



Dodington Parish Council

DRAFT MINUTES of the Meeting of the **Planning & Transport Committee** held in the Council Chambers at Dodington Parish Hall on **Monday 10th February 2025** at **7.30pm**.

PRESENT: Councillors Richard Evans, David Fitt, Bob Graham, Christine Howard (Chair of meeting), Paul Hulbert, Adrian Hutton, Sandra Jee, Oliver Lodge, Laura Pearson Tong, Jean Thomas and Chris Zapata

Also present: Clerk to the Council – Hannah Saunders (Clerk for meeting) and 3 members of public (2 representing Bristol Energy Co-operative BEC– John Malone and Helen Martin)

1. APOLOGIES FOR ABSENCE AND REQUEST FOR APPROVAL

Apologies were received and accepted from Councillors Sarah Hurley, Louise Harris and also Ward Councillors Cheryl Kirby, Marilyn Palmer and Ben Stokes

2. DECLARATIONS OF INTEREST UNDER LOCALISM ACT 2011 AND REQUESTS FOR DISPENSATIONS

Cllrs Paul Hulbert and David Fitt declared an interest in presentation that BEC were to give, they would listen but not partake in any discussion as landowner is known to them. Clerk informed members that landowner was known to council having been a former Chair back in the 1970's and 1990's. However, only Cllrs Hulbert and Fitt knew him outside of council.

3. PUBLIC PARTICIPATION

Helen Martin CEO of Bristol Energy Co-operative and colleague John Malone introduced themselves, thanking council for giving them time to present a renewable energy scheme that is being investigated within the rural (South) ward of Dodington. They stressed it is very early days, and this is the beginning of community engagement process – to gauge feeling.

<https://bristolenergy.coop/about/>

The link tells you more about BEC who were founded in 2011 and develop renewable energy projects with and for the community.

Helen gave a brief history of BEC and their projects to date and John explained about the scheme they are investigating at Springs Farm near Codrington.

Introductory information / details can be found in **Appendix 1** attached to these minutes.

Following presentation there was a chance for questions from members, which Helen and John answered. These included:-

- Query / Clarification about where the energy was distributed to – how this benefited the local people.

Unless the panels are on a rooftop (and then the householder can benefit from energy) – the energy from solar farm would go back to the grid. However, the project will produce a community benefit fund. Local organisations will be able to apply for money to support community projects in the area.'

- It is hoped that in the future – energy generated from solar farms, can be used locally but this isn't currently possible.
- Was there any flexibility regarding height of solar panels – to allow for grazing, etc.
 - Potentially this could be looked into at design stage.
- Where the panels and batteries are sourced from – is the scheme truly green / environmental
 - It is difficult to guarantee where the panes come from – and this is a huge challenge for the whole renewables industry. Helen explained that buyers are asking ever better questions and seeking panel traceability.
- Question regarding length of project and what would happen at the end
 - Anticipated that length of project would be 40 years and at end of life – decommissioning would commence. Unsure what this will look like currently.

It was agreed that more technical questions would be addressed outside of the meeting or at a later date.

Helen and John thanked members for their time, and took their leave.

4.

MINUTES OF AND MATTERS ARISING FROM THE PREVIOUS MEETING ON 2nd DECEMBER 2024

It was **RESOLVED** that the minutes, as printed and circulated, be confirmed as a true record. Cllr Christine Howard signed a copy of the minutes.

Matters arising – not covered during course of agenda: -

- Item 4 – the meeting that Clerk had prior to Christmas with grounds maintenance contractor resulted in them carrying out all work that had been missed – in their own time / no cost.
- Item 7 – clerk confirmed that the emergency fund set up following the floods in Autumn has now been closed, monies distributed and Dodington received note of thanks (which was shared).

5. PLANNING MATTERS

Details of planning applications considered can be found in Appendix 2 attached to these minutes.

6. CONSULTATIONS

SGC Local Plan Regulation 19 Update

Clerk briefly explained that this was the next phase of the Local Plan process – to establish if document was sound. It was likely that the consultation would go live at the end of February for a period of 6 weeks and as mentioned at previous meetings – the consultation process is quite different to previous phases.

Clerk and Cllr Jean Thomas attended the Town & Parish Council Forum meeting – where Planning Officers spent 90minutes explaining process and answering questions.

It was agreed that as soon as slides from that meeting were made available – Clerk would circulate. .

In the meantime, it was requested that Clerk re-circulate the comments that Dodington submitted during Phase 3 (approx. a year ago) to refresh members. (attached Appendix 3 to these minutes).

Clerk is happy to set aside time for extra meetings – as this is an important consultation and after due consideration it was agreed that one or two dates be set aside for members to come into chambers and

look at relevant parts – and that Monday 31st March 2025 (currently no meeting) be set aside for a one item agenda meeting – to approve the council's comments.

On Site Electrical Vehicle Charging

The consultation was duly noted – but it was agreed not to comment at this stage.

7. NATIONAL CONSULTATIONS -

- Conversation on new approach to 'Land Use'

<https://www.gov.uk/government/news/government-launches-national-conversation-on-land-use>

- Planning Reform Working Paper

<https://www.gov.uk/government/publications/planning-reform-working-paper-streamlining-infrastructure-planning/planning-reform-working-paper-streamlining-infrastructure-planning>

The consultations / papers were noted – but it was agreed – not applicable for council to comment on currently – but to keep eye on – in particular the approach to Land Use as this could have implications for Rural Area

8. RESULTS FOLLOWING RURAL WARD TRAFFIC / ROAD CONSULTATION

Members reviewed results (which can be viewed fully in **Appendix 4** attached to these minutes).... Clerk updated members of a meeting that she had had with ward councillor Marilyn Palmer – who has been working closely with SG Officers looking at temporary speed limits and whether these can be made permanent.

There is a meeting regarding this on 13th March 2025 – which Marilyn will be attending and representatives from Dodington Parish Council have been invited (via Teams) in order to find out about the next stages.

It was agreed that brief headlines of the results be included in Newsletter – along with statement that Ward Councillors and DPC are currently working with South Gloucestershire Council – discussing next stages.

9. BURIAL GROUND SURVEY RESULTS

Now that 31st January has passed and survey close, Clerk confirmed that **499 hard copies** had been returned and **100 questionnaires have been completed online.**

A response rate of nearly 20% of all those consulted.

