	100110		59.50			8,437.37	46								59.50									59.50
May 15	Hewish Social Club Hall Hire	SO		22.92			8,414.45	46				22.92													22.92
May 20	Clerk's Net Pay & Expenses	SO		231.42			8,183.03	46		197.12	34.30														231.42
Jun 1	AL - Parish Maintenance April/May	100111		320.00			7,863.03	46	Agrees				320.00												320.00
Jun 20	Clerk's Net Pay & Expenses	SO		231.42			7,631.61	47		197.12	34.30														231.42
Jun 15	Hewish Social Club Hall Hire	SO		22.92			7,608.69	47	Agrees			22.92													22.92
Jul 6	HMRC Apr-May-Jun	100112		147.80			7,460.89	48		147.80															147.80
	D Hill re Parish Map section X14	100113		25.20			7,435.69	48	***							25.20									25.20
Jul 15	Hewish Social Club Hall Hire	SO		22.92			7,412.77	48				22.92													22.92
Jul 20	Clerk's Net Pay & Expenses	SO		231.42			7,181.35	48	Agrees	197.12	34.30														231.42
Aug 15	Hewish Social Club Hall Hire	SO		22.92			7,158.43	49				22.92													22.92
Aug 20	Clerk's Net Pay & Expenses	SO		231.42			6,927.01	49		197.12	34.30														231.42
Sep 7	HMRC - Jul-Aug-Sep	100201		147.80			6,779.21		***	147.80															147.80
	D Hill refund re new Parish Computer	100202		399.00			6,380.21															399.00			399.00
	Capital Transfer re Computer Purchase					399.00	6,779.21																		0.00
	AL - Parish Maintenance June/July	100203		320.00			6,459.21						320.00												320.00
	NSC 50% Precept	BACS	3300.00				9,759.21	49																	0.00
	To Election & Referenda Prov per budget				250.00		9,509.21	49														250.00			250.00
	To Capital Provision per budget				500.00		9,009.21	49	Agrees													500.00			500.00
Oct 5	Grant Thornton - re External Audit	100204		270.00			8,739.21									270.00									270.00
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Daily Applications Registered by Parish

Start Date: 11-September-2017

End Date: 17-September-2017

App No.	Location	Proposal	Case Officer	Applicant	Agent	Target Date
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Puxton

17/P/2163/F	Puxton Park, Cowslip Lane, Hewish, Puxton, BS24 6AH	Erection of 2no. buildings to accommodate a Santa's grotto and folly	Raheel Mahmood	Puxton Park, Mr A Mead, Cowslip Lane, Hewish, Weston-super-Mare, BS24 6AH		31/10/2017
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Development and the Environment

23 AUG 2017

Post Point 15

Town Hall

Weston Super Mare

BS23 1UJ

20th August 2017

Dear Sirs,

Re : Application for Change of Use Planning Permission at Puxton Park from an area of open space to a D2 leisure building accommodating a Santa's grotto and Folly with new paved pathway and associated seasonal landscaping

This letter confirms proposed details for the erection of a Santa's Grotto and Folly under class D2 leisure use to create a seasonal interest and focal point. The park is currently open all year round however does not have a leisure facility supporting seasonal requirements which has been asked for by visitors to Puxton.

Design and Access Statement

Design

The proposed planning application highlights two small individual buildings directly connected by a walkway. The grotto will be a building to meet and greet visitors and the Folly will provide the area for children to meet Santa Clause. The design has been sympathetically structured to fit into existing building on site however there will be a feature roof on the folly to create a " Christmas " feel. The size of each building is minimal to allow for a warm and welcoming Grotto.

Each building will have a pathway for access and exit in a single direction and the surrounding open area will have complimenting mature landscaping suited to a " visit to Santa ".

Walls

The buildings will be constructed of stone facing and traditional brick with areas of timber cladding to give the feel of a forest lodge. The corners/reveals of the Grotto will have a highlighted red brick feature quoins.

Roof

The Santa's grotto will have a traditional double roman tile roof and the Folly will have a turreted roof with slight hexagonal pitch.

