



Sodbury Town Council

## Minutes of the Meeting of Full Council 8<sup>th</sup> December 2020 at 19:30 hrs, Remote meeting held via Zoom

**Present:** Councillors B Allen, J Ball (Chair), L Banister, C Hays (Vice Chair), S Gibson, M Gilpin, A O'Shea, B Romaine, P Rumney, P Smith, S Spooner, A Rush, L Rush, A Williams

Cate Davidson – Town Clerk  
Jackie Murley – Assistant Clerk

Nick Worboys, Dyson Estate  
David Glasson, David Glasson Planning Ltd

Residents x 11

### A Public Participation

With regard to Planning Application P20/21142/F – Transport Yard, Old Sodbury, four Old Sodbury residents addressed Members and the following comments were made:-

#### Resident (1)

- *Concern that information was still outstanding*
- *Concern with regard to the impact on Chestnut House*
- *Insufficient infrastructure*
- *Parking/increased traffic issues*
- *High density housing would have an adverse effect on local community*
- *House style out of character to that in the village*
- *House spacing and height concerns*
- *Wildlife destroyed*

#### Resident (2)

- *The previously submitted application was acceptable and in line with the village setting*
- *Not against appropriate development in the village*
- *Overlooking issue*
- *Recommendation to amend the plan to rectify overlooking/privacy issues*
- *Developer engagement with the community essential*
- *Strongly objected to application as it exists*

#### Resident (3)

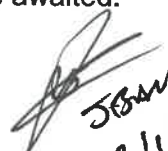
- *A re-design of the current plan to take into account all concerns, particularly the privacy issue would satisfy residents old and new*
- *How will parking be restricted? There is no way this can be monitored and will lead to overflow parking and nowhere for it to go*

#### Resident (4)

- *As well as privacy issue, lack of light on the existing cottages was also a concern. Parking, traffic, infrastructure problems also reiterated*
- *The development should be considerate to existing residents*
- *Hoped the Council would "do the right thing" and consider residents' concerns*
- *Strongly objected to application*

Residents thanked the Clerk for her efforts and communication in this matter.

Cllr A Rush confirmed he had spoken to the Planning Officer and a letter had been submitted to the Applicant with a request for changes to the application. New plans were awaited.

  
JGM  
12/11/2021

**263 Apologies and Chairman's Remark**

Apologies received and accepted from Cllr Lewis.

The Clerk was thanked for her hard work at last Thursday's Old Sodbury engagement/developer meeting and that it was good to see Old Sodbury residents at the meeting that evening.

**264 Declarations of Interests and Granting of Dispensations**

None to report.

**Cllr A Rush** confirmed he would not vote on planning matters on the Agenda as he stood on SGC Planning Committee.

**265 Reports from South Gloucestershire Councillors on matters relating to the Parish and not included on the Agenda**

**Cllr A Rush** reported a motion had been put forward by SGC to rename the Severn Bridge in honour of the Queen's Platinum Jubilee in 2022 – "Queen Elizabeth Severn Bridge".

**266 Reports from representatives from other bodies on matters relating to the Parish and not included on the Agenda**

**Cllr Banister** reported Sodbury & Yate Business Association (SYBA) was up and running and a Christmas Catchup was due to take place on the 16<sup>th</sup> December.

**Cllr Allen** reported for Hanson Quarry and the Clerk confirmed £300 grant had been received for the Christmas Trees.

**267 Approval of Minutes of Full Council Meeting of 10<sup>th</sup> November 2020**

**RESOLVED** the Minutes of the 10<sup>th</sup> November 2020 were approved as a true and accurate copy and signed by the Chairman.

Matters Arising – Cllr A Rush confirmed he was awaiting a response from SGC with regard to Smarts Green Highways Markings (Agenda item 260)

**268 Finance – Payment of Accounts**

**RESOLVED** that the schedule of payments and Bank Reconciliation were approved.

**269 Correspondence**

**Requiring Response/Comments/Action**

James Murden – Production of Cinderella 2021 – requesting financial support (as circulated)

Following discussion, it was **RESOLVED** to reject the request on the basis that "for profit" organisations do not qualify for grants.

**270 Planning Application – P20/14647/F & P20/14652/LB Dodington Park Estate**

A request had been made by Members for additional information following September's Full Council meeting and a site visit took place in October. Dyson Estate representatives addressed Members and provided details of additions and changes (not exhaustive) as follows:-

- *Cottage design changed to give more traditional appearance*
- *Cladding replaced with a brick wall*
- *Sliding security gate replaced with rising bollard*
- *Waste storage area clarified*
- *Rainwater harvested for toilet purposes*
- *Bat mitigation report received, ie bat access on roof slates*
- *A Transport statement deals with access issues*
- *Signage for Public Rights of Way to Cotswold Way added*
- *Signage for construction phase and art gallery operation*
- *Attendance to Gallery by prior booking*
- *Foot visitors to be monitored*

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- *Estate staff would strive to make good contact with residents during construction and operational phases.*

Members were given the opportunity to ask questions.

