

# BLEADON PARISH COUNCIL

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Clerk to the Parish

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QUALITY  
PARISH  
COUNCIL

2004&2009

Prior to the meeting commencing the Chairman invited Councillor Terry Porter to speak in relation to planning matters. A general discussion followed where concern was expressed that the Parish Council appeared not to be kept fully informed in respect to planning enforcement issues. He confirmed that he would make enquiries as to why and in due course report back to the parish Council. He then retired from the meeting as he had another meeting to attend.

Mr Trevor Marshall was then invited to address the meeting as to why he thought he would make a good candidate to fill the casual vacancy created by the resignation of Mrs Penny Robinson. He was asked a number of questions. He was informed that it was the intention of the council to make a decision later that evening and that he would be advised accordingly.

**Minutes of a Meeting of Bleadon Parish Council held in the Coronation Hall Coronation Road Bleadon on Monday 8<sup>th</sup> February that commenced at 8.00 pm when the following business was transacted.**

**PRESENT** Mrs P Skelley (Chairman) together with Mesdames I D Clarke M Sheppard Messrs B Gamble R House G Lockyer C Morris K Pyke and the clerk Mr B Poole

In addition three members of the public were also present.

**2211 To receive any apologies for non attendance**

Mrs Christine Jupp Parish Council Liaison Officer and PC Steve Church

**221.2 To receive any declarations of interest**

Ref	Councillor	Type	Relationship
221.7- 2190/2191 2192	Cllr R House	Personal	Brother of neighbour
220.9.1	Cllr C Morris	Personal	Council Representative/Treasurer
220.91/2	Cllr K Pyke	Personal	Council Representative

**221.3 To receive and approve the Minutes of a Meeting of the Parish Council held on Monday 11<sup>th</sup> January 2010**

Resolved that the Minutes of the Parish Council Meeting held on Monday 11<sup>th</sup> January 2010 that had been duly circulated be taken as read and approved as being a correct record and signed as such by the Chairman

**Emergency Item**

On a resolution that was both proposed and seconded it was agreed that the matter of the election of a Vice Chairman should be resolved at this juncture

Resolved that Councillor B Gamble should be elected as Vice Chairman – passed nem con

**221.4 Past Subject Matters**

**To receive the Clerk's circulated paper for the purpose of report only**

- (1) Matters raised by members of the public at the previous council meeting

Mr Richard Raper in the company of key personnel of Marshalls gave to the Parish Council a presentation as to their views and aspirations in respect to the Core Strategy.

They were due to meet with North Somerset (Mr Michael Reep) the day after as was the representatives of the Parish Council.

- (2) Outstanding Planning Applications – 06/1971 & 06/1972

Still absolutely nothing to report

- (3) Dog Control Orders

I am aware that they are currently in the post advertising/consultation period

- (4) Village Bus Stops/Bus Shelters

Councillor Keith Pyke to provide an update

- (5) Trust Deed

It was noted that a formal resolution would be brought before the parish council for consideration at its March meeting.

- (6) Hinkley Point C – Pylons

Nothing to report other than to confirm the appropriate letter was sent and an acknowledgement has been received.

- (7) Boundary Changes – Hilcote

Nothing to report

**221.5 To receive and resolve the following resolutions:**

- (1) **To receive and consider North Somerset's Core Strategy and to make recommendations**

Resolved to adopt the paper produced by Councillor Lockyer – a copy of which is attached to the Minute Book and lodge it with North Somerset District Council

- (2) **To proceed to fill the casual vacancy caused by the resignation of Mrs Penny Robinson**