Windows/Doors

Both buildings will have traditional style windows and doors with the grotto having Bi-fold doors leading out to the reindeer pen.

Services

The buildings will have a suitable rain soakaway drainage system as part of their design. There will be no foul drains in either building or specific waste requirements as the Park as a whole caters for this. There will be normal LV supply for lights and sockets etc. with a mains exterior water connection. Any other service requirements can be met by the park's current facilities.

Highways

There are no factors in this application that affect highways.

Ecology

There are no factors in this application that affect ecology due to the Park's current status and previous permission.

SETTING

The Santa's Grotto and Folly will be located quite close to the main reception area of the park with the restaurant and farm shop close by. This will mean full accessibility for all visitors to the Grotto which will also provide a level access for disability requirements. The change of use to D2 leisure will adequately cover this and allow for a sheltered area on the park for further alternative leisure uses if and when required. As the buildings are within the park's current perimeter there are no factors that affect the application outside of the area as considerable facilities are available for parking etc already on site. There are no Highways or Ecology issues.

Conclusion

The addition of the Grotto and Folly will enhance Puxton Park as a year round attraction in turn bringing further visitors to the area. The buildings are in keeping with the current designs on site and are also being kept to a minimum size to deliver the seasonal feel. Access will be good and current facilities will more than support these additional buildings without any detriment to the surrounding area. We look for approval of this application accordingly.

FLOOD RISK ASSESSMENT (FRA)

Date - 1st September 2017

1 SEP 2017

Introduction

The Planning application this FRA is attached to is no Temp/17/2219. Erection of 2no Buildings to accommodate Santa's grotto and Folly.

The proposed development is on land at and within

Puxton Park Attraction

Cowslip Lane,

Hewish,

Weston Super Mare

Somerset BA24 6AH

The overall size of the buildings is approx. 70sq metres set within Puxton Park.

FLOOD ZONE INFO

The site is located within flood zone 3

100 Year Flood Level approx. 5.8m AOD

There are no flood defences protecting the site

Existing ground levels are 5.8m AOD

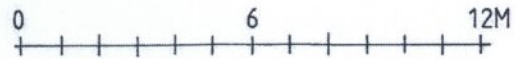
Proposed levels for development at 6m AOD

The environment information concludes there is little likelihood of flooding from rivers or the sea and therefore the risk is **LOW**

The location chosen is in an area that is extremely unlikely to flood except in highly extreme conditions. The yearly figures suggest a 1 in 200 chance or 0.5%. This also allows for any flood defences that may be in the area whether or not these are illustrated.

SURFACE WATER CONTROL

All surface water will feed from a guttered roofing system into a standard soakaway system adjacent to the Meadows restaurant.



23 AUG 2017

FARM SHOP & CAFE

TRACTORS

footpath

CRAZY GOLF



grass

footpath

grotto/ folly

reindeer pen

grass

new footpath

JCB BUILD n PLAY

footpaths

footpath

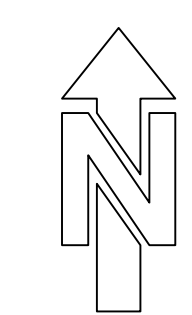
PETS VILLAGE

PLAY AREA

SWINGS

BOUNCING BULL

Title: Proposed Block Plan Santas Grotto, Puxton Park	
Client: Puxton Park	
Revisions:	
Dwg No: 1643 - 04g	Scale: 1:200 @ A3
Drawn by:	
John Hardy MRICS, MCIQB	
Chartered Building Surveyor	
Offices in : Bristol - London - Exeter	
Tel: 0800 810 1040 - www.John-Hardy.co.uk	
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This drawing is to be read in conjunction with Construction Notes	