599 back and just over 3000 distributed.

The Combined Results:-

78% NO – not willing to pay more to fund development of new burial facility and

22% YES – willing to pay more.....

Results confirm that parishioners don't have a desire to see burial ground extended in the future and they definitely aren't willing to pay towards it – and ultimately this is the only way it could be funded.

As such it was proposed by Cllr Paul Hulbert that the council draw a line under plans to extend or find land for new facility – and when such time arrives – will close the existing facility to all but re-openings and ashes. This was seconded by Cllr Oliver Lodge and all were in favour.

10. PARISH HALL CAR PARK

Clerk explained to members that when it is particularly windy (or there is a weather warning for wind) the school have been advised that the barrier to site should remain down for safety and to stop it getting damaged and bent (as it was in November following Storm Bert).

During the week / school day this isn't a problem....however of an evening (when regular users are in hall) or of a weekend when hall is booked for events – this can cause some issues and frustration.

School have said cost to repair is £700 and they don't want to be having to pay this if don't have to.

Clerk was hoping to have some answers / cost from barrier company and Videx regarding an extension to the monitor into the hall (for evening and weekend users)....however – although barrier company been in touch – meeting hasn't been facilitated yet.

Members were of the opinion that Dodington PC or users of hall shouldn't be inconvenienced by barrier....the school were after it – for safety of their pupils and their convenience – and it was agreed that it wouldn't be down evenings and weekends.

As such Clerk to continue with meeting to see what costs would be for an extension – or if there are any other options....and then Chair / Vice Chair of Council along with officers have a meeting to discuss with school. Any extra cost incurred to make it easier for parish council – should be borne by school – as barrier was for them. (extract of minutes from meetingcan be viewed as **Appendix 5** attached to these minutes – for clarification).

Cllr Chris Zapata left the meeting.

11. COMMUNITY EMERGENCY PLAN MEETING

Following decision take at Planning Meeting in December 2024 – Clerk has arranged for a Community Emergency Plan meeting between local town and parish councils. This is scheduled for Friday 14th February 2025 – in Council Chambers with Cllrs Paul Hulbert and Oliver Lodge representing Dodington.

At this stage there was nothing specific that members wanted to see on the agenda although Cllr Oliver Lodge felt that as well as 'flooding' 'severe weather' 'utilities outage' 'fire' there ought to be thought given to Civil Unrest given recent events across the country.

Members stated they will be interested in notes / outcomes following the meeting.

12. FINANCE MATTERS

Members viewed the YTD spend for committee against Budget and EMR figures to end of January 2025 – all in order.

Clerk highlighted that following decision taken – Item 9 regarding burial ground extension – some of the monies in the EMR fund – for Burial Ground Improvements / Extension can be vired elsewhere. This will be included as an Item for decision on next Full Council Meeting – 3rd March 2025.

Meeting went into Confidential Session (SO 3e) and discussion regarding item is minuted confidentially.

13. STAFFING MATTERS & TRAINING PLAN

Open session resumed.

14. ITEMS TO REPORT

Cllr Oliver Lodge reported that Citizens Advice Bureau was in the process of relocating – to new premises on Station Road.

Cllr Christine Howard stated that she had reported a very overgrown / dangerous bush to SGC Streetcare (on Merlin Way).

Clerk informed members that the APM Poster had been updated – Cllrs Chris Zapata, Adrian Hutton and Jean Thomas felt it was more suitable – and as such the event on 9th April 2025 will be advertised. Prior to P&T Committee Meeting – Cllrs Chris Zapata, Adrian Hutton and Jean Thomas had had a working group meeting regarding the Official Opening that is scheduled for the end of the month. Cllr Jean Thomas updated members – and stated that it was important that as many councillors as possible be present – for event – in order to help and to network – and promote the Parish Council and facilities.

The date of the next Planning Committee meeting – Monday 17TH March 2025.

As there was no further business – the meeting was closed at 21.15pm.

Signed Committee Chair

Date17th March 2025

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Bristol Energy Cooperative

Springs Farm

Community-owned renewable energy

Introductory Information

What is the proposed project?

A community-owned wind turbine & small solar farm, near Codrington.

Who's proposing it?

Bristol Energy Coop (BEC), a not-for-profit community benefit society. BEC's mission is to reduce carbon emissions and to empower local communities as we transition to renewable energy.

This not only includes developing new community energy projects, but also providing sustainability grants to local organisations, and taking action at a wider level to strengthen communities and build support for renewables.

Who will own it?

Bristol Energy Coop is proposing to fund the project through community fundraising and ethical loans. There will be an opportunity for local people to invest in this project - or in BEC as a whole - in the form of community shares or bonds. Each person who invests in a share raise becomes a part owner of BEC's projects and has an equal say in how the cooperative is run.

How did the project come about?

Bristol Energy Coop has experience operating solar farms and developing rooftop solar projects (since 2011). The climate & nature emergencies have led BEC to seek new opportunities for renewable energy, with a particular focus on community-scale projects which could power a few hundred homes.

Several landowners were contacted and various sites reviewed to check their suitability. Of these, Springs Farm stood out as having excellent potential for both solar and wind.

Why solar & wind?

Solar and wind tend to generate at different times, so combining the two technologies helps to maximise the energy generation from the site, making best use of the available land and grid capacity. The solar and wind power are combined using a battery storage system.



What makes this a suitable location?

The site is well suited to wind & solar for various reasons. The wind speeds are good and there is plenty of space available, well away from houses, roads and trees. Visually, the wind turbine will be in keeping with an existing turbine on the other side of the M4, and visibility of the solar farm from public areas will be quite limited. The land is of relatively low agricultural quality (Grade 3 or 4), currently used for growing grass.

What are the key benefits?

The project is expected to generate around **4,200,000 kWh** of renewable electricity every year, which is enough to power around **1,400** local homes. With some periodic replacement of key components, we expect the project to be operational for at least 30 years.

As the project will be community-owned, community shareholders and bondholders will receive interest payments on their investment which is likely to be around 6%.

