

## **BATH AND NORTH EAST SOMERSET COUNCIL**

### **MINUTES OF COUNCIL MEETING**

Monday, 4th March, 2013

Present:- **Councillors** Simon Allen, Patrick Anketell-Jones, Rob Appleyard, Sharon Ball, Tim Ball, Colin Barrett, Gabriel Batt, Cherry Beath, David Bellotti, Sarah Bevan, Lisa Brett, John Bull, Neil Butters, Anthony Clarke, Nicholas Coombes, Paul Crossley, Gerry Curran, Sally Davis, Douglas Deacon, David Dixon, Peter Edwards, Paul Fox, Andrew Furse, Charles Gerrish, Ian Gilchrist, Francine Haerberling, Alan Hale, Katie Hall, Liz Hardman, Nathan Hartley, Steve Hedges, Eleanor Jackson, Les Kew, Dave Laming, Malcolm Lees, Marie Longstaff, Barry Macrae, David Martin, Loraine Morgan-Brinkhurst MBE, Robin Moss, Paul Myers, Bryan Organ, June Player, Vic Pritchard, Liz Richardson, Manda Rigby, Caroline Roberts, Nigel Roberts, Dine Romero, Brian Simmons, Kate Simmons, Jeremy Sparks, Ben Stevens, Roger Symonds, David Veale, Martin Veal, Geoff Ward, Tim Warren, Chris Watt and Brian Webber

Apologies for absence: **Councillors** Mathew Blankley, Bryan Chalker, Michael Evans, Douglas Nicol and Will Sandry

#### **83 EMERGENCY EVACUATION PROCEDURE**

The Chairman drew attention to the emergency evacuation procedure for the Assembly rooms.

#### **84 DECLARATIONS OF INTEREST**

Councillor Eleanor Jackson declared an 'other' interest in the Core Strategy item as a member of Meadow View Residents Action group who had previously given evidence to the Planning Inspector.

Councillor Sarah Bevan declared an 'other' interest in the Core Strategy item, having involvement with the River Corridor Trust (not as a Trustee but carrying out press/publicity on behalf of the Trust).

Councillor Neil Butters declared an 'other' interest in the Core Strategy item as a resident of Southstoke Lane.

Councillor Manda Rigby declared an 'other' interest in the Core Strategy item as Chairman of Bath city football club who currently have their grounds at Twerton park.

#### **85 MINUTES - 19TH NOVEMBER 2013**

On a motion from Councillor David Bellotti, seconded by Councillor Eleanor Jackson, it was

**RESOLVED** that the minutes of the 19<sup>th</sup> February be confirmed as a correct record and signed by the Chair(man).

## **86 ANNOUNCEMENTS FROM THE CHAIRMAN OF THE COUNCIL OR FROM THE CHIEF EXECUTIVE**

The Chairman made the following announcements;

1. He congratulated Councillor Geoff Ward on becoming a Lieutenant Colonel in the Territorial army.
2. He asked everyone to turn their phones to off/silent and reminded members of the public that some Councillors were accessing their meeting papers on their iPads.
3. He asked everyone to keep contributions to the debate relevant and not repeat comments already made.
4. He indicated that a short comfort break would be announced if necessary at an appropriate time in the meeting.
5. He announced that item 8 “Referral from the Standards Committee” would be taken after the Core Strategy item.

## **87 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN**

There were no items of urgent business.

## **88 QUESTIONS, STATEMENTS, PETITIONS AND DEPUTATIONS FROM THE PUBLIC**

Statements to the meeting were made by the following people;

- Mark Owens, Managing Director of Horseworld, addressed the meeting. A copy of his statement is available on the Minute book and attached to the electronic record.
- Mary Walsh, Joint Chair of Whitchurch village Action group, addressed the meeting. A copy of her statement is available on the Minute book and attached to the electronic record.
- Cliff Shellard, Chairman of Fosseyway campaign group, made a statement in which he argued against the use of green field sites and unwelcome speculative development in the Somer valley. He highlighted one area, a site that was not in the Core Strategy and presented a petition against the Development at Fosseyway South Midsomer Norton – Plot no. 5400, Ref. 13/00127/out. He pressed for progress on the Placemaking plan.
- Jill Britten addressed the meeting. A copy of her statement is available on the Minute book and attached to the electronic record.
- Nigel Websper addressed the meeting. A copy of his statement is available on the Minute book and attached to the electronic record.

