



Sodbury Town Council

Minutes of the Meeting of Full Council 11th October 2022 at 19:30 hrs, held at Chipping Sodbury Town Hall

Present: Councillors J Ball (Chair), L Banister, C Hays, Scott Gibson, Seb Gibson, A Gregson, P Rumney, P Smith, S Spooner, B Romaine, A Williams

Cate Davidson – Town Clerk
Jackie Murley – Assistant Clerk

Members of the Public x 4
McCarthy Stone – Will Jones & David Williams
Chipping Sodbury Town Trust representative (left at 19:50)

A Public Participation

A Chipping Sodbury Town Trust representative addressed Members to update on the proposal for a purpose-built sports hall facility on The Ridings to include new clubhouses, badminton, 5-a-side and cafe. As the current clubhouses were unfit for purpose and in need of replacement, it was seen as an opportunity to upgrade the Ridings facilities. The Trust had carried out two surveys which had shown a demand for more sports facilities in the area. In addition, the Parish Plan identified a requirement for more sports facilities. As a Charity, the Trust could not apply for grants but The Charity Commission approved it could sell land for housing to fund the project and an agent was in place (CBRE) to source a contractor. A meeting was due to take place in the next few weeks to make a final decision on the contractor who would then submit a planning application. The Town Trust representative concluded by saying that the Trust was committed to improving facilities for the people of Sodbury.

An Old Sodbury addressed Members to report (1) the noticeboard in Old Sodbury needed up-dating – Action Cllr Spooner and (2) from the Cross Hands junction, particularly after rainfall, there was a strong, organic smell. It had been reported to Wessex Water previously and the Clerk confirmed she would report again to Wessex Water.

547 Apologies and Chairman's Remark

Apologies accepted and received from Cllrs. A Rush & S Tubby. Cllr Allen absent.

The Chairman offered his condolences to Adrian and family on the sad passing of Cllr Linda Rush and members stood for a minute's silence.

548 Declarations of Interests and Granting of Dispensations

None

Brought forward

555 McCarthy Stone – Chipping Sodbury Proposals

David Williams from McCarthy Stone and Will Jones (Architect) introduced themselves to Members and presented as follows:-

The former Mercer Building at Hillside Court, Chipping Sodbury had permission to convert to residential by its current owners. McCarthy Stone proposed to demolish and redevelop the site to 56 one and two bedroom apartments on a footprint similar to existing for age 60+. Community consultation had taken place to those who lived close to the surrounding site

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together with on-line consultation and it was anticipated an application would be submitted in the next month. A pre-app had been submitted & feedback received. SGC was not in favour of the gable roof scheme and a revised flat roof design would be proposed. There were constraints to be considered: - the area was wrapped by a car park; a buffer of trees was a habitat for badgers, foxes and birds; two substations required 24-hour access. The proposal was for an L-shaped building approximately the same height as current, to use existing tarmac as much as possible, maximise green space and consider surrounding buildings for materials, eg mostly brick with some render and cladding, balconies onto the courtyard, parking for 40 cars including electric charging points. Members were given an opportunity to ask questions. McCarthy Stone responded:- renewable energies would include photovoltaics on roof and air source heat pump – an energy statement had been carried out; a demand for this type of accommodation remained high with an opportunity to buy or part rent/buy; not much negative feedback following consultation.

Members agreed to respond to proposals once a planning application is submitted.

The Chairman thanked them for the presentation and they left the meeting at 20:00 hrs.

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

No representation.

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

Cllr Banister attended a Library meeting where lots of positive feedback was received (1) in relation to the reading challenge and (2) an increase in young families seen. **Cllr Banister** attended a Shopmobility meeting – a UWE student with a marketing degree was assisting the organisation. The AGM was scheduled for that week.

Cllr Spooner reported that the Tourist Information Centre held an event for volunteers at the Baptist Church to say thank you. The Centre had been tidied up and it was hoped to generate revenue from selling tickets. Funding continued to be a challenge.

551 Approval of Minutes of Full Council Meeting on 12th July 2022

RESOLVED the Minutes of Full Council Meeting held on 12th July 2022 are approved as a true and accurate record and signed by the Chair.

552 Matters Arising

None to report.

553 Finance – Payment of Accounts

RESOLVED that the schedule of payments were approved and signed by the Chairman.

The Clerk reported the ladies refurb was almost complete and would hopefully open in the next week or two. In addition, work in the disabled was almost complete following the fire damage.

