

# BLEADON PARISH COUNCIL

[www.bleadonparishcouncil.co.uk](http://www.bleadonparishcouncil.co.uk)

**Bruce Poole BA (Hons) FSLCC MMC**

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## Notice of a Meeting of the Parish Council

### MEMBERS OF THE PUBLIC AND PRESS ARE INVITED TO ATTEND ALL COUNCIL MEETINGS

*(Public Bodies (Admission to Meetings) Act 1960)*

To Chairman K Hemingway and Councillors H Boyce Mrs I D Clarke A Davies S Garrett G Getty M Sheppard R Tyson and G Williams

You are hereby summoned to attend the following meeting:

Meeting of... **Bleadon Parish Council**  
Time... **7.00pm**  
Date... **Monday 13<sup>th</sup> June 2022**  
Place... **The Coronation Hall Coronation Road Bleadon BS24 0PG**

Councillors will be discussing all the items listed on the Agenda.

**Bruce Poole BA (Hons) FSLCC MMC**

**Parish Clerk**

**Monday 6<sup>th</sup> June 2022**

#### **7.00pm (Prior to the start of the meeting)**

##### **Questions and comments from members of the public (limited to 15 minutes in total)**

*This provides an opportunity for members of the public (who are not usually permitted to speak during the meeting except by special invitation of the Chairman) to participate before the start of the meeting by asking questions, raising concerns or making comments on matters affecting Bleadon. No decision can be taken during this session<sup>1</sup>, but the Chairman may decide to refer any matters raised for further consideration.*

<sup>1</sup>N. B Councils cannot lawfully decide items of business that is not specified in the summons/agenda (LGA1972 Sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119

##### **Reports from County and District Councillors (limited to 15 minutes in total)**

*District Councillors are invited to give short oral reports on matters affecting Bleadon. Under the Openness of Local Government Bodies Regulations 2014, any members of the public are allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful to let the office know of any plans to film or record so that any necessary arrangements can be made to provide reasonable facilities to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. All recording and photography equipment should be taken away if a public meeting moves into a session which is not open to the public. If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chairman has the power to control public recording and/or reporting so it does not disrupt the meeting. Recording must be clearly visible to anyone at the meeting.*

*Please note that members of the public exercising their right to speak during Public Question Time may be recorded and unless specifically requested their names will also be recorded in the minutes.*

# Public Session and evacuation process

## A G E N D A

**354.1 To receive Apologies for Absence and to approve the reasons given.** (LGA 1972 s85 (1))

**354.2 Declarations of Interests**

*(Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e). (NB this does not preclude any later declarations)*

**354.3 To approve and sign as a correct record the Minutes of the Annual Meeting of the Parish Council held on Monday 9<sup>th</sup> May 2022**

**354.4 Past Matters for report purposes only**

- |  |           |
|--|-----------|
| (1) A370 Improvements                    | 347.7.3   |
| (2) Pavement - Breaking Up               | 347.4.4   |
| (3) Church Clock – Re-Gilding            | 353.10.4  |
| (4) Queen's Platinum Jubilee             | 353.10.5  |
| (5) Road Calming – Bleadon Road          | 347.7.8   |
| (6) Village Gully Cleansing              | 347.9.d   |
| (7) Research suitable audible equipment. | 353.10.12 |
| (8) Amendment to the meeting pre-amble   | 353.10.13 |
| (9) Scalpings                            | 353.10.14 |
| (10) Depletion of Reserves               | 353.13 .1 |
| (11) Review of Council Policies          | 353.13.3  |
| (12) Youth Club Lighting                 | 353.13.13 |
| (13) Contactus                           | 353.13.14 |
| (14) Training Equipment                  | 353.13.15 |
| (15) Church Gates                        | 353.15.a  |
| (16) Light & Pot Hole                    | 353.15.e  |
| (17) Jubilee Garden                      | 353.15.n  |

**354.5 Chairman's announcements**

**354.6 Planning**

To note new Planning Applications and North Somerset decisions on past considered applications.