- Racheal Hushon addressed the meeting as a local Bath resident. A copy of her statement is available on the Minute book and attached to the electronic record.
- David Redgewell endorsed the need for a sustainable Core Strategy and urged Councillors to make the difficult decisions to allocate housing. A copy of a statement from David is available on the Minute book and attached to the electronic record.
- Robert Hellard, Vice-Chairman of South Stoke Parish Council, addressed the meeting. A copy of his statement is available on the Minute book and attached to the electronic record.
- Peter Duppa-Miller addressed the meeting. A copy of his statement is available on the Minute book and attached to the electronic record.
- Caroline Kay addressed the meeting on behalf of the Bath Preservation Trust. A copy of her statement is available on the Minute book and attached to the electronic record.
- Sarah Moore addressed the meeting. A copy of her statement is available on the Minute book and attached to the electronic record.
- Geoff Dunford, Chairman of the River Regeneration Trust, addressed the meeting. He explained their vision of wanting to reconnect communities to the river Avon through various measures including giving more access, cleaning it up, using it to transport people and goods, protecting biodiversity etc. In response to a question from Councillor Paul Crossley seeking clarification on Mr Dunford's reference to the Broadmead peninsula, Mr Dunford responded that it was the area between the river and the railway behind the Co-operative shop, to the north of the railway line. In response to a further question from Councillor Dave Laming querying whether Mr Dunford had any experience of employment in this field, Mr Dunford responded that he'd been in the catering and leisure industry for many years and had a training company for those who wished to work in these sectors. Basically, he identified where jobs were available and designed courses to meet that need.

## **89 CHANGES TO THE B&NES CORE STRATEGY**

The Council considered a report setting out changes to the Bath & North East Somerset Core Strategy needed to address the examination Inspector's concerns raised following the hearings which were held in January 2012.

In addition to the reports circulated with the agenda, all Councillors and members of the public at the meeting received a copy of a composite replacement motion.

During the debate, Councillor Paul Crossley moved, seconded by Councillor Tim Ball, that the meeting continue until 11pm in accordance with Council rule 48. This was accepted by the meeting.

On a motion from Councillor Tim Ball, seconded by Councillor Paul Crossley, it was

**RESOLVED** to

- (1) Note the errata to the Council report listed in Schedule 1 of the composite recommendation and circulated at the meeting (unanimous);
- (2) Agree that the Core Strategy should be amended to enable an increase of around 10,200 jobs and 12,700 homes, including around 3,100 affordable homes, in B&NES between 2011 and 2029 as set out in **Annex 1** of the report (unanimous);
- (3) Agree that each of the locations listed in **Table 8 of Annex 1** of the report identified for development in the Plan period, and set out below are (voting shown in Notes below); -
  - a) Land adjoining Odd Down
  - b) Land adjoining Weston
  - c) Extension to MoD Ensleigh
  - d) Land adjoining East Keynsham
  - e) Land adjoining South West Keynsham (south of K2)
  - f) Land at Whitchurch
  - g) Somer Valley area, with a change to strike the following words from the officers report at page 55, Somer Valley section – line 6 “around 2 or 3” and line 8 “All new sites are highly likely to be greenfield” in order to ensure these words do not influence Council’s decision to adopt the Core Strategy and/or pre-empt the Placemaking plan.
  - h) Rural Areas, with a change regarding Policy RA1, to request that Cabinet investigate the current RA1 status of Clutton and to consider if it should be listed as RA2 and with a correction to the officer report, page 55, Rural Areas section, final sentence, to replace ‘5 years’ with ‘18 years’.
- (4) Agree the necessary planning requirements in Table 10 with the inclusion of affordable housing targets in the ‘Land at Whitchurch’ section on page 69 of the report;
- (5) Agree the proposed changes to the following Core Strategy Policies as set out in **Annex 2** of the report, as modified at (5) a) and c) below;
  - a) B1(8): The Recreation Ground, Bath – adjoining the Central Area, at the Recreation Ground, and subject to the resolution of any unique legal issues and constraints, enable the development of a sporting, cultural and leisure stadium;
  - b) CP.4: District Heating (unanimous);