All surplus revenue will be directed towards community benefit funds and new community energy projects. The project is expected to provide over **£12,000** in community benefit funds in the first year, with this amount increasing each year with inflation. During the community consultation process we'll be seeking views on how best to distribute these funds to benefit the local area. This usually includes making available advice and help to local households who are struggling with energy bills.

We also aim to improve biodiversity at the site, following advice from our ecologists, with an aim of significantly exceeding planning requirements.

What will the project look like?

The wind turbine will be similar in appearance to the existing turbine on the other side of the M4. The blades will rotate slowly, completing a full rotation every few seconds. At the base of the turbine there will be an area of hardstanding, to allow for future maintenance.

The solar panels will be black, mounted in rows facing due south, with a height of around 2 metres. The grassland between rows and around the array will be managed to provide benefits for wildlife. There will also be a stone access track serving both the wind turbine and solar array.

Where will the electricity end up?

The electricity generated will connect straight into the electrical grid, with the battery storage system helping to smooth out the profile and increase output at times of peak demand. We are currently exploring options for 'virtually' connecting the electricity to local homes or businesses, which may allow consumers to save on their energy bills when the project is generating. There are some complex challenges around this to do with sector regulations, but we'll be doing our best to find a solution if we can, as we feel this would be a perfect fit for community energy.

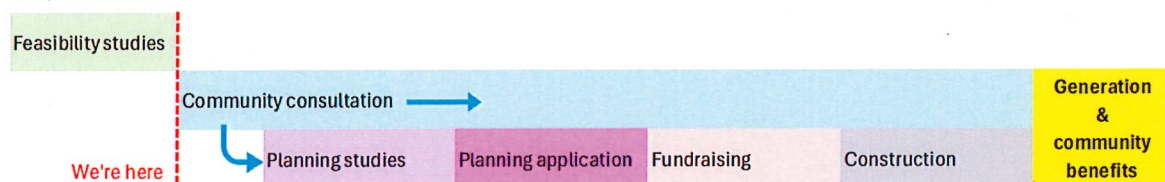
What stage is the project at?

We've carried out initial feasibility studies, which show that the project is likely to be viable, and we've secured a grid connection. This means there is a credible project opportunity which we would love to discuss more widely.

We would now like to focus on engagement with the local community, which will include several in-person and/or online consultation events. The location and timing of these events will depend on the initial feedback we receive. We will publicise details as soon as we can.

Alongside these discussions, we will commission further planning studies to assess the project in more detail. We will be taking on as much feedback as possible during the development process, and will assess the level of support for the project before submitting a planning application.

Our estimated timeline is to submit a planning application in late 2025 with a view to construction in summer 2026. We'll be in regular contact with the local community throughout.





How to get in touch

If you're a member of the local community in this area or represent a local organisation, we would love to hear from you.

In particular we would welcome your thoughts on:

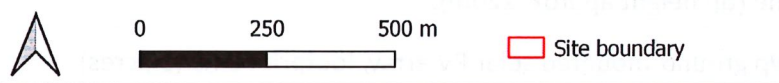
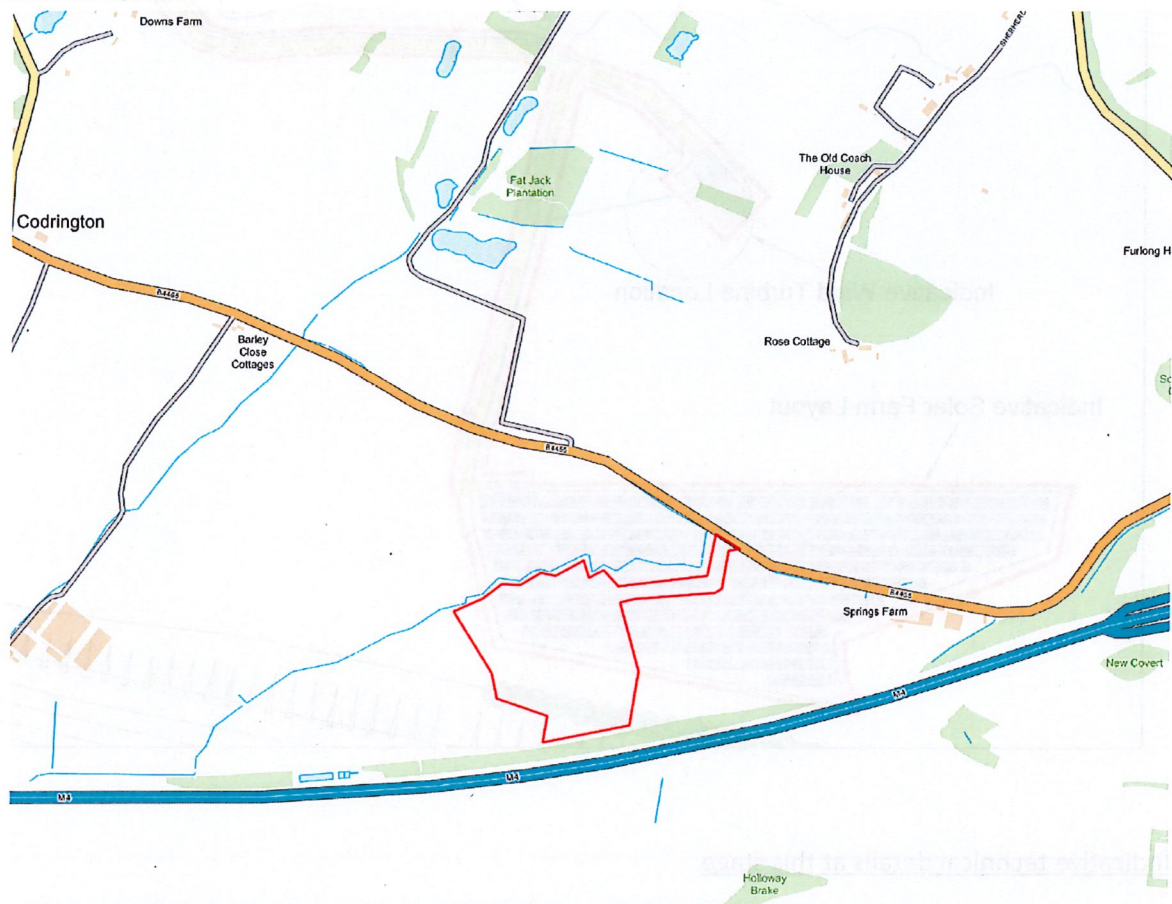
- Local community organisations we should contact
- Upcoming events where we could speak to local residents about the project
- Any other feedback on the project proposal

Alternatively, feel free to simply provide your contact details so we can keep you up to date with our consultations and project progress.

