

Democratic Services

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Date: 14 October 2014

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To: The Chairperson and Clerk of each Parish and Town Council in Bath & North East Somerset and the Chairpersons of Parish Meetings

Copy to :

Group Leaders:

Cabinet Members:

Chief Executive and other appropriate officers

Press and Public

Dear Member

Parishes Liaison Meeting: Wednesday, 22nd October, 2014

You are invited to attend a meeting of the **Parishes Liaison Meeting**, to be held on **Wednesday, 22nd October, 2014 at 6.30 pm** in the **Council Chamber - Riverside, Keynsham BS31 1LA**.

The agenda is set out overleaf.

Yours sincerely



Ann Swabey
for Chief Executive

If you need to access this agenda or any of the supporting reports in an alternative accessible format please contact Democratic Services or the relevant report author whose details are listed at the end of each report.

This Agenda and all accompanying reports are printed on recycled paper

NOTES:

1. **Inspection of Papers:** Any person wishing to inspect minutes, reports, or a list of the background papers relating to any item on this Agenda should contact Ann Swabey who is available by telephoning Bath 01225 394416 or by calling at the Guildhall Bath (during normal office hours).
2. **Public Speaking at Meetings:** The Council has a scheme to encourage the public to make their views known at meetings. They may make a statement relevant to what the meeting has power to do. They may also present a petition or a deputation on behalf of a group. Advance notice is required not less than two full working days before the meeting (this means that for meetings held on Wednesdays notice must be received in Democratic Services by 4.30pm the previous Friday)

The public may also ask a question to which a written answer will be given. Questions must be submitted in writing to Democratic Services at least two full working days in advance of the meeting (this means that for meetings held on Wednesdays, notice must be received in Democratic Services by 4.30pm the previous Friday). If an answer cannot be prepared in time for the meeting it will be sent out within five days afterwards. Further details of the scheme can be obtained by contacting Ann Swabey as above.

3. **Recording at Meetings:-**

The Openness of Local Government Bodies Regulations 2014 now allows filming and recording by anyone attending a meeting. This is not within the Council's control.

Some of our meetings are webcast. At the start of the meeting, the Chair will confirm if all or part of the meeting is to be filmed. If you would prefer not to be filmed for the webcast, please make yourself known to the camera operators.

To comply with the Data Protection Act 1998, we require the consent of parents or guardians before filming children or young people. For more information, please speak to the camera operator

The Council will broadcast the images and sound live via the internet www.bathnes.gov.uk/webcast An archived recording of the proceedings will also be available for viewing after the meeting. The Council may also use the images/sound recordings on its social media site or share with other organisations, such as broadcasters.

4. **Details of Decisions taken at this meeting** can be found in the minutes which will be published as soon as possible after the meeting, and also circulated with the agenda for the next meeting. In the meantime details can be obtained by contacting Ann Swabey as above.

Appendices to reports are available for inspection as follows:-

Public Access points - Riverside - Keynsham, Guildhall - Bath, Hollies - Midsomer Norton, and Bath Central, Keynsham and Midsomer Norton public libraries.

For Councillors and Officers papers may be inspected via Political Group Research Assistants and Group Rooms/Members' Rooms.

5. **Attendance Register:** Members should sign the Register which will be circulated at the meeting.

6. THE APPENDED SUPPORTING DOCUMENTS ARE IDENTIFIED BY AGENDA ITEM NUMBER.

7. Emergency Evacuation Procedure

When the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are sign-posted.

Arrangements are in place for the safe evacuation of disabled people.

Parishes Liaison Meeting - Wednesday, 22nd October, 2014

at 6.30 pm in the Council Chamber - Riverside, Keynsham BS31 1LA

A G E N D A

1. WELCOME AND INTRODUCTIONS

The Chair of Council, Councillor Martin Veal, will welcome everyone to the meeting.

2. EMERGENCY EVACUATION PROCEDURE

The Chair will draw attention to the emergency evacuation procedure as follows:

If the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are sign-posted. Arrangements are in place for the safe evacuation of disabled people. The assembly point is along Temple Street, past the Ship Inn and the blocks of flats on the grassed area at the top of Dapps Hill.

3. APOLOGIES FOR ABSENCE

4. URGENT BUSINESS AS AGREED BY THE CHAIR

The Chair will announce any items of urgent business accepted since the agenda was prepared

5. MINUTES OF PREVIOUS MEETING (Pages 7 - 12)

To approve the minutes of the previous meeting on 18th June 2014 as an accurate record.

6. CONNECTING COMMUNITIES (Pages 13 - 14)

A briefing report is attached. Andy Thomas (Group Manager, Partnership Delivery) will attend to answer questions.

7. WORKING GROUP TO STRENGTHEN COMMUNITY REPRESENTATION AND CIVIC GOVERNANCE WITHIN BATH (Pages 15 - 16)

A briefing report is attached. Andy Thomas will attend to answer questions.

8. LOCAL DEVELOPMENT FRAMEWORK UPDATE (Pages 17 - 30)

A briefing report is attached. Simon de Beer (Planning Policy & Environment Manager) will attend to answer questions on progress with the following issues:

- a) Update on the adopted B&NES Core Strategy
- b) The B&NES Place-Making Plan
- c) The B&NES Housing Development Boundaries Review
- d) The Community Infrastructure Levy Charging Schedule

e) The B&NES Gypsies, Travellers and Travelling Show People Site Allocations
DPD

9. UPDATE CONCERNING HYDRAULIC FACTURING 'FRACKING' IN B&NES (Pages 31 - 32)

A briefing note from Phil Mansfield (Group Manager, Building Control) is attached.

10. PLANNING ENFORCEMENT UPDATE

A planning officer will give a verbal update on this item.

11. PROGRESS WITH THE IMPROVEMENT IN RURAL BROADBAND (Pages 33 - 34)

A briefing note as attached for the meeting to note.