- c) CP.9: Affordable Housing – with the proviso that the map designations are subservient to the site specific policies;
  - d) CP.11: Accommodation needs of Gypsies, Travellers and Travelling showpeople (1 abstention);
- (6) Agree the Schedule of Proposed Changes to the Submitted Core Strategy in **Annex 3**, as varied above and at resolutions (16) and (17);
  - (7) Agree that the Schedule of Proposed Changes in (4) above is published for consultation in accordance with the consultation strategy in **Annex 4** of the report, along with the other locational options considered in Annex 1 of the report but rejected;
  - (8) Agree that the Schedule of Proposed Changes in (4) above is forwarded to the Inspector for his consideration along with a schedule of all the comments received;
  - (9) that the amended Core Strategy is approved for Development Management purposes;
  - (10) that delegated authority is granted to the Divisional Director for Planning and Transport Development to make minor changes to the Core Strategy in consultation with the Cabinet Member for Homes and Planning to ensure clarity, consistency and accuracy across the Plan;
  - (11) To request that Cabinet work with Bristol City Council and the Local Enterprise partnership to consider the feasibility of creating Park and Ride for the A37 at Whitchurch;
  - (12) To request that Cabinet investigate all possible locations for a reopened Salford station, including those locations with adequate parking facilities and which could also be accessible to residents of East Keynsham;
  - (13) To request that Cabinet consider a review of the Greenbelt to the south of the district, with a view to extending the Greenbelt to incorporate areas currently south of the Greenbelt boundary;
  - (14) To request Cabinet begin immediate preparation of the Placemaking Plan in order to;
    - a) Enable work to be undertaken with local communities and town and parish councils on detailed proposals to guide development locations agreed within the Core Strategy; and
    - b) As a matter of priority, work in partnership with town and parish councils to identify appropriate development sites in the Somer Valley and RA1 and RA2 villages;
  - (15) To request that Cabinet aims to maintain the rural buffer between South Stoke and Bath as a priority during the placemaking process for “land at Odd Down”;

- (16) Item KI.4 - Replace the words “Highways Infrastructure associated with the Somerdale Site” with “New second road access to the Somerdale Site” in Annex 3, page 140 (Table 6 - Summary of Key Infrastructure in Keynsham); and
- (17) Item KI.6, (which will become new KI.5 as KI.1 has been deleted) - Reinstate the words deleted from this item - “Improvements to Keynsham Train Station and Enhanced Service Frequency to Bath and Bristol”.

[Notes;

1. *Voting on sites listed in resolution (3) above as follows;*

- a. *Land adjoining Odd Down – 35 Councillors voting in support, 6 Councillors abstaining, the following 19 Councillors voting against; Nicholas Coombes, Andy Furse, Neil Butters, Sharon Ball, Lorraine Morgan-Brinkhurst, Caroline Roberts, Nigel Roberts, Katie Hall, Jeremy Sparks, Steve Hedges, June Player, Dave Laming, Martin Veal, Francine Haerberling, Charles Gerrish, Marie Longstaff, Geoff Ward, Alan Hale, David Veale.*
- b. *Land adjoining Weston – 41 Councillors voting in support, 4 Councillors abstaining (including Councillor Neil Butters), the following 15 Councillors voting against; Gerry Curran, Nicholas Coombes, Nigel Roberts, Steve Hedges, June Player, Doug Deacon, Dave Laming, Malcolm Lees, Martin Veal, Patrick Anketell-Jones, Brian Webber, Colin Barrett, Gabriel Batt, Geoff Ward, Anthony Clarke.*
- c. *Extension to MoD Ensleigh – 55 Councillors voting in support, 0 abstentions and the following 4 Councillors voting against; Gabriel Batt, Colin Barrett, Geoff Ward, Martin Veal.*
- d. *Land adjoining east Keynsham – 50 Councillors voting in support, 0 abstentions and the following 7 Councillors voting against; Peter Edwards, Charles Gerrish, Marie Longstaff, Francine Haerberling, Brian Simmons, Kate Simmons, Alan Hale.*
- e. *Land adjoining south west Keynsham – 44 Councillors voting in support, 0 abstentions and the following 13 Councillors voting against; Rob Appleyard, Robin Moss, John Bull, Eleanor Jackson, Liz Hardman, Marie Longstaff, Peter Edwards, Sally Davis, Brian Simmons, Kate Simmons, Alan Hale, Francine Haerberling, Charles Gerrish.*
- f. *Land at Whitchurch – 48 Councillors voting in support, 2 abstentions and the following 10 Councillors voting against; Nicholas Coombes, Peter Edwards, Charles Gerrish, Marie Longstaff, Alan Hale, Colin Barrett, Liz Richardson, Sally Davis, David Veale and Brian Simmons.*