SCALE: 1/1250
 LEVELS RELATIVE TO
 ORDNANCE DATUM
 VIA GPS OBSERVATION
 GRID IS UKNG BASED
 HEIGHTS ARE IN METRES

ABBREVIATIONS:-	
BOL	BOLLARD
BT	BT SERVICE COVER
C/B	CLOSE BOARDED FENCE
CL	COVER LEVEL
C/L	CHAIN LINK FENCE
CGI	CORRUGATED IRON
GPS	CONCRETE PAVING SLABS
EP	ELECTRICITY POLE
FL	FLOOR LEVEL
FH	FIRE HYDRANT
IC	INSPECTION CHAMBER
IL	INVERT LEVEL
KO	KERB OUTLET
LP	LAMP POST
MH	MANHOLE
MKR	MARKER
OHW	OVERHEAD WIRE
P/R	POST & RAIL FENCE
P/W	POST & WIRE FENCE
RE	RODDING EYE
RG	ROAD GULLY
RS	ROAD SIGN
R/W	RETAINING WALL
ST	STOP TAP
TGB	TELEPHONE CALL BOX
TL	THRESHOLD LEVEL
TP	TELEGRAPH POLE

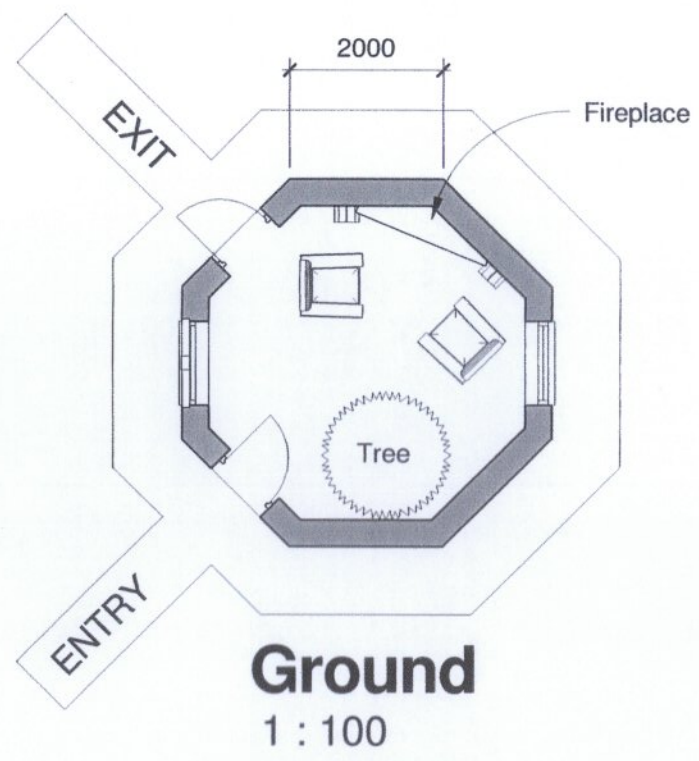
NOTES:-

PROPOSED SANTAS GROTTOS
 PUXTON PARK
 COWSLIP LANE
 HEWISH
 BS24 6AH

CLIENT:-
 PUXTON PARK

DRAWING:-
 170110/2
 SEPTEMBER 2017

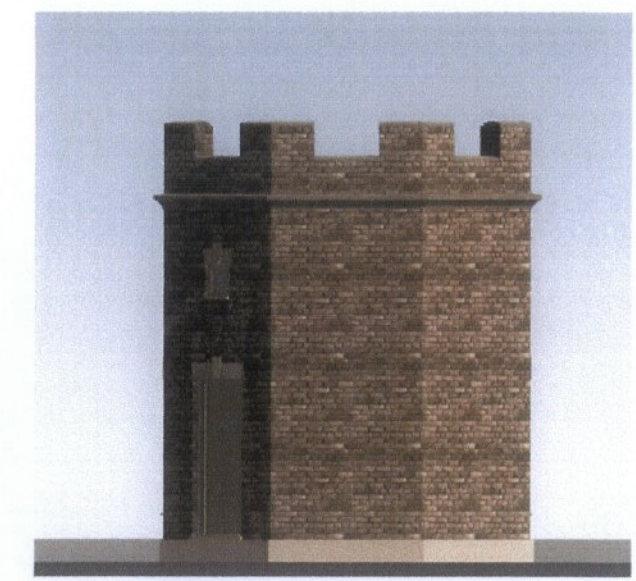
K.J. HALL
SURVEYORS LTD
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 22 BOWER HINTON
 MARTOCK
 Somerset TA12 6JY
 Tel 01935 823423
 e-mail admin@kjhsurvey.co.uk
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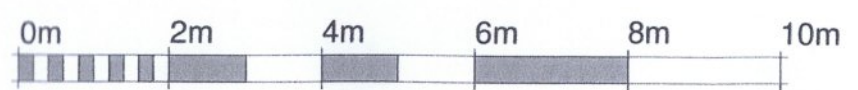
East
1 : 100