12. DATES OF FUTURE MEETINGS

The date of the next meeting will be Wednesday 25th February 2015 and will take place in the Keynsham Civic Centre.

The Committee Administrator for this meeting is Ann Swabey who can be contacted on 01225 394416.

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Bath and North East Somerset Council

PARISHES LIAISON MEETING

Minutes of the Meeting held

Wednesday, 18th June, 2014, 6.30 pm

Councillors: Neil Butters (Bath & North East Somerset Council), Martin Veal (Bath & North East Somerset Council) (Chairman) and Paul Crossley, Vic Pritchard, David Veale.

Representatives of: Cameley, Camerton, Combe Hay, Clutton, Compton Dando, Compton Martin, Corston, Dunkerton, East Harptree, Englishcombe, Farmborough, Freshford, Keynsham, Marksbury, Monkton Combe, Newton St Loe, Publow with Pensford, Radstock, Saltford, Shoscombe, South Stoke, Stanton Drew, Ubley, Whitchurch,

Also in attendance: Tony Crouch (President ALCA).

Officers attending: Jo Farrar (Chief Executive), Louise Fradd (Strategic Director of Place), Simon de Beer (Planning Policy & Environment Manager), Phil Mansfield (group Manager, Building Control).

1 WELCOME AND INTRODUCTIONS

The Chairman of Council, Councillor Martin Veal, welcomed everyone to the meeting.

2 EMERGENCY EVACUATION PROCEDURE

The Clerk read out the emergency evacuation procedure.

3 APOLOGIES FOR ABSENCE

Apologies for absence were received as follows:

B&NES Councillors: Mathew Blankley, Sally Davis, David Bellotti, Katie Hall, Eleanor Jackson, Dine Romero, Tim Warren.

Parish Representatives: Farrington Gurney, Timsbury, Eric Potter.

4 URGENT BUSINESS AS AGREED BY THE CHAIR

The Chairman agreed to take 2 urgent items:

1. Broadband update: Peter Duppa-Miller (secretary of B&NES Local Councils Association) read out a briefing note from John Wilkinson (Divisional Director, Community Regeneration). This note will be appended to the minutes.
2. British Legion: The Chairman drew the meeting's attention to the services for armed service families provided by the British Legion at the One Stop Shop. He requested that members be aware of the support available which could help service families in their parish.

RURAL BROADBAND - UPDATE

5 MINUTES OF PREVIOUS MEETING ON WEDNESDAY 19TH FEBRUARY 2014

The minutes of the last meeting on 19th February 2014 were proposed for approval by Peter Duppa-Miller, seconded by Councillor Tony Crouch and signed by the Chairman.

6 THE B&NES CLINICAL COMMISSIONING GROUP

Dr Ian Orpen (Chair of the Bath Clinical Commissioning Group) gave a presentation on the work of the group and the plans they have for developing the local health service in the future.

A representative from Cameley PC asked what performance measures were used and was informed that the group worked to a national benchmarking standard. A representative from Freshford asked what services would be trimmed from the budget in order to balance the books. Dr Orpen replied that they were looking at a range of areas, particularly those where more money was spent than necessary e.g. on hip and knee operations. Additionally, the walk-in centre in Bath had been closed and an urgent care centre opened instead at the RUH.

A representative from Radstock Town Council expressed concern that some areas had been missed from the Joint Strategic Needs Assessment e.g. mental health, LGBT and other equalities issues. She asked whether providers commissioned by the group were assessed for their handling of equality issues. Dr Orpen replied that equalities (including Equality Impact Assessments) were an integral part of the group's processes. The Secretary of the B&NES Local Councils Association asked about the contribution of the voluntary sector and the CCG's participation in the Connecting Communities forum. Dr Orpen replied that there were a huge variety and number of voluntary groups involved in the health service – it was the CCG's responsibility to check that they met service standards. The group were keen to engage with the Connecting Communities initiative, but they had an issue with capacity. Jo Farrar added that the two organisations were already engaged in talks.

A representative from Corston PC asked about the impact of private health providers in the B&NES area. Dr Orpen replied that there were many private clinics which are used by NHS patients, but the cost to the service was no different. Elective care was not a large part of the overall budget. A representative from Saltford asked about the issue of unnecessary interventions when prescribing for the elderly. Dr Orpen agreed that it was important to learn when not to treat people. Junior doctors were often

concerned about being sued if they did not offer treatment, which was why it was important to have senior decision makers available for consultation.

The Chairman thanked Dr Orpen for his presentation.

7 HYDRAULIC FRACTURING IN B&NES

Phil Mansfield (Group Manager, Building Control), gave a brief presentation on the current state of the hydraulic fracturing projects in the B&NES area. He informed the meeting that none of the licences in the area have asked to be extended beyond the 6 year period. A (separate) current licence covering the Radstock coalfield, Midsomer Norton and Mendip area (Area No 227) has been extended by a year. UK Methane hold the licence to extract coal-bed methane rather than shale gas.

A representative from Stanton Drew PC asked whether the officer was aware of a previous licence holder called Geonet who compiled a geological report in 1999. Mr Mansfield said he was not aware of that report. A representative from Farmborough and Marksbury asked what effect the fracking might have on the hot springs. Mr Mansfield replied that the Council had sought advice from the British Geological Survey who had confirmed that there was a potential threat to the hot springs – the department were having ongoing discussions with the Department of Energy about their special concerns in this area.

A representative from Camerton PC asked whether the 227 area included the villages surrounding Radstock and was informed that it did and that the department would be keeping parishes informed throughout the planning process. A representative of Stanton Drew PC asked how large a borehole site would be and was informed that it would initially be vehicle-based equipment similar to a large crane. Following a question about the status of the green belt during these excavations, Simon de Beer confirmed that the land would revert to green belt afterwards unless it had been taken out of the green belt. Councillor Paul Crossley (Cabinet Leader) informed the meeting that the Council had been attending conferences with the fracking industry and were lobbying for the 3 expired licences not to be renewed. They were also lobbying UNESCO to support Bath's case because of its World Heritage Status. All 4 political groups were unanimous in their support of the Council's position on 'fracking'.