To contact us, please email projects@bristolenergy.coop and one of our team will be in touch.

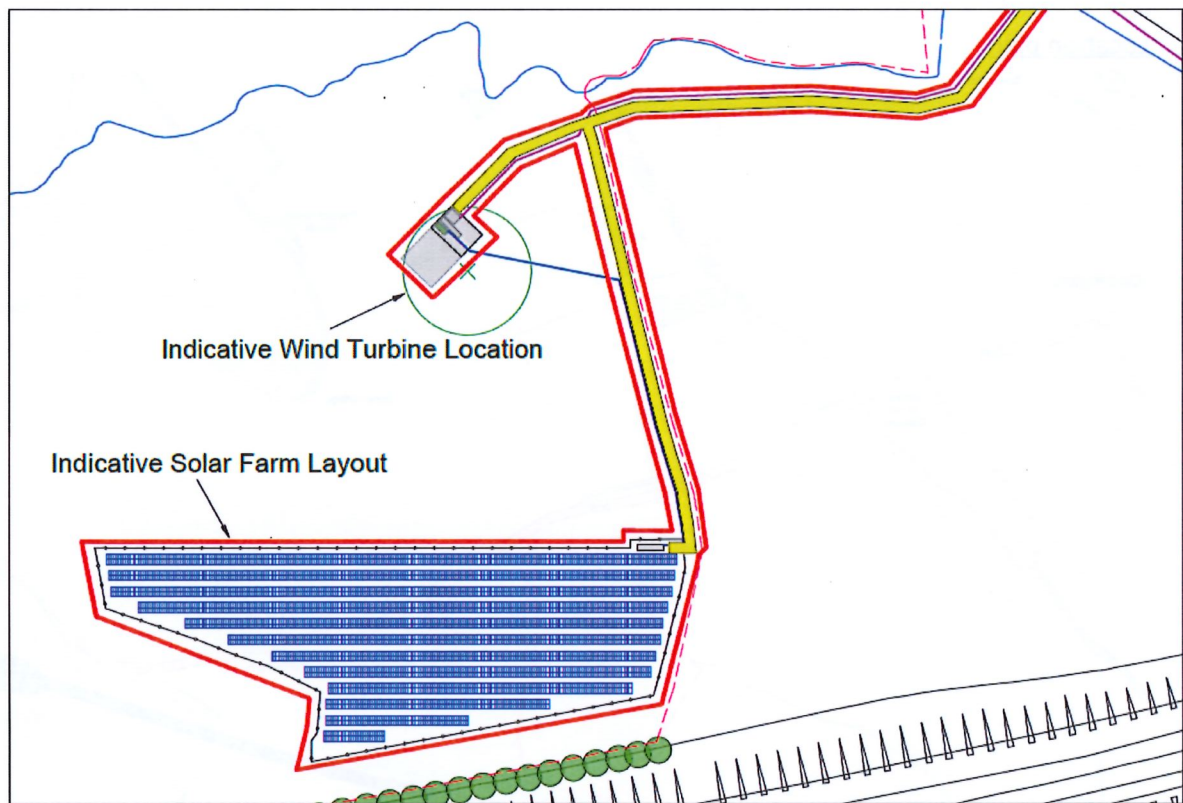
APPENDICES

Location plan



Postcode: BS37 6RX

Indicative layout plan



Indicative technical details at this stage

- **Wind:** single 1MW turbine (tip height approx. 120m),
- **Small solar farm:** 2.2MWp ground-mounted solar PV array, footprint 2 ha (5 acres)
- **Battery storage:** 1MW power capacity, footprint up to ~30m²
- **Annual energy production split:** wind: 54%, solar: 46%

PLANNING AND TRANSPORT AGENDA 10TH FEBRUARY 2025

Appendix 2 Planning Matters

APPLICATIONS TO CONSIDER

P25/00034/F

Erection of 1no. storage building (Class B8) with associated works (Resubmission of refused proposal P23/02808/F).

Land At Wapley Poultry Farm Sodbury Lane Westerleigh South Gloucestershire BS37 8RR

<https://developments.southglos.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SPPCU1OKKTM00>

After due consideration it was resolved that members had NO COMMENTS to make regarding the above application

DECISIONS TO NOTE

P24/00731/HH

Erection of a single storey front extension to form additional living accommodation:

119 Finch Road Chipping Sodbury South Gloucestershire BS37 6JB

Approve with Conditions

There were no updates at this stage regarding Planning Application P24/03001/F – Construction of Solar Farm on land at Mousewell Farm.

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Comments from Dodington Parish Council re Local Plan Phase 3 Consultation February 2024

Introduction

As with previous phases of this consultation – members have actively engaged and attended both online briefings and met with officers out and about at some of the community engagement events.

They took time to look at the 3 Strategic Lenses – and get an understanding of the 'preferred' emerging strategy and looked at the Plan as a whole and the policies behind it.

It was agreed to hold a drop-in session for local residents at our Parish Hall in January as well as an extra council meeting dedicated to drawing up views / comments (and compiling any questions to go back to SGC for clarification on).

An extract from the minutes of the extra council meeting held on Monday 29th January 2024 can be viewed below – and the comments will then be expanded on after this.

Minute Reference 214/24

Purpose of meeting was to take on board any queries that residents / parishioners had raised at recent Open Morning – when Local Plan Boards and info was on display to the public.

Nobody attended the open morning on Saturday 27th January 2024 – so no issues had been raised. Members had at least presented the opportunity for local people to participate in consultation.

Cllr Ben Stokes had been to 4 or 5 events across Boyd Valley – and uptake was mixed. In those areas where there was potential for housing development people seemed to engage and attend, however, if there was deemed to be little / no development then people didn't seem to be interested.