- g. Somer Valley area – unanimous. A minor adjustment to the wording as underlined in resolution 3 g) above was proposed by Councillor Chris Watt and accepted by the mover and seconder of the motion.*
- h. Rural Areas – unanimous. A minor adjustment to the wording as underlined in resolution 3 h) above was proposed by Councillor Jeremy Sparks and accepted by the mover and seconder of the motion. A further adjustment to the wording as set out in bold in resolution 3 h) above was proposed by Councillor Vic Pritchard and accepted by the mover and seconder of the motion.*
- 2. Resolution (4) above includes underlined wording requested by Councillor Nicholas Coombes and accepted by the mover and seconder of the motion. Voting – 54 Councillors voting in support, 0 abstentions and the following 3 Councillors voting against; Councillors Nicholas Coombes, Nigel Roberts, Alan Hale.*
  - 3. Resolution (5) a) above contains an underlined word suggested by Councillor Manda Rigby and accepted by the mover and seconder of the motion. Voting – 50 Councillors voting in support, 6 abstentions (including Councillor Dave Dixon) and the following 3 Councillors voting against; Alan Hale, Gabriel Batt, Barry Macrae. An unsuccessful amendment to the wording to replace the words “sporting, cultural and leisure arena” with the words “new stadium” was moved by Councillor Brian Webber, seconded by Councillor Patrick Anketell-Jones, but not passed.*
  - 4. A minor amendment to the wording to resolution (5) c) above was proposed by Councillor Nicholas Coombes and accepted by the mover and seconder of the motion. Voting – 51 Councillors voting in support, 0 Councillors voting against and 7 abstentions.*
  - 5. An unsuccessful amendment was moved by Councillor Eleanor Jackson, seconded by Councillor Robin Moss, to resolution (5) c) above to amend the wording of CP.9 Affordable Housing (page 76) to read ‘Affordable housing will be required as on-site provision in developments of 10 dwellings or 0.5 hectares and above (the lower threshold applies). An average affordable housing percentage of 35% will be sought on these large development sites. This is on a grant free basis with the presumption that on-site provision is expected. Table 10 to be amended accordingly.’ This was not carried with 47 Councillors voting against, 7 Councillors voting in support and 5 Councillors abstaining.*
  - 6. Resolution (11) above was proposed by Councillor Tim Warren and accepted by the mover and seconder of the motion.*
  - 7. Resolution (12) above was proposed by Councillor Francine Haeberling and accepted by the mover and seconder of the motion.*
  - 8. Resolution (13) above was proposed by Councillor Vic Pritchard and accepted by the mover and seconder of the motion.*
  - 9. Resolution (14) above was proposed by Councillor Geoff Ward and accepted by the mover and seconder of the motion.*

10. Resolution (15) above was proposed by Councillor Katie Hall, seconded by Councillor Neil Butters and accepted by the mover and seconder of the motion.

11. Resolution (16) and (17) above were proposed by Councillor Charles Gerrish and accepted by the mover and seconder of the motion.

12. Voting on resolutions (6) – (17); all Councillors voted in support, except for Councillors Nicholas Coombes and Alan Hale who voted against.

## 90 REFERRAL FROM STANDARDS COMMITTEE

The Council considered a referral from the Standards Committee. The Chairman identified Councillor Les Kew as the Councillor concerned.

Cllr Kew apologised for his error in failing to declare an interest to the Development Control Committee in relation to the Maynard's Terrace, Clutton application; following which Council censured him as per the recommendation of the Standards Committee.

On a motion from Councillor Sally Davis, seconded by Councillor Nigel Roberts, it was

**RESOLVED** that Councillor Les Kew be censured by Council.

The meeting ended at 10.30 pm

Chair(person) .....

Date Confirmed and Signed .....

Prepared by Democratic Services