Peter Duppa-Miller asked about the current government consultation on downward and sideways drilling and how it affects land ownership. Phil Mansfield replied that the government were looking to change the rules about land ownership. If the drilling goes deeper than 300 meters, companies would not need permission to go under house-owners' land. Councillor Tim Ball (Cabinet Member for Homes and Planning) informed the meeting that the Council had an understanding with Mendip and Somerset Councils about mineral workings – their joint policy was to oppose development which could disrupt the water supply.

The Chairman thanked the officer for his presentation.

8 LOCAL DEVELOPMENT FRAMEWORK

Simon de Beer (Planning Policy and Environment Manager) introduced the items.

Core Strategy – the final report on the Core Strategy would be published at the end of June, before being adopted by the full Council at its meeting on 10th July. The inspector's recommendations will have to be accepted before it can be formally adopted – it can then be used in decision-making and will be used to defend against applications for green-field sites. A representative from Saltford PC asked whether developers who were looking to find fault with the Strategy could take the Council to judicial review and was informed that they could, but that the Inspector had been meticulous in his approach, making a legal challenge difficult. A representative from Cameley PC asked when the Core Strategy would be operational and was informed that the exact date was not yet known, but that Lisa Bartlett (Divisional Director, Development, Planning and Transport) would inform Parish and Town Councils as soon as a date was fixed.

The Placemaking Plan – Simon de Beer commented that the level of collaborative working with the Parish and Town Councils during this project had been much appreciated. A note setting out the next steps in the process would be sent out to councils soon. The outcome would be included in the proposals for the November 2014 Cabinet meeting. A representative from South Stoke PC asked whether there might be speculative applications in advance of the completion of the Placemaking Plan. Simon de Beer replied that once the Core Strategy was accepted, then it was possible to resist inappropriate housing proposals. A representative of Radstock TC expressed similar concerns and was informed that the housing needs for the Radstock area had been met as confirmed by the Inspector.

A representative from Corston PC asked when the conservation areas were going to be updated. Simon de Beer replied that a new heritage planning officer had just been appointed who will look into those issues. A representative from Combe Hay PC asked whether it was mandatory for developers to create a master plan and was informed that it was made a requirement for the South Stoke development.

Gypsies and Travellers and Travelling Show People DPD – Simon de Beer informed the meeting that the Council was working with neighbouring authorities on a joint approach to this issue. A new permitted site was to be built on the Lower Bristol Road, Bath. Councillor Tim Ball added that permission for the site development (which included 15 pitches – 8 permanent and 5 transit) had been passed in June and that it would be in use later in 2014.

Neighbourhood Planning – The meeting noted the update contained in the briefing paper.

Community Infrastructure Levy – Simon de Beer informed the meeting that the Levy mechanism need to be in place by 2015 or the Council would miss out on potential income for its planning structure.. It would need to be submitted for adoption later in 2014. 15% of CIL money would go to local communities. A representative of Cameley PC asked whether the CIL would only apply to applications determined after 2015 and was informed that the trigger would be the adoption of the CIL by the Council. A representative from Combe Hay asked whether different authorities would have different charging rates and was informed that there was unlikely to be much difference between the rates.

9 CONNECTING COMMUNITIES

The meeting noted the report prepared by Andy Thomas.

A representative from Freshford PC asked for an update on the Parish Charter and was informed that the Charter would be considered at the November Cabinet meeting alongside Connecting Communities. The Chief Executive, Jo Farrar, informed the meeting that Peter Duppa-Miller had been working with the Cabinet and Connecting Communities Officers on updating the Charter. Peter Duppa-Miller added that the commitments made by the Council in the current Charter will remain, but that sometimes the nature of the consultation will be different. A representative from Radstock TC asked what B&NES will be doing to ensure that officers and councillors know who to consult about local matters and was informed by the Chief Executive that this would be clarified in November.

10 PAPERLESS CONSULTATION CONCERNING MINOR AND OTHER PLANNING APPLICATIONS

The meeting noted the report prepared by Sarah Jefferies.

11 THE ENERGY@HOME INITIATIVE

The meeting noted the report prepared by Kathy Tate.

12 PARISH RANGERS SCHEME

Peter Duppa-Miller introduced this item and referred the members to a handout on this issue which was circulated at the meeting. He informed the meeting that, following the pilot, the Rangers scheme would not be rolled out to other areas. Councillor David Dixon (Cabinet Member for Neighbourhoods) explained that the scheme had not proved affordable for the whole authority. Councillor Vic Pritchard commented that he had not been in favour of the ranger scheme. A representative from Newton St Loe said they would have welcomed a Parish ranger, but that in any case it would be useful to have just one point of contact about a range of issues. David Dixon agreed that Council Connect needs improving in that area, but that the Connecting Communities scheme should help in future to bring a more streamlined response. The pilot had highlighted the gaps in the provision, so for that reason, among others, it had been useful. The Chief Executive added that the Ranger Scheme had been part of the 10 in 100 scheme suggested by staff. In future there would be 1 ranger and an enhanced street cleaning service and the timetabling of tasks would be clearer.

Peter Duppa-Miller informed the meeting that Environmental services would be reviewing the Parish Sweeper Scheme in 2015. A representative from South Stoke expressed concern and commented that the scheme had been working well so they

hoped it would not be changed unnecessarily. Councillor Dixon replied that it would be the first review of the sweeper scheme in 12 years and that if there was not a problem, it would not be changed.