The parish of Dodington isn't being earmarked for housing development – but as areas suitable for solar / wind generation (within its rural ward) - which members will comment on (in particular the safeguarding of sites solely for Wind energy and how community support is evidenced). They would also point out that the PROW / Byway should be safeguarded along with its wider adjacent wildlife corridor (even if this is by way of a diversion due to flicker effect / being too close to turbines along Burbarrow Lane) should the area be safeguarded for wind.

The parish infrastructure will be affected though by development that is still to be built out (under current plan in Sodbury and Yate) and in proposed plan in neighbouring towns and villages (Westerleigh, Coalpit Heath, Iron Acton, Pucklechurch) and members have picked up on this too and will comment accordingly. There is already a backlog of travel improvements – and there is serious concern that situation will just get worse and put considerable strain on B4465 out to M4 and Dodington / Sodbury Lane.

Members were also happy to see safeguarding of Gypsy & Traveller sites. They have a longstanding relationship with Showman Site in area and feel that it should be safeguarded.

They would like to see consideration given to changing of wording when it comes to Internal Space and Accessibility Standards so that developers have to build to a certain standard – and given the ageing population it would be sensible if a greater % of market housing were built to meet standard (wheelchair adaptable housing).

Members viewed the 3 lens and the preferred emerging strategy. They discussed need for amount of housing put forward in plan – and brown field sites for development.

The importance of a local plan was explained. The LA have to have one – and if they don't then the area is in danger of all sorts of speculative development.

It was RESOLVED to delegate drafting of submission to Clerk – who would share with members before deadline of 16th February 2024. It was agreed that there was no need for a further meeting – finer details could be dealt with by email.

Members were reminded that they could respond to the consultation in a personal capacity if they felt the need to do so.

Cllr Ben Stokes outlined the timetable for process following closure of the consultation.

Further detail – in order that members felt most relevant to Dodington Parish

Planning for Renewable Energy

Members paid particular attention to this section and policies aligned with it as Wind / Solar are what is earmarked for large areas of the Parish of Dodington.

Whilst they appreciate the need for renewable energy – there is concern that infrastructure isn't there to support large scale installations currently (lack of electricity grid capacity is a significant constraint). It is felt that these constraints should be modelled – and members would ask if the safeguarded wind and solar areas are realistic (ie within the 15 year plan timescale).

There are significant differences between the Wind and Solar supporting texts.

Solar: "The ground mounted solar resource is widespread across the South Gloucestershire area and as such no specific safeguarding of areas is proposed... As the solar resource is widespread and best and most versatile agricultural land is limited, it is considered that it should be avoided unless justification is put forward"
but

Wind: does not safeguard the best agricultural land. There appears to be a hidden assumption that agriculture can continue uninterrupted around wind power installations - how true is this? More evidence is needed to support this approach. Otherwise, Wind Power would be prioritised over agriculture.

Members felt that the statement in Paragraph 6c, "Community support must be evidenced for all scales of wind energy" is vague – and they believe that proper criteria need to be established for this.

Due regard must be given to consistency and fairness when establishing community support – so that same methods are used for majority of population.

Planning for Infrastructure

Members are concerned about lack of regard paid to infrastructure throughout the whole of the plan, whilst they acknowledge there is a section dedicated to it they don't feel it goes far enough.

This was mentioned above (in relation to renewable energy), however, lack of medical facilities and schools are critical issues already locally – and there are still developments to be completed via Core Strategy.

There is still a backlog of travel improvements required to deal with current housing developments and also public transport links are largely radial to and from Bristol - need to provide orbital public transport on Ring Road.

The current A432 Badminton Road M4 overbridge closure (which it is anticipated will remain closed for a further 2 years) is already putting considerable strain on the road networks through parish of Dodington – in particular along the B4465 to the M4 at Junction 18 – and also Dodington Lane and Sodbury Road.

Local residents are worried that this will only get worse if travel improvements aren't addressed within this Local Plan and would like to see public transport facilities planned to support:-

- New housing
- Travel between housing and places of employment
- Travel between housing and other destinations (education, leisure, shopping and health)

Planning for Traveller Communities

It is recognized that there is a lack of sites coming forward to address this need – but members welcome the safeguarding of existing authorised sites and would fully support this approach. The traveller sites within and on boundaries of parish of Dodington are now longstanding and have integrated well into the local community.

Members hope that this approach is supported across the Local Authority as it may help with future sites being allocated.

Planning for New Homes

Members note the need for new homes within South Gloucestershire – and that the plan details the type of housing required.

Members would stress the importance of the Right Type of Housing. They mentioned this in previous phases of the consultation and would echo what they have said before in that there are enough 'family homes' and 'executive homes' in the parish of Dodington. With the ageing population homes that can be easily adapted (Homes for Life) are required and also homes for people to down size to – freeing up family homes. At the other end of the scale – there aren't enough open market starter homes that would enable children to move out of family home and become independent.

Members also note the mention of 'meeting neighbouring authorities unmet housing needs' and they feel strongly that South Gloucestershire Council should stand firm on not releasing Green Belt Land to allow for this (should the need arise). They agree with approach of meeting SGC need first and foremost – and if other authorities have unmet need – then members would like to see this need being fairly distributed and not just all lumbered on SGC.

Planning for Town Centres / Urban Areas and Market Towns

The parish of Dodington is located between two of the main market towns mentioned in Plan, Yate and Chipping Sodbury. These area's service Dodington residents – and both Yate

and Chipping Sodbury are walking distance for residents if they wish. Members appreciate that the area's are already 'mixed use'.

There are 2 area's mentioned here YA001 – Yate Town Centre – potentially 200 homes and YA003 Land North of Ladden Garden Village – potentially 162 homes.

Whilst these developments are in the parish of Yate – as a neighbouring parish with a close relationship with Yate – members felt the need to comment.

For YA001 they would like to be consulted on the type of homes – and how the land is being used effectively (policy taking over from housing density) and how parking is to be accommodated – given the need for parking for the retail units. There is also concern that the centre of Yate may see buildings over a certain number of stories to accommodate this.

YA003 – concern over access to development. Ladden Garden Village isn't yet complete and there are already issues with amount of cars and access to the village through Brimsham.....surely this will add to it further – and make congestion on routes into Yate for services such as healthcare, education, retail and leisure even worse at peak times.