Resolved that Mr Trevor Marshall be invited to fill the casual vacancy

**221.6 To approve the following items of expenditure:**

(139) CRM	IT Support	29.99	5.25
(140) Mr K Giles	Erection of Notice Board	94.20	
(141) EDF Energy	Consumption 01/10/09-31/12/09	43.94	2.20
(142) University	Degree Field Trip	163.33	
(143) Proper Job	Black Bags	3.98	
(144) Mr B Poole	UofG Residential	69.84	
(145) Mr B Poole	Broadband – 01/10/08 – 01/01/10	20.99	
(146) Connaught	Dog Bin Emptying	10.00	1.75
(132) SLCC	Practitioners Conference		34.12
(147) Staff	Salaries & Expenses – January 2010	1316.83	

Resolved that the accounts as presented be paid

**221.7 Planning Committee**

- (1) **To receive an update on the following considered applications**

**06/1971 – 27/09/06**

Re-building and Re-roofing of building and use thereof as a single dwelling  
Conker Cottage Purn Farm Bridgwater Road Bleadon

**06/1972 – 27/09/06**

Use of site for the stationing of residential caravan  
Caravan adjacent to Conker Cottage Purn Farm Bridgwater Road Bleadon

**09/1616 – Council Date – Target Date**

Erection of a detached garage  
Conker Cottage, Purn Farm, Bridgwater Road

**09/2031 – Approved - 08/01/10**

Erection of building to enclose swimming pool  
Purn International Holiday Park  
Bridgwater Road Bleadon

**09/2190 – Council Date 11/01/10 – Target Date 10/02/2010**

Change of use from agriculture to B1 office use with erection of two storey office building  
change of use from craft centre for use with associated dwelling to holiday accommodation  
for use with associated building (retrospective)

Reconstruction of hay barn to form office building is rejected. Further to the above comments about the net effect of the planning applications, the addition of the converted hay barn as an office building and its use as envisaged, would not add any additional business activity to the site. Hay barn should remain as a hay barn for agricultural use. Appropriate modifications to the current building should be made to facilitate meaningful re-establishment of a building for agricultural use. Current timber side construction is not in character with the existing buildings Transfer of B1 use from previous office building to new offices in hay barn conversion is rejected. Subsequent to and in line with the above rejection of the hay barn proposal. Change of use of previous office building to two holiday cottages" is rejected.

Subsequent to the above rejection of the hay barn proposal. If the district council should see fit to approve the hay barn conversion, then the following conditions should apply. Local landscaping at the front and rear of the units. Although this will reduce the car parking at the front by a small amount, the applicant explained at a previous site visit that not much parking space is required for the business personnel as most work away. Confirmation of the adequacy of the existing cesspit to cope with the additional occupation.

**09/2191 – Council Date 11/01/10 – Target Date 10/02/2010**

Change of use from agriculture to equestrian to south with erection of stable block for private use and from agriculture to residential curtilage to north with erection of a detached double garage (retrospective)

Change of use from agricultural to equestrian to south is approved. Comment made on this element as it is contained in the “development description” in the North Somerset on line case file although it does not appear overtly in the application document. Construction of a stable block is approved. Change of use from agricultural to residential curtilage to north is rejected. Comment made on this element as it is contained in the “development description” in the North Somerset on line case file although it does not appear overtly in the application document. It is noted that this is a very different and much larger area of land to that applied for change of use in 09/P/2192. Construction of a double garage” is rejected. The garage changes the character of the original development and hence contravenes the basis of 00/P1654/F. From the drawings available to the council, the garage is required as a result of the original integral garage having been changed into bedrooms

**09/2192 – Council Date 11/01/10 – Target Date 10/02/2010**

Change of use from dwelling with associated craft use and adjoining agricultural land to single dwelling with associated 2 units of holiday accommodation (retrospective) to include erection of porch first floor extension with balcony and enlargement of curtilage

Changes to main residential property:-

Roof on north elevation changed from mono pitched to hipped is rejected. The modification changes the character of the original building and hence contravenes the basis of 00/P1654/F. Balcony added at southern end plus first floor area added over bedroom is rejected. The modification very substantially changes the character of the original building and hence contravenes the basis of 00/P1654/F. The drawings available to the council indicate that the footprint of the extension has also extended the building to the south. The view from the east end of the balcony overlooks the adjacent property.

