

**Claverton Parish Council**  
**Minutes of Ordinary Meeting Held on 8th February 2017 at St Mary's Church**

**Present**

Councillors: Glennis Naylor, Richard Mould (Chairman of Meeting), Mark Mackintosh, Thomas Sheppard, Rodger Sykes  
 Clerk: Lesley Watkinson  
 Other: Ward Councillor Geoff Ward

**Open Forum**

Ward Councillor Ward spoke to councillors updating them on current matters including potential relocation of library and decision on Park and Ride.

**Apologies for Absence** - Anna Beria

**Declaration of Member Interests** - None

**Approve the minutes of the Ordinary Meeting of the Parish Council held on 11th January 2017.**

The minutes of the Ordinary Meeting of the Parish Council held on 11th January 2017 were agreed as accurate and signed by the Chairman of Parish Council.

	<b>Actions</b>
<p><b>Matters arising from the minutes</b></p> <p>West of England Joint Spatial Plan and Joint Transport Study added to website.</p> <p>Cllr Mould responded to parking survey.</p> <p>Clerk requested and distributed VPA meeting schedule.</p>	
<p><b>Receive and Discuss Correspondence</b></p> <p>All correspondence relating to Claverton has been circulated to the councillors in advance by the clerk.</p> <p>Cllr requested that Ward Councillor provide more information on Assets of Community Value as no councillors were available to attend workshop</p> <p>All other items covered by agenda.</p>	LW
<p><b>Financial Officer's Report</b></p> <p>Clerk circulated 16/17 cash book. At meeting, Clerk produced a recent bank statement and the cheque book for councillors to inspect. No invoices were presented for payment.</p> <p>Clerk to follow up with D. White re grant for development of website.</p> <p>Clerk confirmed B&amp;NES acknowledged receipt of Precept Request Form. First payment will be received on 5th April 2017 Annual Precept set at £2,970.</p> <p>Councillors set 17/18 Budget:  <b>Income:</b> Precept: £2,990, <b>Total Income £2,990. Expenditure:</b> Staffing £750, Office admin £50, Publications £50, Audit Fees £100, Chairmans allowance £100, Training £200, Subscriptions £150, Grants/Donations £300, Newsletter £100, Website £1500, Events £400, Village maintenance £2,000, Insurance £275, Entertainment and refreshments at APM £300. <b>Total Expenditure £6,275</b></p> <p>Councillors allocated an additional £1,000 to capital reserves (bringing total Capital reserves to £11,000) to Bathampton Meadows Park and Ride Fund.</p>	

	<b>Actions</b>
<p><b>Receive Planning Committee Report and discuss planning matters including:</b></p> <p>The Planning Committee is keeping in touch with B&amp;NES planning and enforcement departments to keep abreast of their reviews of planning issues in the village.</p> <p>17/00507/TCA - American Museum, notification of tree work. Councillors will defer to the judgement of arboricultural officer, Ms J. Brewer.</p> <p>Councillors discussed and responded to consultation on The Pillars single storey extension (16/05371/FUL).</p> <p>16/05371/FUL – Extension of The Pillars.</p> <p><b>Preamble</b></p> <p>The proposed extension is located to the south side of the main house to contain a new lounge for the property accessed from the current living space. The extension replaces the current conservatory (constructed 2000 or later) and terrace.</p> <p>The extension is based on a circa 19% increase in volume of the original property; this calculation includes the outhouse volume with the house.</p> <p>The intention of the extension design to replicate the style of the existing house by keeping the window proportions the same and replicating the stonework. To achieve this the east elevation would be built from dressed ashlar, with the south and west elevations formed of rubble stone to match the existing house. The south end is finished with a gable end which reflects the original house. Windows are designed to match the main house.</p> <p>The proposed extension is visible from the neighbouring Orchard House, and to a much lesser degree from Claverton Hill and the A36, given the building and vegetation.</p> <p>Current external access to the garden is via paths and gates on the west and north side of the current house; the proposed extension would not interfere with the access around the property</p> <p><b>Considerations</b></p> <p>In considering the application, the Committee took account of:</p> <ul style="list-style-type: none"> <li>- The planning application 16/05371/FUL and associated documents.</li> <li>- The Claverton Conservation Area Character Appraisal (March 2007)</li> <li>- Development in the Green Belt</li> <li>- The Cotswolds AONB</li> </ul> <p><b>Findings</b></p> <p><b>General</b></p> <p>In principle, the Committee does not have any objections to the replacement of the conservatory with a solid structure, it is considered that the replacement will result in a better living space and improve the thermal aspects of the building. The building materials are in keeping with the existing house as are the design of the windows and roof. The extension is designed to be subservient to the main house and does not encroach on the neighbouring boundaries.</p> <p><b>Decision</b></p> <p>Based on the concerns raised above the Planning Committee has decided to <b>Support</b> the application.</p>	
<p><b>Broadband Project update</b></p> <p>No further update.</p>	

	<b>Actions</b>
<p><b>Feedback meetings</b></p> <p>None. Next VPA meeting 8th March</p>	
<p><b>Transportation Update inc Warleigh Weir</b></p> <p>Councillors still awaiting feedback from B&amp;NES regarding new bins on Ferry Lane. Cllr Sykes still working with BNES to obtain signage at top of Ferry Lane.</p> <p>Councillors agreed to coordinate a village tidy up including cutting back of vegetation on 1st April, a Saturday morning at 10am. Clerk to add a save the date to the village newsletter.</p>	LW
<p><b>Exchange of Information</b></p> <p>None</p>	

The meeting closed at 8.15pm

Future Council Meetings: Wednesday 8th March 2017, Wednesday 12th April 2017

Signed .....

Date .....

Cllr Anna Beria, Chairman, Claverton Parish Council