Planning for Minerals

Although the parish of Dodington doesn't have any quarries / sites that are earmarked for safeguarding for future mineral extraction – members want it noted that they recognize the need for good transport links to / from the sites that are mentioned in the Plan.

The sites in question are mostly in the northern part of the Local Authority – and not close to majority of development. This will see increased HGV movements around the area – and members would ask that this is taken into consideration when transport links are being planned.

Planning for Green Infrastructure

Members were pleased to see that viewpoints / important hillsides and GI corridors have been mapped.

Members appreciate the need to preserve the most valuable environments and preserve / enhance wildlife corridors. They realise the need to avoid introducing new wildlife barriers, or at the very least mitigate them....and the hope is with inclusion of this and policies that are linked (Blue / Green Infrastructure) that this will be given more consideration by developers in the future and that the LA will be able to give more weight to this.

New Local Plan Policies

- Climate Change Mitigation and Adaption New Policy...(which is closely linked to Energy Management in New Development (replaces an existing policy) and Embodied Carbon (New Policy)).

Given the Climate and Nature Emergency that SGC declared (and many T&PCs including Dodington have gone on to declare) members were pleased to see the inclusion of this policy.

Members do have some concerns in that 2 of these policies concentrate on factors within proposed new developments, and it does not really consider safeguarding the

land that is most suitable for tree planting to mitigate climate change over a wider area (which would contribute to carbon capture).

Members would like more consideration given to possibility of retaining significant areas of woodland and major hedgerows to avoid the release of carbon into the atmosphere and to safeguard valuable wildlife habitats.

Members feel that dealing with climate change needs increased tree planting and within the plan / policies there are conflicts between tree planting and:

- Housing
- Other developments
- Solar farms
- Wind farms

It is noted that 'Flood Defences' are mentioned but don't appear to be detailed fully at this stage and members feel that they should be designed to cope realistically with projected continuing climate change.

- Embodied Carbon – New policy – as stated closely linked with the policies above – members were pleased to see this included. In a complex area where information is still emerging this needs to be a policy that can be adapted easily as new learnings are discovered....and it needs to be something that is included when residents are looking at extensions to existing properties and businesses looking at upgrades / refits.

Unless we have missed it members felt that it would be preferable to go one step further and combine Lifetime emissions of buildings with these construction environmental "costs".

- Making effective use of land (this policy is replacing Housing Density Policy – and isn't fully detailed yet within this phase of consultation – members are keen to view it when it becomes available).
- Internal Space and Accessibility Standards – this policy replaces Internal Space and Accessibility Standards for Affordable Dwellings

Members were pleased to see that this policy was being updated to include not just 'Affordable' dwellings as it has been evident on recent developments that affordable housing has been built to a different (at times better) standard than open market properties. Obviously with ageing population – houses built for life / changing circumstances are a necessity.

Given this members would suggest that proposed wording is strengthened by replacing 'should' with 'must' in each case

"2. Affordable Housing should:

i. provide 10% of dwellings built to meet the M4(3) (2a) standard (wheelchair adaptable housing); and

3. Market housing should:

i. provide 4% of dwellings built to meet the M4(3) (2a) standard (wheelchair adaptable housing)"

- Stewardship Policy - this is a NEW policy – which members are pleased to see included given the issues that have occurred recently on new housing developments across the local authority. Although this policy doesn't directly apply to parish of

Dodington – it is a critical one for all Town and Parish Councils to be aware of from the planning stages (whether development in their area or neighbouring area. The whole process needs to be made more transparent and with this policy in place hopefully that will happen. The LA need to ensure it is detailed at planning stages and not skirted over – there needs to be a process in place whereby developers can be held to account – and when the new properties are being marketed there needs to be clear information given to potential homeowners so they have a full understanding of process and aren't left floundering 5 years after purchasing new property. The resale of new homes need to make this clear as well (obviously this could affect Dodington parishioners if they were to move out of the area and purchase on a new development. This is such a step change from how things were managed and how Dodington residents in particular are used to maintenance being carried out – that some education is vital. Not everyone will necessarily understand stewardship.

- Waste arisings and waste management in South Glos (this is a new policy and isn't fully detailed yet within this phase of the consultation – members are keen to view it when it becomes available).

TO CONCLUDE

To conclude members would like the whole complexity of document / plan noted. At times members found it difficult to navigate their way around the online plan (sometimes finding themselves going in circles).

It was commented at a couple of our meetings how hard it is for people that aren't digitally enabled to fully understand and comment.

Whilst members appreciate that there have been more community engagement events – there is so much detail and local residents may not know the questions to ask (and may unintentionally miss certain detail – ie Stewardship Policy...not relevant to them currently but potentially in the future – this is just one example.

As such residents rely on local town and parish councils to help guide them. The initial briefing sessions online for T&PCs were useful – but Officers and longstanding councillors at Dodington Parish Council would welcome more assistance with the online consultation in the future.

Even at the time of typing up comments – there is concern that Dodington Parish Council may have missed something important.

That said they acknowledge the work that has gone into the plan – understand it's importance – and very much want to see a robust plan in place for South Gloucestershire Council going forward – so that as an authority we have some protection from speculative developments.

Members would ask to be kept informed about future phases (particularly with some of the policies that are yet to be fully detailed).

If you have any queries regarding these comments – please contact Clerk to the Council – Hannah Saunders.

clerk@dodingtonpc.org.uk

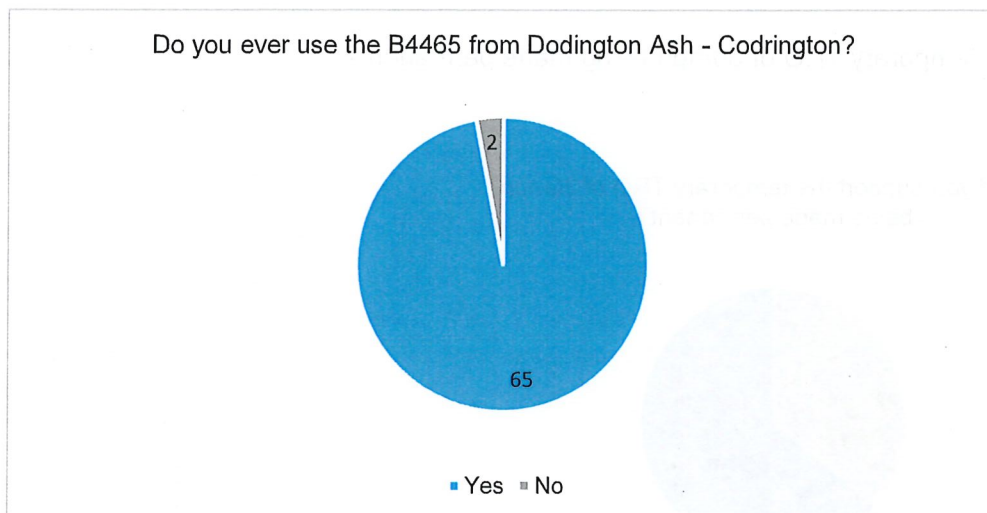
01454 866546.