<b>21/P/0527/OUT</b>	<p><b><i>Outline application for the erection of 14 dwellings with access for approval and appearance scale and landscaping reserved for subsequent approval- Land off Purn Way Bleadon BS24 0QF (17/P/1351/OUT &amp; 18/P/5035/OUT) - 30/04/21 – Despite having approved the previous application the Council recognised the current objections of the residents and therefore recommended refusal on the grounds that it was (a) outside the settlement boundary (b) insufficient and inadequate vehicular access thus increasing a potential risk to pedestrians (c) infringing the West Mendip Way and (d) that the area was susceptible to flooding and abounds a SSSI</i></b></p> <p><b><u>AMENDED</u></b></p> <p><b><i>Outline application for the erection of 14no. dwellings, with access and layout for approval and appearance, scale and landscaping reserved for subsequent approval on land off Purn Way, Bleadon BS24 0Q</i></b></p> <p><b><u>While retaining our concerns regarding the building outside the settlement boundary we recognise the inevitability of this development and therefore we reluctantly support this application.</u></b></p>	
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21/P/1891/AOC	<p><b>Discharge of condition 8 (sound insulation/attenuation measures) and 9 (drainage) on application 20/P/1139/FUL – Land adjacent to the Lay-by to the east of Bridgwater Road Bleadon- 26/07/21- Cllr Davies indicated that she had investigated all of the documents and could see nothing that would prevent the Council from support the requests. The Council had no objections.</b></p> <p><b>Construction of a two-storey dwelling – Land adjacent to the Lay-By to the East of Bridgwater Road. – 06/07/20</b></p> <p><b><u>The Parish Council has previously recommended refusal of this application and saw no reason to change their view and therefore recommended refusal– by e-mail 01/020</u></b></p>	
21/P/3372/FUL	<p><b>Erection of a single storey dwelling and formation of access within the grounds of Badgers Gate – Badgers Gate Birch Avenue Bleadon</b></p> <p><i>The Parish Council is concerned the present proposal to sever garden land within the existing garden curtilage of Badgers Gate is inappropriate development being squeezed into the existing gardens. The Parish Council, neighbours and residents have identified the following concerns, which are contrary to the local plan.</i></p> <ol style="list-style-type: none"> <li><i>1. The proposed development by virtue of its size and mass is out of character with the existing street scene and surrounding area.</i></li> <li><i>2. The plot size for both the new and existing properties will not be the same as the other existing properties within the street scene.</i></li> <li><i>3. The gardens for both the new and proposed development are disproportionately small for the size of the properties. In particular the proposed bungalow’s garden is dominated by an access road and parking provision.</i></li> <li><i>4. The proposed development will lead to the loss of the established street scene of Birch Avenue by its prominence and dominating appearance.</i></li> <li><i>5. The size of the proposed development and its immediate proximity will cause noise and disturbance to existing neighbours mainly due to closeness to the proposed development. This is incongruous with the street scene being detached bungalows on spacious plots, which minimises neighbour disturbance, in particular, the parking proposals for the new development. Immediate neighbours are also concerned about high degrees of overlooking which they would not have experienced before due to the character of the existing street scene</i></li> <li><i>.6. Birch Avenue is a private road - therefore, the residents pay for the required maintenance as and when required. A recurring problem is that a large area of the road floods and frequently not only with water but with sewerage – a concerning health hazard. Residents have photo proof of this unsightly problem. As the proposed bungalow’s garden is dominated by an access road and parking provision there will be less drainage area, which is very likely to impact on this particular problem.</i></li> </ol> <p><b>Wildlife</b> - Local residents have seen the following protected species within the curtilage of the proposed development site:</p> <p><i>Badgers (Garden)</i></p> <p><i>Bats (exiting the roof space of Badgers Gate)</i></p> <p><i>Great Crested Newts (dry stone walls)</i></p> <p><i>There is a legal duty to protect these species. The current proposal does not offer any mitigation for protected species and therefore the proposal appears to be contrary to DM8 of the local plan.</i></p> <p><b>Trees</b> - <i>The proposed development will lead to a loss of a number of very tall woodland trees (which are listed as shrubs in the planning statement). Residents are concerned this significant loss of tree cover will impact on immediate wildlife and be detrimental to the existing street scene as you look south in Birch Avenue towards the hill.</i></p> <p><i>For the reasons listed above Bleadon Parish Council object to this application</i></p>	
21/P/3433/FUL	<p><b>Change of use land to campsite (to allow the campsite to operate Independently of the Camping and Caravanning rules) – Land at Gorselands Roman Road Bleadon BS24 0AD</b></p> <p><b><i>The Council was concerned that there appeared to be no evidence of letters or posters being dispatched to local residents</i></b></p>	24/03/22
22/P/0031/MMA	<p><b>Minor material amendment to planning permission 20/P/2371/FUL (erection of a holiday lodge and associated parking and amenity area) to allow for rotation of</b></p>	03/03/22