A representative from Compton Dando commented that the Council Connect service was satisfactory but asked that the mapping on the site be updated and that it would be helpful if the log number be sent back to the originator of the call. Peter Duppa-Miller asked whether the Ranger’s area would cover the whole authority including Bath or just North East Somerset and was informed that it could not be guaranteed that the Ranger would only work in the rural area.

PARISH RANGERS SCHEME - UPDATE

13 DATES OF FUTURE MEETINGS

The Chairman announced that the next meeting would be held on Wednesday 22nd October 2014. The venue to be confirmed.

The meeting ended at 8.25pm.

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services

Parishes Liaison Meeting – 22nd October 2014

Connecting Communities

1. Aim of this briefing

This briefing note updates on the progress of Connecting Communities, Parishes Liaison having received updates on 19th June and 16th October 2013 and 19th February and 18th June 2014

2. Update

The aim of the Connecting Communities programme is to gain better, more consistent engagement between public services and local communities across Bath and North East Somerset. This is being achieved through a mix of:

- a) New local Connecting Communities Forums which involve Parish Councils and elected members
- b) Wider “conference”- style events. The Bath City conference is now well-established as a means of engagement in the City.

Since the last report in June, progress has been as follows:

- The new Somer Valley Forum held its first meeting on 31st July and next meets on 15th October.
- The Keynsham and Chew Valley areas finalised their Forum arrangements at a meeting on 24th July. This was accompanied by an “Ask the Leader” session with the Leader of the Council. All “Ask the Leader” questions and responses- including those made online- can be found [here](#). The Chew Valley Area Forum met on 9th October and the Keynsham Area Forum meets on 15th October.

A key aim of Connecting Communities has also been to reduce duplication and streamline meetings. Parish Cluster Group meetings covering the Keynsham, Chew Valley and Somer Valley areas (ie, Parish Cluster Groups 1, 4 and 5) no longer take place. Police engagement processes are being incorporated into the Somer Valley Forum and discussions are taking place on how this can also be effective in Keynsham and Chew Valley.

For Bath, the Council has established a cross-party working group to consider options to strengthen community representation and civic governance within the City. Parish Councils have been kept informed of progress and this is set out in a separate report.

Efforts are being made to use community buildings around the area for Forum meetings. The first Somer Valley Forum took place at Farrington Gurney Memorial Hall as guests of Farrington Gurney Parish Council and the next will be at Camerton Village Hall. In addition, the 27th November meeting of the Keynsham area forum will be held at the new Keynsham Community Building at the One Stop shop. The arrangements for the Forums currently operating are summarised in the Appendix: please contact the relevant lead officer for any further information required.

3. Next Steps

The three new Forums will focus initially on identifying local priorities and new Area Profiling tools have been developed to help the Forums gain a better understanding of local needs. Forums will further strengthen our work with local partners such as the Police and CCG. The meetings in October and November have also been programmed specifically to discuss the Core Strategy and the Placemaking Plan.

Parish Cluster groups 2 and 3 are not currently included in the the Connecting Communities “Forum” approach. However, there are currently no Parish Cluster group meetings timetabled beyond the end of this calendar year. There is therefore an opportunity for future engagement in these areas to take place through the Connecting Communities approach, including establishing a Forum or Fora. Further discussions are taking place and a report will be taken to the December Cabinet with recommendations for next steps. Consideration is also being given to establishing “Conference” arrangements for the parished area, comparable to the Bath City Conference.

APPENDIX: INFORMATION ON CONNECTING COMMUNITIES FORUMS

FORUM NAME	UPCOMING MEETING DATES	CHAIR/ VICE CHAIR	B&NES COUNCIL SPONSOR/ VICE SPONSOR	LEAD OFFICER CONTACT
Somer Valley Forum	(16 October) 25 November	Chair- Terry Taylor Vice-Chairs- Lesley Mansell; Lynda Robertson	Andrew Pate/ Richard Baldwin	Dave Dixon dave_dixon@bathnes.gov.uk
Chew Valley Area Forum	(9 October) 20 November	Chair- Richard Curry Vice Chair - Tony Heaford	Louise Fradd/Derek Quilter	Sara Dixon sara_dixon@bathnes.gov.uk
Keynsham Area Forum	(15 October) 27 November	Chair - Tony Crouch Vice Chair- Adrian Inker	Louse Fradd/ Derek Quilter	Sara Dixon, sara_dixon@bathnes.gov.uk

Contact: Andy Thomas, andy_thomas@bathnes.gov.uk 01225 394322

Parishes Liaison Meeting – 22nd October 2014

Working group to strengthen community representation and civic governance within Bath

1. Aim of this Briefing

Bath & North East Somerset Council resolved in May to establish a cross-party working group (with a membership proportionate to the make-up of the Council) to report back on options to strengthen community representation and civic governance within Bath. This report updates the meeting with the progress of this as well as identifying next steps and opportunities to engage with the work of the group.

2. Update

The member working group identified a wide range of initial options through its work over the summer and issued an Interim Report for public comment, prior to preparing a final report to Council. This contained a smaller number of options based on the detailed work undertaken by the group. These were:

- No Change
- A “Voice for Bath” committee (to include co-opted stakeholders as well as B&NES elected members)
- The parishing of Bath - either as a single parish for the City or multiple parishes for different parts of the City. This would require a Community Governance Review

The working group considered the public comments received and agreed that a more detailed “evidence base” was required before a preferred option could be drawn up. Council in September therefore agreed that the working group continue to build this evidence base through continuing to encourage feedback from parish councils, residents and other interested parties (the report can be viewed [here](#)). Through this process, the Council’s aim is to provide a robust foundation for the newly-elected Council in May 2015 to determine its approach to this issue

3. Next Steps

The working group recognises that this issue has implications for the whole of Bath & North East Somerset not just the unparished area. Parish Councils will continue to receive minutes of meetings and comments/views expressed will be reported to the Working Group. In addition, a wider session is being planned which will see presentations from other areas (such as Winchester) which have sought to address these issues.

