

MINUTES OF WESTERLEIGH PARISH COUNCIL - FINANCE COMMITTEE MEETING

Thursday 2nd February 2023 – 7pm at Manor Hall red brick annex

Present: Cllr J Lean (Chair) Cllr R McCullough Cllr C Goddard Cllr B Taylor Cllr T Clark

374. Apologies for absence

Received from Cllr Kelliher and Cllr Hill

375. Declarations of Interest under the Localism Act 2011

Cllr Clark gave his standing Declaration of Interest on planning matters due to his SGC position

376. Pre-arranged items from members of public

A representative of the developer for P23/00143/F spoke to Cllrs. He stressed that Anchor have worked to answer SGC queries through a pre-planning process. He was open to recommendations from the Parish Council. Questions were asked about energy supply to the 4 units and the parking, manoeuvrability and access for vehicles. It is Anchors aim to create 4 affordable homes in the village with flexible funding options of shared ownership/social rent levels amongst others.

377. Committee to APPROVE comments for submission on any Planning Applications (necessary due to deadline dates):

(i) P23/00143/F Erection of 4 no. flats (Class C3) with new vehicular access, parking, landscaping, and other associated works. Land At The Quadrangle Westerleigh BS37 8QL

Westerleigh Parish Council SUPPORTS this application and makes the following comments.

This development meets the small need for affordable housing in Westerleigh demonstrated by the housing needs survey conducted by WPC & SGC during 2022.

WPC strongly encourages the inclusion of a low carbon/ renewable heating solution for the proposed flats.

Notwithstanding WPC's support, it requests that the planning officer reviews the accessibility and manoeuvrability potential of the parking spaces given the limited turning space within the proposed parking area.

(ii) P23/00051/F Demolition of existing residential annexe, garage and storage shed and erection of 1no. dwelling with access, landscaping and associated works (resubmission on P21/02566/F). Land At 206 Henfield Road Coalpit Heath BS36 2UJ

Westerleigh Parish Council OBJECTS to this application on the following grounds.

The comments made with respect to the previous application on this site (P21/02566/F), still apply as follows. The existing annexe was approved solely to provide ancillary accommodation to the main dwelling (Condition 1 of PK14/0083/F). WPC object to the plans to replace it with an independent three bedroom dwelling on a number of grounds. First and foremost it constitutes overdevelopment of the site as well as a low quality, contrived design contrary to Policy CS1 (High quality design). Furthermore, it would have an unduly harmful impact on the remaining private amenity space allocated to 206 Henfield Road. It thus may contravene Policies PSP8 (Residential Amenity), PSP38 (Development within Existing Residential Curtilages, including Extensions and New Dwellings) and PSP43 (Private Amenity Space Standards).

Finally, the footprint of the proposed dwelling is larger than that proposed under application P21/02566/F, thereby having a greater negative impact on private amenity space.

378. Committee to APPROVE Minutes of F & GP Meeting held on 17th October 2022

Unanimously approved and signed by the Chair

379. Committee to NOTE receipt of Bank reconciliation and statements October 2022 to end of Jan 2023

NOTED with no questions arising

380. Committee to NOTE full list of payments for Oct-Jan 2022/23

NOTED with no questions arising

381. Committee to NOTE full list of receipts for Oct-Jan 2022/23

NOTED with no questions arising

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382. Committee to APPROVE appointment of Internal Auditor for April 2023

Appointment of G Smith APPROVED

383. Committee to consider & approve any funding of Frampton Cotterell Youth Provision

The Committee agreed unanimously to fund the Youth Club provision to the amount of £4550 through 2023/24. The Clerk will arrange stage payments with the FCPC RFO to meet the FACE payment schedule.

384. Committee to NOTE information on 2022/23 Receipts & Payments vs Budgets and forecasts and discuss/approve any required decisions

The Clerk reported that almost all items are on track with several contingencies not required. It was likely that the Staff payment line would be £1500 over budget.

385. Committee to discuss/approve any updates to 2023/2024 budget proposals and agree items to carry forward amounts from 2022/2023

Carry forward line items were agreed for Manor Hall repairs, and tree works. The Chalet Maintenance fund and Community Benefit funds automatically carry forward. The final budget will be published once the exact amount of CIL is known.

386. Committee to note correspondence relating to Finance matters and any other matters required by the RFO

The Clerk confirmed that NatWest will start to charge this PC banking fees from 4th March 2023. The main item will be 35p for each automated payment in or out.

387. Committee to APPROVE WPC Investment Policy and current locations of funds

The Policy was approved with a slight amendment to the second paragraph of point 1 for clarity. It will be added to the suite of Policies and Procedures on our website under [Council Procedures](#).

388. Committee to consider any decisions/approvals required as a result of the Deputy Clerk Appraisal meeting which preceded this meeting

The Deputy Clerk's appraisal was completed and pay rise from 1st Feb confirmed and approved.

389. Items considered urgent or exempt by the Chairman

None

390. Dates of future Parish Council meetings/Committee meetings

Full Parish Council meeting February 13th 2023 Newman Room at Manor Hall Coalpit Heath

Preceded by public talk at 6pm from Avon & Somerset Police on Awareness of Cybercrime and Fraud

The meeting closed at 7.50pm