- Porch added is approved
- enlargement of garden.” is approved
- The area as marked in green on drawing 09/314 is very small compared to the area contained in the “development description” in the North Somerset on line case for application 09/P2191/F.
- The area is appropriate relative to the footprint of the residential dwelling.
- It was noted that an area south of the proposed residential area, which is designated for agricultural use, contains a tree house and domestic greenhouse

General comment

Policy DCS/4 was applied as a fundamental basis for the approval of 00/P1654/F. Central to that approval was that the residential dwelling was subordinate to the business development. Particular attention was made to the relative sizes of the residential dwelling and the business development. The changes to the residential dwelling have changed that relative size and hence contravene the basis of 00/P1654/F. The more recent H9 policy applies a specific maximum size for an associated residential dwelling which is smaller than both the current size and the original approved size of the residential dwelling.

**09/2194 – Council Date 11/01/10 – Target Date 10/02/2010**

Erection of replacement dwelling on site of existing (to be demolished)  
Somervale Roman Road Bleadon

**09/2218 – Council Date 04/02/10 – Target Date 14/02/2010**

Erection of agricultural building for winter forage store, lean-to machinery store, emergency livestock accommodation  
Canada Farm Canada Coombe

The application is approved subject to the height of the pitched roof element being no higher than the adjacent pitched roof building to the west.

Whilst not a planning issue, It was also noted that existing overhead power lines run very close to the proposed building and will probably require insulation.

During the site visit two other issues came to light that may well need investigation.

The farm is operating what would appear to be a commercial equestrian facility. Five stables are in place on the south side of the proposed building and a significant number of additional stables are in the pitched roof building to the west of the proposed building. This is together with associated horse box parking.

A caravan that is located on the north side of the pitched roof building to the west of the proposed building appears to be in domestic usage.

It is believed that planning permission is not in place for these two developments and hence retrospective permission may well be required by the applicant.

- (2) To consider and respond to the following planning applications**
- (3) Enforcement**

<b>Location</b>	<b>Description</b>	<b>Current Status</b>
<b>09/0425/E</b> Accommodation Road	Car boot field	Unknown
A370	Burger Van in lay-by	Unknown but van appears to have gone.
Lakeside Barns	Unauthorised building and usage changes	Retrospective planning applications 09/P/2190/F, 09/P/2191/F and 09/P/2192/F now submitted.
<b>09/0276/E</b> Celtic Way Southleigh Cottage	Possible unauthorised building development (balcony)	Unknown. Some changes made to parking area probably associated with drainage rules
A370 Purn Farm	06/1971 and 06/1972	Unknown
Facum Lane	Caravan and boat parked	Unknown
Canada Farm	Commercial Equestrian Facility	Unknown
Canada Farm	Caravan in domestic use	Unknown

## 221.8 Open Spaces Committee

### To receive reports from the brief holders

- (1) Allotments MS  
Resolved to hold an Allotment Open Day
- (2) Churchyard ID  
Nothing to report
- (3) Footpaths & Bridleways RH  
It was reported that in due course a quantity of scalplings would be required for the path that leads away from the churchyard.
- (4) Roads & Transport BG  
Noted that due to the recent adverse weather a number of potholes have appeared and will repairing
- (5) Children's Playground KP  
To receive Playground Inspection Reports – 05/01/10 – 12/01/10 – 19/01/10
- (6) Newsletter KP  
Copy date 20<sup>th</sup> February 2010
- (7) Neighbourhood Watch GL  
It was noted that a greater percentage of the co-ordinators felt that there was not a pressing need to introduce the "Cold Calling" initiative.