Andy Thomas andy_thomas@bathnes.gov.uk 01225 394322

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PARISHES LIAISON MEETING LOCAL DEVELOPMENT FRAMEWORK UPDATE

WEDNESDAY 22ND OCTOBER 2014

This briefing note covers the following items;

1. An update concerning the adopted B&NES Core Strategy.
2. The progress with the B&NES Place-Making Plan.
3. The progress with the B&NES Housing Development Boundaries Review.
4. The progress with the Community Infrastructure Levy Charging Schedule.
5. The progress with the B&NES Gypsies, Travellers and Travelling Show People Site Allocations Development Plan Document.

1. B&NES CORE STRATEGY

Adoption

- 1.1 The Core Strategy was adopted on 10th July 2014 and the six week legal challenge period closed on 22nd August. The Council has not received a legal challenge and therefore adoption of the Core Strategy is confirmed.
- 1.2 Following its adoption the Core Strategy is now part of the statutory Development Plan against which planning applications must be determined. The Development Plan for B&NES now comprises:

- Joint Waste Core Strategy
- B&NES Core Strategy
- Saved B&NES Local Plan policies

Appeals

- 1.3 Whilst the Council now has a demonstrable 5 year housing land supply which has been recently been agreed by the Examination Inspector, the Planning Inspectorate have agreed that it can be tested through a planning application appeal. The applicant/developer for three sites (two in Paulton and one in

Bishop Sutton) requested a conjoined Inquiry so that they can test and discuss the Council's 5 year housing land supply position.

- 1.4 The Council objected to the appellants request, highlighting the fact that Simon Emerson as a senior Inspector has recently tested and agreed the supply through the Core Strategy Examination and that to allow it to be tested again effectively undermined his judgment and represents a re-opening of the debate at the Core Strategy Examination which has now closed. Despite the Council's objection PINS have agreed that an Inquiry be held in early 2015 to include the testing of land supply.

Urban Extension Sites

- 1.5 In allocating the 4 urban extension sites for development the Core Strategy requires that the developers prepare a Masterplan in consultation with the community and to be agreed by the Council. The Masterplan will inform subsequent planning applications and will be the means by which the form of development is established and solutions agreed to meet the key policy requirements e.g. relating to vehicular, cycling and pedestrian access; minimising and mitigating environmental impacts, protecting and enhancing key GI corridors/ assets etc.
- 1.6 All the developers have indicated their willingness and commitment to preparing Masterplans and to consult with the local communities. Advice on community involvement has been given by Council officers. It is envisaged that the developers will lead preparation of the Masterplans.
- 1.7 Following the technical work and community consultation it is envisaged that the Masterplan will be considered by Development Control Committee, prior to the submission and determination of planning applications. The LDF steering group will also be kept up to date of progress on the Masterplans and key issues arising.

2. B&NES PLACE-MAKING PLAN

Introduction

- 2.1 Preparation of the Placemaking Plan is underway and, together with the Core Strategy, it will be the primary document against which planning applications will be determined. The Placemaking Plan will complement the Core Strategy and will:
- (a) allocate development sites setting out the planning requirements,
 - (c) update district wide planning policies, and
 - (d) update infrastructure requirements
- 2.2 An options consultation is scheduled for November 2014 to January 2015. This provides the opportunity to engage widely with local communities, partners and stakeholders on the key issues and the alternative policy solutions before the Council agreed is preferred approach in a draft Plan.
- 2.3 The Plan will take account of the diversity of B&NES and will have bespoke sections for the different parts of the District. Key aspects are highlighted below.

BATH

- 2.4 The Consultation document will set out alternative options for the development of key sites in Bath. It will take account of the evidence in the Enterprise Area Masterplan.

KEYNSHAM

- 2.5 Where development proposals on key sites are already well progressed, the Placemaking Plan will confirm and re-iterate the planning requirements. For other sites, the Plan will set out the development requirements and the forthcoming options consultation will enable discussion on these. The Options Document will need to reflect the Draft Keynsham Transport Strategy and any specific transport infrastructure identified will also need to be included in the Infrastructure Delivery Plan. Key development sites include includes;
- Somerdale
 - Leisure Strategy proposals
 - Riverside

SOMER VALLEY

- 2.6 Additional greenfield sites adjoining settlements in the Somer Valley do not need to be allocated in the Placemaking Plan in order to meet the Core Strategy housing requirement. Therefore, the main focus of planning policy is on brownfield sites at Midsomer Norton and Radstock town centres.

Midsomer Norton

- 2.7 Midsomer Norton Town Council is preparing Neighbourhood Plan which will become part of the statutory Development Plan upon adoption. the District Council will work closely with Midsomer Norton Council to ensure a cohesive and effective policy framework for the town through the Placemaking Plan and the Neighbourhood Plan.
- 2.8 Key sites in Midsomer Norton for inclusion in the options consultation are;
- South Road Car Park
 - Welton Bibby & Baron.
- 2.9 The infrastructure requirements, including transport measures, will also need to be identified

Radstock

- 2.10 There are a number of development opportunities within and adjoining the town centre (see below). The Core Strategy provides a high level context and there is a need to work with the community to develop a more detailed vision/set of objectives for the town centre. Discussions have taken place with Radstock Town Council who is keen to progress this work. Any proposals for redevelopment of sites undertaken through the Radstock & Westfield Development Advisory Group (R&WDAG) will need to be expressed through the Placemaking Plan process.
- 2.11 The town centre vision/objectives will need to form the framework for determining the future use of sites. Initial discussions with the Town Council have highlighted important issues such as improving the town centre environment and retail offer, improving green infrastructure, infrastructure provision, and provision of medium sized industrial units. Consultation on the options document will then be the vehicle for working with the community and other stakeholders to identify the future use for the sites and key placemaking principles which will then be outlined in the Draft Plan. The impacts of development will also need to be assessed, including transport, and infrastructure measures to mitigate these impacts will need to be identified in the Draft Plan.
- 2.12 Some of the key sites in the town include;
- Charlton Timber Yard, Frome Road
 - Ryman Engineering Services, Frome Road