APPENDIX FOUR

Do you ever use the B4465 from Dodington Ash - Codrington?

Yes 65

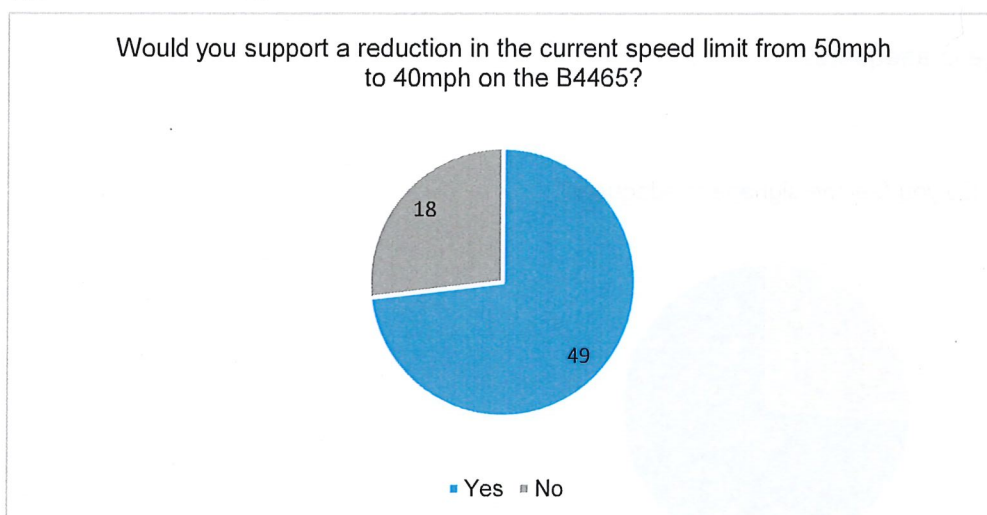
No 2



Would you support a reduction in the current speed limit from 50 mph to 40 mph on the B4465?

Yes 49

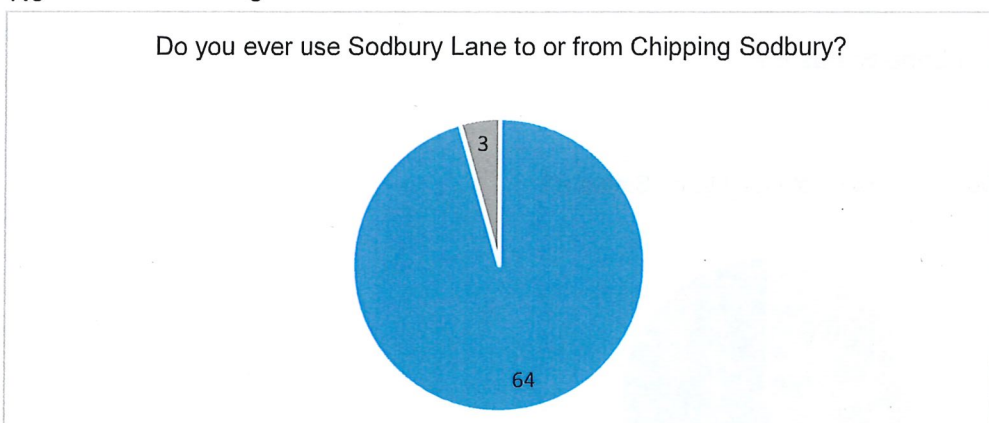
No 18



Do you ever use Sodbury Lane to or from Chipping Sodbury?

Yes 64

No 3

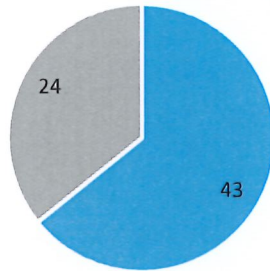


■ Yes ■ No

Would you support the temporary TRO of 30mph being made permanent?

Yes 43
No 24

Would you support the temporary TRO of 30mph being made permanent?

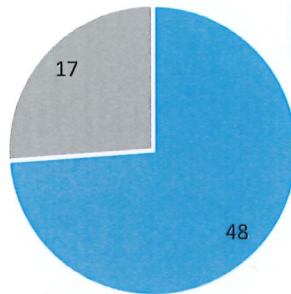


■ Yes ■ No

Do you feel the signage is adequate?

Yes 48
No 17

Do you feel the signage is adequate?



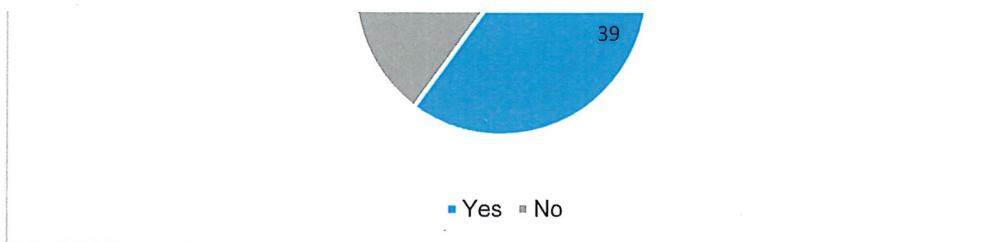
■ Yes ■ No

Do you know what Quiet Lane Status is?