West
1 : 100



South
1 : 100



VISUAL SCALE 1:100 @ A3



Entry View



Exit View

A	21.08.2017	External walls reduced to 2m from 2.5m.	
Rev	Date	Description	By

Title : Proposed Recreation Building / Folly
Puxton Park, Cowslip Lane, Hewish, WSM,
BS24 6RQ

Client : Puxton Park
Folly Details

Revision : A

Dwg No : 1643-03	Scale : 1 : 100 @A3
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Drawn by : Author	Checked by : Author
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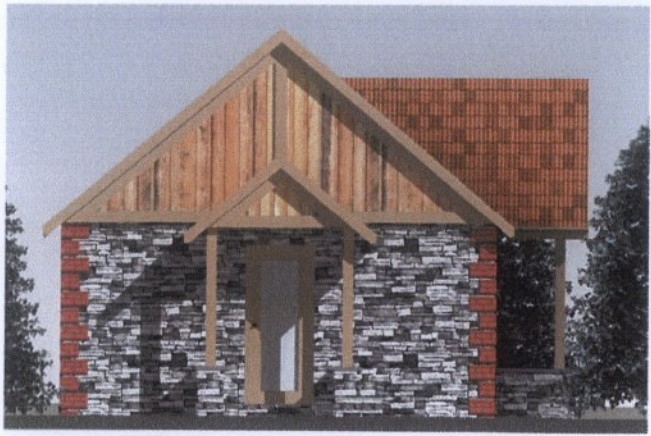
John Hardy MRICS, MCIOSB
Chartered Building Surveyor
Offices in : Bristol - London - Exeter
Tel: 0800 810 1040 - www.John-Hardy.co.uk
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This drawing is to be read in conjunction with Construction Notes