- Surplus land at Radstock College
- Radstock County Infants
- Sites at Coomb End

Extension to Old Mills Industrial Estate

- 2.13 This is a large and important allocation for employment uses. It has been seen as important in order to provide the opportunity to facilitate economic growth and job creation in the local area in light of previous employment land losses and the need to generate jobs. However the site has not come forward for development since allocated and its future will need to be discussed in the options consultation

RURAL AREAS

- 2.14 In line with national policy and sustainability principles, the Core Strategy seeks to restrain new development in rural areas in comparison with the urban areas, although provision is made to meet local needs, such as affordable housing, and to facilitate growth and change in the rural economy. New development is focussed at those settlements which have a range of local facilities, good public transport access and community support. The strict controls in the Green Belt will continue to be applied to large parts of the rural areas and there is restraint on development that would be out of scale or harm the character of the open countryside.
- 2.15 The Core Strategy currently sets out housing expectations in the rural area of around 1,100 dwellings over the Plan period of 2011-2029. To deliver this housing in the rural areas the Core Strategy has a number of policies which will be applied to the villages within the District (see below).
- 2.16 Local communities co-ordinated and led by town and parish councils have undertaken a significant amount of valuable work in response to the Localism agenda to assess the character of their local communities; identify assets/sites for protection (focussing particularly on Local Green Space) and identify and assess potential sites for development where needed. This work has been supported by B&NES Council, including through the provision of training and toolkits on character and site assessment. Following validation and review of the submitted assessments by B&NES officers the outputs from the town and parish council's work informs and will be reflected in the Options document. In some parishes multiple sites are potentially suitable for development and will be presented as options, including, where appropriate, confirmation of a preferred option. In other parishes potentially suitable opportunities are more limited and it may not be possible to present options. Further discussion and feedback is on-going with individual parishes.

- 2.17 The Placemaking Plan options consultation provides the opportunity to bring all this work together as part of a broad consultation exercise. It provides the opportunity for consultation on proposed development sites, as well as other alternatives considered.
- 2.18 With regard to the character assessments B&NES Council is exploring the possibility of reviewing these so that they can be endorsed by the Council as a material consideration in the determination of planning applications. This would also require a separate public consultation on individual character assessments to ensure they could be given weight in the planning application determination process.

3. B&NES HOUSING DEVELOPMENT BOUNDARIES REVIEW

- 3.1 The review of the Housing Development Boundary (HDBs) entails collaborative working; site surveys and taking into account unimplemented planning permissions. Particular care is being taken to exclude areas which, if developed, would harm interests of acknowledged importance such as valued landscapes, nature conservation sites, the character of the settlement or would involve building in the open countryside or cause access problems.
- 3.2 To enable the Parish Councils to contribute to the HDB review, the Council developed 4 principles which are being applied in considering the HDBs of each village or Town Council area. A briefing note and further information was sent to all Parish Councils.
- 3.3 To date approximately 15 Parish Councils have formally submitted reviewed HDBs. It is proposed that these reviewed HDB maps will be published in the Placemaking Plan Options document for comment. The remaining villages HDBs will be reviewed by the Council and published in the draft Placemaking Plan for comment next year.

4. COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

- 4.1 The CIL Draft Charging Schedule (DCS) was agreed by Cabinet on 16th July for consultation and the consultation period has now ended. Around 35 representations were received from;

Respondent/ Organisation
Reginald Williams
NHS England
The Coal Authority
Watkins Jones Group
The Abbey Residents Association (TARA)
Theatres Trust
Highways Agency
Asda Stores Ltd
Curo Enterprise Ltd
Dunkerton Parish Council
Sport England
Initiative in B&NES and Bath Chamber of Commerce
Anita Tyrrell
The Canal& River Trust
Saltford Parish Council
Square Bay (Bath) Ltd
Valley Parishes Alliance
Ediston Real Estate
McCarthy and Stone Retirement Lifestyles Ltd
Whitbread plc.
Macmullen Associates (on behalf of various clients)
FOBRA
Natural England
SW HARP Consortium
Sainsbury's Supermarkets Ltd
University of Bath
IM Properties
Environment Agency
Midsomer Norton Town Council
House Builder Consortium
Mactaggart and Mickel
Hignett Family Trust
Unite Group
South West Transport Network Rail Futures
English Heritage

4.2 The key issues arising are summarised below;

Comment	Council's Response
Concern Evidence Base is not robust enough and an appropriate balance has not been struck. (funding gap information not sufficient, Viability Assessment assumptions not adequate, etc)	<p>The Council considers that the draft charging schedule sets an appropriate balance between helping to fund necessary infrastructure based on the Council Infrastructure Delivery Programme and the potential effect of the proposed rates on the economic viability of development across the district based on the Viability Assessment.</p> <p>The Viability Assessment has been undertaken by BNP Paribas who has extensive successful CIL experience.</p>
Concerned that the residential CIL will have a significant effect on overall property prices	<p>It is fundamental to the CIL regime that a reduction in development land value is inevitable to accommodate it as a cost of development. Given that new housing supply represents a very small proportion of overall housing supply (taken alongside second hand properties), developers will simply not be able to pass on the costs of CIL to purchasers.</p>
Concern Viability Assessment does not make sufficient allowance (£1,000 per dwelling) for residual s106 and s278.	<p>£1,000 is reasonable assumption. Analysis of s106 agreements in B&NES signed in 2011, 2012 and 2013(calendar years) indicates that the average site related contribution per dwelling is £987.</p>
MoD site should be set £Nil – they are subject to are large s.106 and CIL. Viability Assessment does not test the scenario reflects the development such as MoD sites.	<p>The Viability Assessment sampling reflects a selection of the different types of sites across the district based on the housing trajectory (Strategic Housing Land Viability Assessment). Applications for all three MoD sites are already submitted and expected to be determined prior to the adoption of CIL. ie not subject to CIL.</p> <p>However, if there is a delay, s.106 can be renegotiated or the Council may consider the use of CIL Payment in Kind.</p>
MoD Ensleigh Extension site (Policy B3C Royal High Playing Field) is subject to £50 CIL but no boundary is included.	<p>The Placemaking Plan will define the boundary and will be included before the adoption of CIL. However, to be helpful , a map will be produced and publicised before the hearing</p>
Strategic Sites should be set £Nil rather than £50 due to the scale of s.106 contributions	<p>No detailed evidence has been submitted to undermine the cost assumptions and to substantiate claims for a nil rate of CIL.</p>
Request to make Discretionary	<p>The Council is not currently proposing to offer</p>