554 Correspondence

Requiring Response/Comments/Action

- Local resident – in relation to the grass cutting in Sodbury and danger caused by fire (letter circulated to all Members 8/8)
*Following discussion, it was **RESOLVED** to respond to the resident that the town council would work with SGC to ensure a more satisfactory grass cutting regime going forward. Action – Clerk.*
- Local resident – in relation to parking on Market Pitchings
*Following discussion, it was **RESOLVED** to schedule a Parking Committee next month and invite residents. The parking issues related to safety and ownership and the two needed to be separated with “pavement safety” a priority. Action – Clerk.*

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- Information Commissioners Office – Response to request for personal information
Following discussion, it was noted that the ICO had upheld the Clerks decision NOT to release the names of correspondees with the Council. The request for this information should have been considered under the Environmental Information Regulation not the Freedom of Information Act – this has been noted by staff and disappointment was raised that enquiries with legal advisors had not highlighted this.

A resident asked to address members but this was rejected by the Chairman, the resident advised this was not the end of the matter.

- Victorian Day Committee – Request for use of Market Pitchings on Sunday 4th December 2022 11am – 7pm
*Following discussion, it was **RESOLVED** to approve the request.*
- Eat Festival – Request for use of Market Pitchings on Saturday 12th November 7am-7pm (approved by e-mail by Markets Committee with a licence fee of £250)
*Following discussion, it was **RESOLVED** to approve the request.*
- West of England Combined Authority – Bus Survey:
Members responded to the 3 questions raised by WECA with the overwhelming response that we just need a reliable service that commuters and students can rely on.
- Rotary Club of CS – Concern over availability of use of the community garden for the community following a trial over the Summer
*Following discussion, it was **RESOLVED** that Cllr Banister would discuss the matter further with Sodbury in Bloom.*
- South Glos Council – Report in relation to request for a Stopping-Up Order on the A432, Badminton Rd, Old Sodbury – To refuse
*Following discussion, it was **RESOLVED** that Members had no further comment to add. A resident advised that this is not the end of the matter.*
- South Glos Council – Notification of 20mph zone along Chapel Lane, Old Sodbury. STC responded positively to this at the original Consultation stage
Noted – the Council responded to this at the consultation stage.

For Information Only

Old Sodbury Village – Thanks for contribution to kitchen extension

555 McCarthy Stone – Chipping Sodbury Proposals (see above)

556 Old Sodbury – Speeding

- Data from SGC circulated by e-mail
- A discussion took place and the following comments made:-
 - The overtaking lane encouraged speeding
 - Consider a cycle lane instead of overtaking lane
 - Residents were frustrated and asking for the position of the Council
 - Make the length of Badminton Road 30mph to The Cross Hands (noted legislation required)
 - Enforcement was the problem
 - Two meetings had been held with SGC at Old Sodbury but nothing of note materialised

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It was **RESOLVED** to write to SGC and formally request they remove the overtaking lane and change the road markings. It was a unanimous decision and Clerk to action.

557 Electric Vehicle Charging Draft Strategy Consultation

Clerk encouraged Members to respond to the Consultation, it was agreed the Clerk is to respond on behalf of the Council.

558 Biodiversity and Planning Consultation

The Clerk asked Members if they had anything specific to raise, otherwise to respond as individuals. It was noted that members felt they were not qualified to respond to much of the information within the strategy.

559 Bee Pollinator Fund – Grant Application

The grant application was ratified by Members.

Cllr Spooner reported Sodbury Woodland and Nature was shortlisted for the Bee Bold 2022 Awards and although did not win, received recognition from West of England Combined Authority.

560 Policy Approval

The following Polices were ratified by Members: -

- Standing Orders
- Financial Regulations
- Terms of Reference
- Risk Assessment (Financial)
- Risk Assessment (General)
- Mental Health & Wellbeing Policy

561 Conclusion of Audit

RECEIVED & NOTED – the conclusion of audit papers
NOTED – no matters of concern raised

562 King’s Coronation Event

Following discussion, it was **RESOLVED** to set a budget of £2,500 which would be available by way of grants for local community events. It was decided the Town Council would not be organising an event.

563 Request for Leave of Absence

After discussion it was **RESOLVED** - the six month leave of absence was accepted for Cllr Steve Tubby.

564 Items of Report

Cllr Gregson reported the temporary lights at the top of Peg Hill were stuck on red for 30 minutes. Action – report to SGC.

Cllr Spooner reported (1) wild flower seeds had been sown on an area of Colts Green with a plan to do more, and (2) with regard to the new Ridings playground equipment, a piece would be installed in the current play area and another adjacent to the football pitch and the appropriate planning permissions sought.

565 Next Full Council Meeting: 8th November 2022 – Old Sodbury Village Hall

Dated

Signed

The meeting closed at 20:56 hrs