Yes 39
No 26

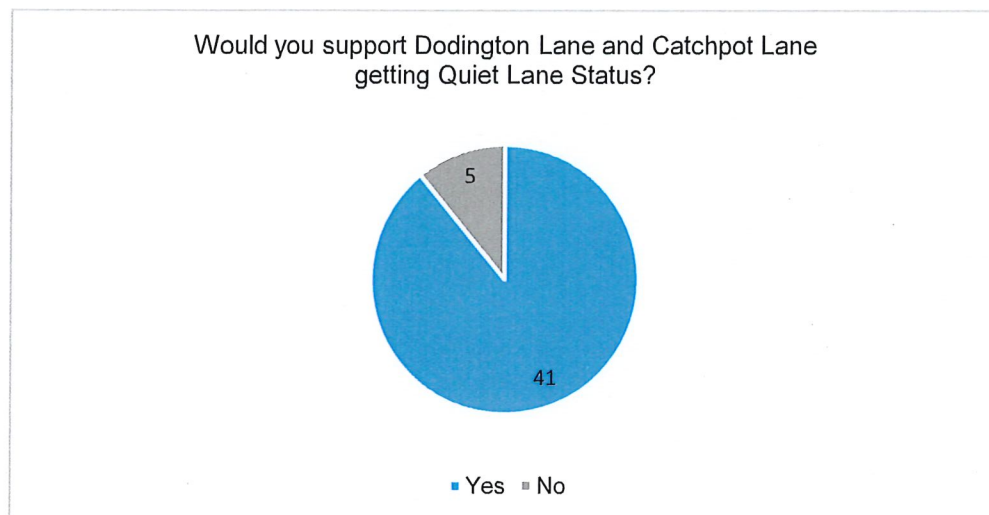
Do you know what Quiet Lane Status is?





Would you support Dodington Lane and Catchpot Lane getting Quiet Lane Status?

Yes 41
No 5



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APPENDIX 5 TO PLANNING & TRANSPORT COMMITTEE MINUTES – 10TH FEBRUARY 2025

243/24 Full Council 18th March 2024

SITE SAFETY

Following on from Planning Committee Meeting – Clerk had clearer idea of where / how the proposed barrier was to be installed – and illustrated this to members. Clerk reminded members that they were happy in principal with installation and had just wanted some further details (which have been clarified)....and reason for inclusion on agenda was to agree financial contribution to school towards installation. Clerk also presented new Law to members that will have implication on Parish Hall – (Martyn's Law) and that site safety would need to be looked at in depth – so introduction of a barrier was going some way to helping with this.

After due discussion – a donation of £1000 towards installation of barrier was proposed, seconded and agreed upon, (vote 10:1).

(THE INFORMATION BELOW – WAS CLARIFIED AT COUNCIL MEETING MARCH 18TH 2024 – BUT NOT PRINTED IN MINUTES – AS WAS PRESENTED DURING COURSE OF MEETING) SOME PARTS HAVE BEEN REDACTED FOR PURPOSE OF MINUTING FEBRUARY 2025.

From: school head

Sent: Sunday, March 3, 2024 6:59 PM

To: Hannah Saunders | Doddington Parish Council <Hannah@doddingtonpc.org.uk>

Cc: school business manager

Subject: BARRIER

Hi Hannah

Here are the answers to the questions the councillors have proposed.

They are a mixture of answers from me (school head) and the company – I hope they give the councillors all the information required, and they are able to make a decision on the funding.

Please see below for a picture and video of the barrier that is proposed.

The answers to the raised questions are as follows (our answers in blue - school) (their answers and anything they have added in green – barrier company).

1. When do school / governors anticipate the barrier being in operation / closed? **Our main challenging time is during the school drop off and pick up. We would like the barrier closed from early in the morning until 9:15 / 9:20 if at all possible. The barrier can be up for the rest of the day until 2:30 – 4:00pm. We are then happy for it to be open all evening. When your caretaker shuts the gates the barrier can be closed. We will also be purchasing the 'timer' system to set it on a timer for specific times it will be closed i.e drop off (8:00 – 9:20am) and pick up (2:30 – 3:30pm) – the up cost of £80 is no longer required as the software in place allows us to program the opening and closing times of the gates from there – we can set as many opening and closing times as we like and both us and Doddington Parish Council are able to program this.**

2. During these times how will people that are allowed on the site gain access? (i.e will there be a code or be able to contact the office to gain entry?)
There will be three ways to enter when the barrier is closed:
1. A key pad and code
 2. There will be an alternative option to have a fob (these are an additional £23 each)
 3. There will be an intercom system into your offices and a separate one into the school offices.
 4. The videx intercom has an inbuilt Prox reader included which will allow us to have a small magnet type fob that we can program to be presented to the key pad and it will open the gates – our quote includes 25, these can be programmed both by both us and the council we can purchase additional fobs, he can supply 50 more for around £3 each.
3. Our caretaker secures the site each evening (locks gates) would he be expected to close this barrier & how easy would this be? It will be easy for him. There will be easy access within your building on your intercom system. The barrier will close at the automatically programmed time, the caretaker would not need to do anything.
4. What happens in a power cut? Is there a way to manually open the barrier? There is a manual release key to raise the barrier in the case of a power cut, there will be 10 provided to us and 10 to the Council, instructions will be given on how to use them at handover.
5. What happened if emergency services need to gain access quickly? – They normally set an emergency code on the keypad for the emergency services which you then provide to the emergency services to keep on file. They can also install a fire switch into the barrier.
6. What happens if it gets stuck? Do you offer remedial works etc? - The barrier comes with a 3 year warranty, and the company provides a 1 year warranty on all the works. They also provide a maintenance quotation for the barrier on completion (approx. £210 per year).
7. How does exiting the site work? Does the barrier recognise cars are approaching and open automatically or do we need to code out as well? It is free exit from the site, the barrier opens automatically when a vehicle approaches the barrier.
8. Fact DPC haven't budgeted for this – and although know it is something that is potentially needed it isn't priority so unlikely to be able to contribute towards it? We would appreciate a contribution, it does not need to be a lot. Maybe for your intercom system, your key fobs see itemised quote for details. The quote is broken down into groundwork and barrier/intercom. Gavin has advised that the quote of £6,488 for the barrier and both the intercom systems would split 50/50 which would equal £3244 per intercom.

https://www.bft-automation.com/en_GB/product/maxima-ultra-36-230v/#section-commercialVideos

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