Reliefs available – (Exceptional Circumstances relief, Charitable Reliefs – Bath Uni)	discretionary relief for exceptional circumstances, social housing or charitable relief, however, this will be kept under constant review.
Residential rates too high, particularly compared to neighbouring authorities	<p>The B&NES evidence is robust. No detailed evidence has been submitted to undermine the cost assumptions.</p> <p>Councils are required to set CIL rates which balance the need to fund infrastructure within the district and the ability of development to afford the CIL charge. CIL must be predicated on economic viability and if the viability of surrounding authorities means that lower rates are appropriate then it is correct that lower rates are set in these areas</p>
The rate for specialised and EXTRA CARE DEVELOPMENT is too high. Assumptions made in the assessment are not robust. (now subject to affordable housing and CIL)	<p>No detailed evidence has been provided to show that extra care developments would be unable to afford CIL at the proposed rate.</p> <p>The Viability Assessment was undertaken based on the Core Strategy Policy and affordable housing requirement is taken into account for a C3 (residential use class).</p>
The rate for Student Accommodation (off campus) is too high. Assumptions made in the assessment are not robust. They have provided some actual rent information which is lower than our assumption	Substantial buffers built in for the proposed rate should be able to absorb some differences.
The rate for large retail is too high. Assumptions made in the assessment not robust.	No detailed evidence has been provided to show that large retail would be unable to afford CIL at the proposed rate.
The rate for Hotels is too high. Assumptions made in the assessment not robust.	No detailed evidence has been provided. The proposed approach is justified by appropriate available evidence relating to economic viability.
Concerns regarding the Instalment policy (Should it apply for total liabilities below £35,000 or should it be more flexible for strategic sites?)	<p>The introduction and application of an instalments policy remain a matter for the Council and is not a subject for the examination.</p> <p>The Council consider the instalment policy reasonable, given the need for infrastructure to be in place to serve new development occupiers</p>
Regulation 123 list is too high level. No process is set for how funds will	B&NES is developing mechanisms for the prioritisation and allocation of CIL funding which will

be allocated.	be subject to consideration and approval by the Council.
Town and Parish Council expressed concern at the complexity of the system and administration of CIL funding	25% (with Neighbourhood Plan) or 15% (no Neighbourhood Plan) will be automatically passed on to local Parish/Town Councils. The Council will prepare a guidance note relating to local funds.
Concerned to ensure the Charging Schedule sets out its review arrangements.	Agreed. The Council will put in place review mechanisms to monitor the impact of CIL.

- 4.3 In order to meet the deadline of April 2015 when s.106 contributions are scaled back, the CIL is being progressed as quickly as possible. Arrangements are being made for the Inspectorate to hold the examination before Christmas 2014. To achieve this, the Draft Charging Schedule and the comments received have been submitted to the Secretary of State under the delegated arrangements agreed by Cabinet in July 2014 so that the examination can be arranged.

CIL Programme to approval	
LDF Steering Group	25 th September 2014
Submission	Late Oct/Nov 2014
Examination	January 2015
Adoption	April/May 2015
Scrutiny panel	Sept 2014

- 4.4 CIL income is intended for supporting infrastructure and whilst the B&NES Regulation 123 sets out the broad categories for spend, it does not specify precise items. Now that the CIL has been submitted, further consideration can be given to how CIL income from 2014/15 onwards will be spent and the arrangements for making decisions.

5. GYPSIES, TRAVELLERS AND TRAVELLING SHOW PEOPLE SITE ALLOCATIONS PLAN

The B&NES Local Development Scheme

- 5.1 Local Authorities are required to maintain an up-to-date Local Development Scheme (LDS) which sets out the forward programme for the preparation of planning policy documents. This enables local communities, the development industry and others with an interest in the development process to engage in plan preparation with some certainty. A plan must be prepared in accordance with the LDS in order to be found sound at examination.
- 5.2 The current B&NES LDS covering the period 2013 – 2017 is being reviewed in September 2014 to ensure it is up-to-date. The revisions take into account corporate priorities and resource availability.
- 5.3 Key changes relate to the need to revise the programme for the preparation of the Gypsy and Traveller DPD and to recognise the preparation of the West of England Joint Planning Strategy.

