

Minutes of the Meeting of Frampton Cotterell Parish Council
17 October 2018 at 19:30
Held at the Brockridge Centre, Woodend Road, Frampton Cotterell

Present: Councillors Mrs Williams (*Chair*), Mrs Allan, Beecher, Clark, Clothier, Georgiou, P. Hockey, Mrs. Pennell, Susan Tubey, Underhill and Mrs Walters

Also Present: Naomi Bibi (*Clerk*), 11 Members of the public (*names recorded in Public Attendance Book*)

Apologies: Cllrs D. Hockey and Mrs Stickland

1304 Apologies for Absence

Apologies from Cllrs D. Hockey and Mrs Stickland were noted.

1305 Evacuation Procedure

The Chair drew attention to the emergency exits and evacuation procedure.

1306 Declarations of Interest and Dispensations

Cllr P Hockey declared that the participation of those Parish Councillors who are also members of South Gloucestershire District Council in both the debate and any subsequent vote on matters contained in the agenda would be on the basis that the views expressed were preliminary views taking account of the information currently available to the Parish Council. Parish Council members who are also District Councillors reserved their final views until they were in full possession of all relevant information both for and against.

1307 Confirmation of Minutes – 3rd October 2018

The minutes were approved as an accurate record.

1308 Matters of Report Arising from the Minutes not otherwise included on the Agenda

The Clerk updated Council members that another thank-you letter had been received, this time from M S Therapy, with regards to the grant they had been awarded. The letter was circulated at the meeting.

Re. **Minute 1307**, the Clerk informed Council that a meeting had been held between the Clerk, the RFO and a member of the Beesmoor Road Playing Field Committee to clarify the queries raised at the previous Council meeting over VAT. The Beesmoor Road Committee member was able to confirm that the VAT situation was fully understood and that they would be paying the VAT themselves.

The Clerk updated Council members that Beesmoor Road had also secured a further £50k in funding for phase 3 of the play equipment, and that they would be invoicing Frampton Cotterell PC for 30% of funds for phase 1 of the play equipment.

1309 Submissions from the Public

11 members of the public signed the public attendance sheet, all wishing to discuss planning application PT18/4319/O (6 Bell Road), as listed on the agenda.

All public present unanimously objected to the plans for the following reasons:

- The proposed architecture is out of character with the surrounding buildings.
- Overdevelopment of the area.
- Impinging on Grade II listed church.
- Insufficient parking.
- The new report from the conservation officer objects.
- The information (and photographs) provided by the developer is selective and misleading with no dimensions included on the included on the plans.
- Views are obscured.
- The plot of land was only ever intended for single-storey properties – this would be an impeachment therefore.
- Potential traffic hazard in light of additional traffic and the narrow one-way street, and there being a school at the end of the street.
- Light will be lost from adjacent properties.



1309 Submissions from the Public Cont...

Cont It was proposed and seconded and council unanimously **RESOLVED** to: object planning application PT18/4319/O (6 Bell Road) on the abovementioned grounds.

1310 Planning:- NB. Due to the number of residents in attendance to discuss No. 6 Bell Road (on the planning schedule), the Chair moved Planning forward on the agenda.

i. Feedback to date – Noted

ii. Planning Schedule – See attached schedule

1311 Submissions from Members

There were none received.

1312 Reports from Committees, Working Groups and the Clerk:-**i. Minutes from the Staffing Committee - for information only**

These were noted.

ACTION: The Clerk to circulate the Staffing Review document to Full Council, reminding them that the document, whilst has now been shared with staff, remains confidential.

ii. Frampton Cotterell PC Community Grants Scheme Policy

The following amendments were approved to be made to the Community Grants Scheme Policy:-

- A request that evidence / a report be submitted showing that the grant applicants had done / achieved what was said they would with the grant.
- Amend all parts of the policy that refer to "the residents of Frampton Cotterell PC" to "residents of the Parish of Frampton Cotterell".
- Amend the policy to say that grants will be awarded biannually.
- Amend section 13 where it states the deadline for grant applications is the *end* of February, whilst it also states that applications will be considered *during* February.