Front
1 : 100



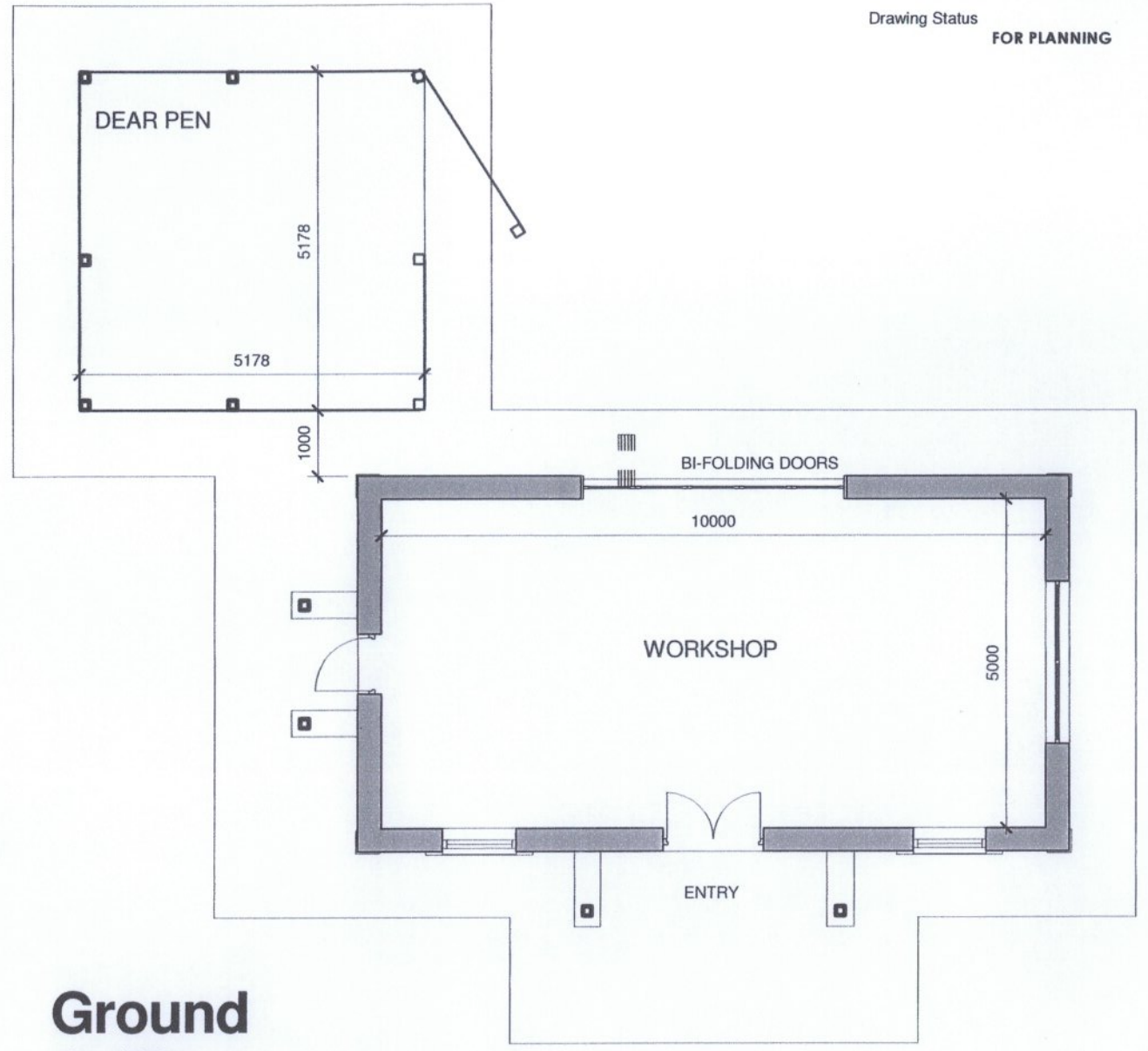
Rear
1 : 100



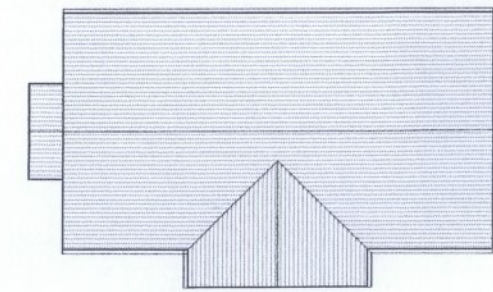
West
1 : 100



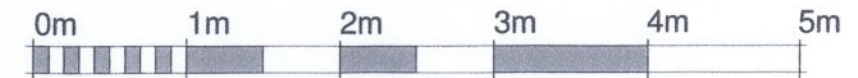
East
1 : 100



Ground
1 : 100



Roof Plan
1 : 200



VISUAL SCALE 1:50 @ A3

A	27.07.2017	Client Amendments		By
Rev	Date	Description		
Title : Proposed Recreation Building Puxton Park, Cowslip Lane, Hewish, WSM, BS24 6RQ				
Client : Puxton Park Proposed Workshop Drawings				
Revision : A				
Dwg No : 1643-01		Scale : As indicated @A3		
Drawn by : Author		Checked by : Author		
John Hardy MRICS, MCIOB Chartered Building Surveyor Offices in : Bristol - London - Exeter Tel: 0800 810 1040 - www.John-Hardy.co.uk Copyright of John Hardy - Do not scale from this dwg This drawing is to be read in conjunction with Construction Notes				