## 221.9 To receive the following representative reports

- (1) Coronation Hall CM  
It was noted that the electric installations in the two halls had now been drawn together under one meter and one account.
- (2) Youth Club KP  
Mr & Mrs Jordan who were attending as members of the public were introduced to the Council. Mr Bob Jordan being the newly appointed Youth Club Treasurer
- (3) ALCA BG  
Reference was made to the holding of a Special General Meeting to discuss the level of membership subscriptions for larger councils
- (4) Community Safety GL  
Resolved that the matter of inconsiderate parking within in the village should continue to be a police priority  
Resolved that for future meeting that this subject heading be joined with Neighbourhood Watch
- (5) District Councillors TP

*See commencement of the meeting*

- (6) Parish Councillors  
Nothing to report
- (7) Village Beat Officer SC  
In the absence of PC Church it was noted that a written report had been received by the parish clerk.  
“Period 11/01/10 – 08/02/10 Ten members of the parish have contacted the police 9 times from which 5 crimes have recorded 4 Theft and 1 Damage. The two police surgeries were missed due to illness.
- (8) The Clerk BP  
Nothing

## 221.10

### To receive and consider the following correspondence

- |      |                   |  |     |
|------|-------------------|--|-----|
| (1)  | RoSPA             | Notice of automatic order service for 2010                             | BP  |
| (2)  | Clerks & Councils | Direct – January 2010 – Issue 67                                       | C   |
| (3)  | North Somerset    | Standards Committee – 19/01/10   | C   |
| (4)  | North Somerset    | Public Path Diversion Order No 4 2009<br>AX 6/20 – AX 18/2 and AX 18/3 | RH  |
| (5)  | North Somerset    | Your North Somerset 24 <sup>th</sup> January                           | C   |
| (6)  | North Somerset    | Local Access Forum 26/01/10  | C   |
| (7)  | NALC              | DISExtra Issue 726 – 25/01/10  | C   |
| (8)  | Richard Raper     | Marshalls and The Core Strategy  | BP  |
| (9)  | SLCC              | “The Clerk” January 2010 – Vol 42 NO 1                                 | C   |
| (10) | ALCA              | Special General Meeting  | BG  |
| (11) | North Somerset    | Raising Standards of Ethical Conduct                                   | IDC |

**Resolved** that the written report produced by Councillor Clarke should be forwarded to North Somerset – copy attached to the Minute Book

### Additional items for information received after the circulation of the Agenda

- (12) Friends Letter requesting use of the Car Park BP

**Resolved** that the usual letter be forwarded to the Friends indicating the Council's permission to use the Car Park for the purpose of the May Fayre. It was also agreed that reference should be made to the fact that the “dog orders” would possibly be in place which as a result would restrict dogs entering the children's play area

- |      |                |  |    |
|------|----------------|--|----|
| (13) | North Somerset | Life Magazine – February 2010 Issue 64                     | C  |
| (14) | NSHousing      | Consultation – Stronger Communities Strategy 2009-2012     | BP |
| (15) | North Somerset | Draft Housing Strategy 2010-2026 Parish Council's response | C  |

**Resolved** that the prepared written report be submitted to North Somerset – a copy attached to the Minute Book

- |      |       |   |   |
|------|-------|---|---|
| (16) | NSPCC | Publicity Leaflet                                     | C |
| (17) | ALCA  | Newsletter – Volume 8 Issue 2 February 2010           | C |
|      |       | Legal Briefing: - Level of Burial Fees                | C |
|      |       | Employment Briefing: - Local Government Pay 2010/2011 | C |
|      |       | Training Leaflets                                     | C |
| (18) | NALC  | DISExtra Issue 726 25/01/10                           | C |



**221.11 Other business referred to the Clerk**

(1) To plan the format of the 2010 Annual Parish Meeting

**Resolved** that the meeting should follow the successful format adopted in recent years and that it should focus on what has been progressed and what needs to be promoted in respect to the Village Plan

**221.12 Date of next Meeting – Parish Council Meeting Monday 8<sup>th</sup> March 2010 commencing at 7.30 pm.**