**Q** : The Transport statement was “full of holes” and referred to past events. Several entrances now filled in. Why not use Chippenham Lodge entrance? Accepted that it was a dangerous location but mention had been made of traffic lights. **A** : Traffic through the Estate would cause damage to the grounds and traffic lights on A432 was not an option as guided by SGC Highways.

**Q**: The Estate already had 20/30 movements per day without construction of a new building.

**A**: the existing flow of construction traffic would continue. Utilising existing staff on the art gallery project would see no significant increase.

Dyson representatives deemed they had listened to neighbour concerns and confirmed there would be no increase in the volume of construction traffic.

Following discussion, Members **RESOLVED** – no objection to the application. Action: Comment to be submitted to SGC.

One abstention recorded.

David Glasson and Nick Worboys were thanked and left the meeting.

#### 271 **Planning Application P20/21142/F – Transport Yard, Old Sodbury**

The Application was discussed at November’s Full Council meeting and a public engagement meeting with the Applicant/Developer followed on the 3<sup>rd</sup> December. The Clerk confirmed she had liaised with the Planning Officer to seek an extension of time to avoid the Council re-debating and re-considering the matter whilst further information was awaited from the developer but this was not granted and the Council was advised to make a decision on the plans as they stood.

A proposal was put forward to **OBJECT** to the plans which was seconded. The Clerk recommended a reason for the objection should be added. Following discussion, it was **RESOLVED** to submit the following to SGC:-

**OBJECTION** to the development for 16 dwellings and associated works on the following basis:

- *Highways concerns – we have been advising South Gloucestershire Council for years of our concerns over safety on the A432 Badminton Road. The report from your Transport Officer identifies that in a 30mph zone the average speed of traffic is 38.5mph eastbound and 41.8mph westbound. Until action is taken to address this concern the Town Council cannot support this residential application.*
- *Infrastructure – the Town Council does not believe that the facilities available in the village and the public transport system are sufficient to support this development.*
- *Overdevelopment of site – there are numerous problems with the current proposal for 16 dwellings including (but not limited to) insufficient parking and overflow parking, infringement of the privacy of existing local residents and visual impact not in keeping with the character of the village.*

Two abstentions recorded.

#### 272 **Old Sodbury – Proposal for development of 36 dwellings off Badminton Road**

Following a request from Grassroots Planning Limited to hold pre-application discussions for 36 dwellings off Badminton Road, Members debated the matter at length and it was **RESOLVED** that Grassroots be advised a public consultation event should be organised by them and that stakeholders including the Town Council be invited along with local residents.

*SBM  
12/1/2021*

Noted that engagement would enable the Council and stakeholders to glean information and involve the community at an early stage.

**273 Annual Budget & Precept 2021/2022**

All Members were provided with a copy of the Budget and Precept papers in advance of the meeting. At a Finance and General Purposes Committee meeting held on 1<sup>st</sup> December 2020, the Budget and Precept were considered in detail and recommended to Full Council for approval.

It was unanimously **RESOLVED** that the Budget be approved.

It was unanimously **RESOLVED** that the Precept of £274,052 be approved and submitted to South Gloucestershire Council.

**274 Annual Governance & Accountability Return to 31 March 2020**

The Statement had been circulated to all Members. The Clerk reported no items were raised by the internal or external Auditors. It was unanimously **RESOLVED** that the Annual Governance statement including the Auditors comments be noted.

**275 Bus Stop – Clock Tower (plan circulated)**

A site meeting took place on Thursday 3<sup>rd</sup> December 2020 together with South Gloucestershire Council (SGC). Following the meeting, it became apparent that the plan put forward by SGC was unworkable and revised proposals required. It was **RESOLVED** to reject current proposals and await a revised plan from SGC.

**276 Items of Report**

**Cllr Spooner** reported (1) the next Climate meeting was due to take place the following day, (2) a recent Transport report showed that on the 30mph zone on Badminton Rd, Old Sodbury, cars were travelling at 41.8 mph. Could this data be used to push for a crossing? **Cllr A Rush** responded that it was down to funding, (3) Update on Woodlands project requested? The Clerk reported that there is no update at this time.

**Cllr Rumney** reported with regard to the footpath by The Boot PH and creation of a garage and access by an adjacent house owner. The Clerk confirmed SGC Enforcement were involved.

**Cllr O'Shea** – with regard to Armed Forces Day, there was currently nothing to report and sought confirmation of the Council's Public Liability Insurance requirement which was confirmed to be £10 million.

**Cllr Ball** thanked Cate and Jackie and wished all a Very Happy Christmas.

**277 Next Full Council Meeting: 12<sup>th</sup> January 2021 at 19:30 hrs via Zoom**

Dated .....

Signed .....

The meeting closed at 20.55 hrs