	<i>building from the position of the original approval. – South Hill Farm Bridgwater Road Bleadon BS24 0BD</i> <b><u>The Council had no objections</u></b>	
22/P/0100/FUH	<i>Proposed erection of a dormer to the front (east elevation) to created/dressing room – Lacona Hilcote Bleadon BS24 9JR</i> <b><u>The Council had no objections</u></b>	
22/P/0157/FUL	<i>Erection of an agricultural building – Land at Wick Wharf Fakeham Road Bleadon</i>	
22/P/0280/FUH	<i>Proposed erection of a single storey extension to the west elevation to provide new kitchen /dining area with a small lobby in the North East corner of the extension to provide a link to the existing triple garage. <b><u>The Council had no objections</u></b></i>	<b>Approved 17/05/22</b>
22/P/0352/AOC	<i>Discharge of Condition No.8 (Arboriculture Method Statement and Tree Protection Plan) on application 12/P/1856/F – Land Off Bleadon Road Bleadon</i> <b><u>The Council had no objections</u></b>	
22/P/0735/FUH	<i>Proposed erection of a side Garage and a first-floor wrap around extension on stepped property – Magnolia House Bridgwater Road Bleadon BS24 0AG</i> <b><u>The Council had no objections</u></b>	<b>Approved 23/05/22</b>
22/P/1026/MAA	<i>Prior approval for the removal of the existing steel deck and the installation of a new deck built from pre-cast concrete cills to bridge – Bridge at Middle Drove Accommodation Road Bleadon</i>	<b>16/05/22</b>
22/P/1052/FUH	<i>To replace hedging with a wall – Heathgates Hillside Road Bleadon BS24</i>	<b>04/07/22</b>
22/P/3128/FUL	<i>Demolition of existing bungalow and erection of 1.5 storey replacement dwelling with associated works</i>	<b>27/06/22</b>

### 354.7 Resolutions

1. **To receive a Financial Statement (unaudited) for the year 31<sup>st</sup> March 2022**
  - (a) **To receive the Internal Auditor’s Report and note it contents**
  - (b) **To approve the Annual Governance Statement (Section 1)**
  - (c) **To approve the Accounting Statements (Section 2)**
2. **To receive the Diocesan Advisory Committee’s (DAC) Report and recommendations and to Resolve to take the appropriate action as recommended**
3. **To Resolve to note the current level of Reserves**
4. **To Review the Council Policies.**
5. **To Resolve to apply for match funding from North Somerset’s “Improving Play Spaces Fund”.**

### 354.8 Financial

1. **To note retrospectively the following items of expenditure for the month of May**

(28)	HG3	Mobile - May	14.82	2.96
(29)	GB Sports & leisure	Inspection –Mar	25.00	5.00
(30)	Bleadon Youth Club	Lighting Contribution 2021-22	200.00	
(31)	Mr B Poole	Clerk’s Salary – May	2015.43	
(32)	Gallagher Insurance	Annual Premium	2713.76	
(33)	Blue Spot	Public Toilets – May	216.66	
(34)	Village Ranger	Contracting Services	602.00	

#### **To note the additional items of expenditure for the month of May**

(35)	Church PCC	50% – Queens Jubilee Booklet	£70.50	
(36)	Mrs J Wheatley	Flower supplies	357.00	

(37)	DB Security Systems	CCTV Routine Maintenance	90.00	
(38)	Webglu	Hosting – Neighbourhood Plan	63.00	12.60
(39)	Webglu	Hosting – Bleadon PC	74.50	14.90
(40)	Project Services	Hall Bin Store	978.52	
(41)	Project Services	Removal of Church Gate	40.00	
(42)	B Poole	Postage	23.04	
(43)	Opus Energy	Street Lighting – Apr	11.39	.57
(44)	Strutt & Parker	Rent – 20/09/21-25/03/22	72.50	

**354.9 To receive reports from the following for information purposes only:**

- (a) Allotments and Churchyard
- (b) Public Rights of Way and Footpaths
- (c) Neighbourhood Watch and Community Safety
- (e) Roads and Transport
- (f) Play Area
- (g) Bleadon Village News
- (h) Youth Club
- (i) Coronation Halls Management Committee
- (j) ALCA
- (k) Neighbourhood Plan Group
- (l) Bleadon in Bloom
- (m) Platinum Jubilee Working Party
- (n) Councillors
- (o) Parish Clerk

**354.10 Correspondence**

(1)	PATA Services	Payroll Confirmation	BP
(2)	Pension Regulator	Confirmation of Re-Declaration	BP
(3)	Gallagher Insurance	Insurance Renewable Papers	*
(4)	Clerks & Councils	Direct – May 22 Issue 141	BP
(5)	PCSO	Monthly Report	*
(6)	ALCA	Legal Updates	BP
(7)	NS	Planning & Road Closures	*
(8)	DAC	Church Clock Report & recommendations	*

**334.11 Date and Time of next Parish Council Meeting – Monday 11<sup>th</sup> July 2022**