Gypsy and Traveller DPD

- 5.4 Whilst the accommodation needs of the travelling community are included in the Core Strategy in terms of numbers of pitches/plots, the identification of sites is taking place through the Gypsies, Travellers & Travelling Showpeople Sites Plan. Site options were published in July 2012 and this consultation led to the need for further work to be undertaken.
- 5.5 It is crucial that B&NES works with adjoining Authorities in order to conform with the requirements of the Duty to Cooperate. Failure to demonstrate that this has been undertaken consistent with the NPPF and S.110 of the Localism Act 2011 will run the significant risk that any subsequent plan is found unsound at examination and will attract criticism that the West of England is failing to work and plan strategically for matters that have cross boundary implications.
- 5.6 Joint working with the adjoining authorities is required on both;
 - assessing the level of need, ensuring there is consistency in approach and no duplication, and
 - ensuring that the respective policy frameworks in the individual AUs are consistent so that the most sustainable locations for new sites are identified, and that reasonable options outside the Green Belt are explored before considering Green Belt sites.
- 5.7 B&NES has therefore been working with WoE and other adjoining Local Authorities on both these aspects. Whilst progress is being made within West of England on ensuring consistency on the assessment of need, work on the co-ordination of the respective strategies for site identification is not

significantly advanced to inform the next stage of the B&NES DPD by the date anticipated. The publication of revised set of site options is scheduled to be agreed for consultation in November 2014. To ensure that soundness of the DPD is not undermined, it is therefore necessary to review the timetable. To seek to progress prematurely to identify and consult on options would risk the soundness of the plan making it vulnerable to legal challenge under the Duty to Co-operate.

- 5.8 At the same time, the Government has issued a consultation on the planning policy on Gypsy & traveller's sites. The District Council is intending to respond by the November deadline and the Parish & Town Councils also have the opportunity to do so.
- 5.8 The proposed revised programme does not significantly affect the date the DPD is currently anticipated to be adopted, December 2016. This is because work on other parts of the Plan can still continue and the work being undertaken internally and with West of England UAs will provide evidence and assessments which will benefit the later stages of the plan preparation process.
- 5.9 It is also recommended that the title of the plan should be renamed to the more simple "Travellers' Sites Allocation Plan"

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Parishes Liaison Meeting – 22nd October 2014

Update on Hydraulic Fracturing 'Fracking' in the B&NES area

There has been very little movement since I last updated the group in June 2014.

To date no planning applications have been received in relation to any unconventional gas exploration in PEDL area 227 (Petroleum Exploration and Development Licence). This is in either B&NES or Somerset. We have been attempting to contact the holder of PEDL licence 227, UK Methane, but they haven't yet agreed to meet with us to discuss their proposals currently.

The 14th round licence offer is still open and will close on 27th October 2014. I estimate that it will be some weeks before we learn whether any new applications have been made to DECC for additional PEDL licences in this area but we will be asking them to inform us as soon as possible.

The best place to look at the areas covered by PEDL's and areas covered by the 14th round offer is at the UK Onshore Geophysical library website - <http://www.ukogl.org.uk/webmap/index.html#>

For further information please visit our dedicated web page www.bathnes.gov.uk/fracking or contact me - Phil Mansfield (Group Manager, Building Control).

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PARISH LIAISON MEETING 22ND OCTOBER 2014

RURAL BROADBAND UPDATE

1. BACKGROUND

- 1.1 As previously reported the Council is part of the Connecting Devon & Somerset (CDS) Partnership which is working to improve rural broadband services. The £94m CDS project aims to provide superfast broadband to 90% of properties across Devon, Somerset, North Somerset & B&NES by 2016.
- 1.2 The programme is restricted by State Aid rules to areas which are served by non-commercial single provider telephone exchanges.
- 1.3 This paper provides an update on the current position regarding the work of the CDS Partnership and the roll-out of superfast broadband to the rural areas of B&NES. It also covers the support which is now available specifically to businesses and organisations within B&NES.

2. CDS - CURRENT POSITION

Current Programme

- 2.1 Survey work on existing rural service networks is now underway in B&NES and the roll-out of superfast broadband is expected to start in 2015. The survey work will determine the future programme for service provision and this is therefore subject to change on an ongoing basis.
- 2.2 This makes it difficult to be precise on the timetable for the provision of superfast broadband to specific communities / locations within the area. However to assist with information provision the CDS website <http://www.connectingdevonandsomerset.co.uk/> now provides a postcode search facility. By using this facility specific properties can determine whether they are included in the rural broadband roll-out programme and the current schedule for survey work in the area.
- 2.3 The website also includes a map covering the whole of the CDS area showing locations that are live, soon to be covered and under evaluation. The map also shows the areas which are covered “commercially” and therefore not included and the “grey” areas which are currently outside the programme.

Additional Funding

- 2.4 CDS has also been successful in securing additional government funding for a further investment of £38.3m in extending the coverage of rural broadband to 95% of properties. Building on commercial provision from the private sector, this new investment will enable CDS to increase coverage to 95% of homes and businesses by 2017

- 2.5 It is proposed to run an open procurement exercise to find the best partners to deliver broadband solutions funded by this additional investment. CDS aim to select one or more partners by next February. By that time, CDS will also be able to identify the communities that will benefit from the additional funding.
3. BUSINESS BROADBAND
- 3.1 Bath and North East Somerset companies and organisations within 5 miles of the Bristol boundary are now able to benefit from the national Super-Connected Cities Programme by getting a connection voucher of up to £3,000 for faster, better broadband.
- 3.2 You can input the postcode for a specific property into the online checker at <https://www.connectionvouchers.co.uk/city/bristol/> to confirm that the premises are eligible.
- 3.3 Companies and organisations within the 5 miles radius should have received a letter encouraging them to take up the opportunity. To receive a voucher, eligible businesses will need a connection quote from a broadband supplier. Wireless solutions are also valid and groups of businesses or organisations, in a location such as a business park, can combine their vouchers to achieve a solution. Funds need to be allocated by March 2015.
- 3.4 Questions about the Connection Vouchers Scheme should be addressed to Bristol City Council who are administering the scheme. The Council can be contacted by email at <mailto:connection.vouchers@bristol.gov.uk> or by phoning 0117 357 4445.
- 3.5 Partners in the West of England are continuing to lobby Government to have the scheme extended across the whole of the sub-region.