1313 Update from Loxley's Solicitor re. Beesmoor Road Playing Field

The Clerk updated Council that the solicitor had advised that whilst the Council's role as the legal owner of the land at Beesmoor Road was fairly straightforward, the roles of the Committee (of which the Council is one of the trustees), was far more complex.

With regards to the Beesmoor Road Committee becoming a CIO, the solicitor advised that becoming a CIO would not automatically mean that the trustees of the Committee were no longer personally liable.

Regarding Frampton Athletics F.C., the solicitor advised that when dealing with charities in relation to land transactions, there are complex statutory provisions contained in the Charities Act 2011 that must be complied with. The lease that has been granted to Frampton Athletics F.C. does not comply with this and furthermore appears to be an invalid lease as it is not registrable with Land Registry as it is not in the prescribed form.

In light of this, the solicitor therefore recommended obtaining professional advice from a specialist trusts or charities barrister.

A choice of two options was put to Council by the solicitor:-

1. For the solicitor to speak to the barrister's clerk, providing a brief summary of the advice being sought. The barrister would then charge according to the work done.
2. For the solicitor to send the papers to the barrister, with covering instructions, at a cost in the region of £400-£500 (plus VAT). The barrister would again then charge according to the work done, however the second option would reduce the total number of hours work required by the barrister and hence ultimately incur a smaller fee from the barrister.

It was proposed and seconded and Council unanimously **RESOLVED** to: accept the solicitor's second option to have the papers and a report sent to the expert barrister in order to clarify all questions and issues surrounding Beesmoor Road Playing Field.

ACTION: Council requested the Clerk register the land at Beesmoor Road with the land registry if this had not already been done.

W. Williams

1314 Update on Council's New Website

The Clerk updated Council members that the new website was well underway, and that a development site could be viewed by members and feedback was welcome.

It had previously been discussed to have a "Members" section on the Council website, but members agreed there was no need for this on the new website.

ACTION: The Clerk to circulate to Full Council an email with the development web address.

1315 Consultations – for information only

Consultations were noted.

1316 Suffragette Garden Commemoration – Clerk to Report

The Clerk shared a garden design with Council put forward by the WI. Council agreed that the upkeep of the proposed garden would be too much work and it was suggested therefore that the Council purchase a stone trough and commemorative plaque that could be installed on the grounds at the Brockeridge Centre. This could then be filled with winter flowers in the colours of the Suffragettes, planted in partnership with the Youth Club and the FFF, who had expressed an interest in collaborating and doing something to remember the Suffragettes.

Council **RESOLVED** to: allow the office to purchase a stone trough and plaque up to a total cost of £500, which could then be planted with the Youth Group and FFF in Suffragette colours.

1317 Report on Fencing off Pitches as per Minute 898

Council reviewed the report on fencing off the pitches at the Park as per Minute 898. It was unanimously agreed by Council that applying the S106 money and sorting out the drainage issues at the park's pitches should be the priority at this stage. It was also agreed that Council would not amend any of its byelaws, and that Council did not want at any point, any kind of permanent barriers in place, or any kind of advertising on such barriers. It was suggested therefore that the rugby club look into temporary barriers, on the understanding that these would need to be removed at the end of each game and stored, (the storage of which the rugby club would need to source and fund), but that Council would not now consider this until the drainage of the pitch had been completed.

1318 Report on Stonewall Repairs and Recommendation for Future Maintenance

Council discussed the damage to the old stone wall between the Mill Lane allotments and the Globe public house. Efforts by office staff to engage with the landlord with a view to repairing the wall and splitting the costs had proven unsuccessful. It was suggested by Cllr P. Hockey that the allotments were actually owned by South Glos Council but were on a small hold one-thousand-year lease.

ACTION: The Clerk to confirm ownership, with the decision taken that if the land is leased, to claim on the insurance for repair work to the wall.

1319 Report on Newly Installed Door Entry System at the Brockeridge Centre – for information as per Minute 1309

The report was noted.

1320 SGC – Urgent Decision – Amendment to the Existing 2017/18 Business Rates Revaluation Support Discretionary Relief Scheme – for information only

This was noted by Council.

1321 Any Other Items the Chair Decides are Urgent

There were none

1322 Date of next Meeting

Wednesday 7th November 2018 at 7.30pm

The Chair closed the meeting at 21:40

