

BLEADON PARISH COUNCIL

www.bleadonparishcouncil.co.uk

Bruce Poole BA (Hons) FSLCC MMC

Parish Clerk & RFO

Mobile 07453 358318

parishclerk@bleadonparishcouncil.co.uk



Rooftop

10 South Street

Burnham-On-Sea

Somerset TA8 1BS

MINUTES

Minutes of a Meeting of Bleadon Parish Council held on Monday 14th March 2022 at The Coronation Hall Coronation Road Bleadon that commenced at 7.00 pm when the following business was transacted.

PRESENT

Chairman Gill Williams with Councillors Mrs I D Clarke Huw Boyce Sara Garrett Graham Getty Kirsten Hemmingway Rob Tyson Mary Sheppard and the Parish Clerk Bruce Poole

In addition there was one member of the public present.

351.1 To receive Apologies for Absence and to approve the reasons given.

Councillor Anne Davies

351.2 Declarations of Interests

None

351.3 To approve and sign as a correct record the Minutes of the Parish Council Meeting held on Monday 14th February 2022

Resolved that the Minutes of the Parish Council Meeting held on Monday 14th February 2022 be taken as read agreed as being a correct record and signed as such by the Chairman.

351.4 Past Matters for report purposes only – (See accompanying Clerk's Report Appendix A)

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| (1) Emergency Exit – Coronation Hall | 350.4.1 |
| Reflective material due to be undertaken | |
| (2) A370 Improvements | 347.7.3 |
| (3) Pavement - Breaking Up | 347.4.4 |
| Work in progress | |
| (4) Church Clock – Re-Gilding | 350.9.l |
| (5) Queen's Platinum Jubilee | 350.9.m |
| Verbal reports to be given under agenda item 351.9 | |
| (6) Scheme of Delegation | 350.7.1 |
| Concluded | |
| (7) Road Calming – Bleadon Road | 347.7.8 |
| (8) Working Party – Toilets & Coronation Hall Environs | 350.7.7/9 |
| (9) Tree & Bench Church South Porch | 347.9.a |
| (10) Village Gully Cleansing | 347.9.d |
| Work in progress | |
| (11) Bleadon Village News – Review | 350.9.f |
| (12) Village Neighbourhood Plan | 350.9.j |
| (13) Notice Board Poster Holders | 347.9.i |
| See agenda Item 351.7.1 | |

(14) The question as to what was the position with the Euro Bins to which the Clerk gave an update.

351.5 Chairman's Announcements

The Chairman informed the meeting that on the previous Friday morning she attended at the invitation of the clerk a branch meeting of Somerset Town & Parish Clerks. It was held in the Jubilee Hall where the speaker Mrs Helen Quick the Society's Conference and Training Manager gave an outline of her role. It was also mentioned that she and her family lived on Bleadon Hill where sometimes they thought as residents they belonged nowhere. From here the Chairman then announced the number of extra copies she had ordered for the next two editions of the Bleadon Village News.

351.6 Planning Applications

1. Current Applications

20/P/2959/FUL	<i>Retrospective application for the erection of agricultural store building – Land to the South West of Bridgwater Road Bleadon – 28/12/20</i>	Refused 01/03/22
21/P/0527/OUT	<p><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 & 18/P/5035/OUT) - 30/04/21 – <u>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</u></i></p> <p><u>AMENDED</u></p> <p><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></p> <p><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></p>	
21/P/1891/AOC	<p><i>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- <u>Clr 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.</u></i></p> <p><i>Construction of a two storey dwelling – Land adjacent to the Lay-By to the East of Bridgwater Road. – 06/07/20</i></p> <p><i><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></i></p>	
21/P/3297/FUH	<p><i>Erection of a single storey rear extension following the demolition of the existing rear extension - Purn Villa Purn Way Bleadon BS24 0QE</i></p> <p><u>The Council had no objections</u></p>	Approved 04/03/22

21/P/3298/LBC	Listed Building Consent for the proposed erection of a single storey front extension and replacement of asbestos corrugated sheet roofing with natural slates. Installation of a new window to first floor bedroom and minor internal alterations – Purn Villa Purn Way Bleadon BS24 0QE – The Council had no objections	Approved 08/02/22
21/P/3372/FUL	<p>Erection of a single storey dwelling and formation of access within the grounds of Badgers Gate – Badgers Gate Birch Avenue Bleadon</p> <p>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.</p> <ol style="list-style-type: none"> 1. The proposed development by virtue of its size and mass is out of character with the existing street scene and surrounding area. 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. 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. 4. The proposed development will lead to the loss of the established street scene of Birch Avenue by its prominence and dominating appearance. 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 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. <p>Wildlife - Local residents have seen the following protected species within the curtilage of the proposed development site:</p> <p>Badgers (Garden) Bats (exiting the roof space of Badgers Gate) Great Crested Newts (dry stone walls)</p> <p>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.</p> <p>Trees - 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.</p> <p>For the reasons listed above Bleadon Parish Council object to this application</p>	
21/P/3433/FUL	<p>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</p> <p>The Council was concerned that there appeared to be no evidence of letters or posters being dispatch to local resident</p>	24/03/22
22/P/0031/MMA	<p>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 building from the position of the original approval. – South Hill Farm Bridgwater Road Bleadon BS24 0BD</p> <p>The Council had no objections</p>	03/03/22

22/P/0100/FUH	Proposed erection of a dormer to the front (east elevation) to cretbed/dressing room – Lacona Hilcote Bleadon BS24 9JR <u>The Council had no objections</u>	
22/P/0157/FUL	Erection of an agricultural building – Land at Wick Wharf Fakeham Road Bleadon	
22/P/0210//FUH	Demolition of existing single storey side extension/workshop and single storey rear extension. Proposed erection of a two storey side extension and single storey rear extension. – 15 The Veale Bleadon BS24 ONW <u>The Council had no objections</u>	23/03/22
22/P/0352/AOC	Discharge of Condition No.8 (Arboriculture Method Statement and Tree Protection Plan) on application 12/P/1856/F – Land Off Bleadon Road Bleadon <u>The Council had no objections</u>	

The Chairman suspended standing orders to allow the resident present to make any comments concerning the two appeals.

2 Appeals

- (a) Reference APP/DO121/W/21/3285811 – Land North to A370 and South of Bleadon Road – Planning Application 20/P/2726/FUL
- (b) Reference APP/DO121/W/21/3285812 – Land adj Junction of Bridge Road to Coronation Road Bridge Road Bleadon – Planning Application 20/P/2725/FUL

Resolved that the comments submitted previously by the Parish Council should be strongly re-iterated.

The Chairman re-instated Standing Orders.

351.7 Resolutions

1. To resolve to consider various options to upgrade the posting of notices in the Parish Council Notice Boards.

Resolved that Option One be adopted : Replace the holders with new ones.

2. To resolve to source appropriate recording equipment so that Council Meetings can be recorded to assist the Parish Clerk in the preparation of minutes.

Resolved to source appropriate recording equipment.

Discussion then ensued as to the fact one councillor unknowingly to the clerk until the January meeting had been making a personal record of the meeting proceedings. When asked if a recording had been made of the confidential part of the October 21 the reply was “I cannot remember”. A further question was asked which did not receive a reply as to when such recordings were deleted.

3. To resolve to accept the Parish Clerk’s procedural changes set out in the preamble of the Council’s Notice of Meetings.

It was noted that a further suggestion had been submitted warlier in the day of the meeting.

Resolved to defer un til a re-submission was presented

4. To resolve to decide on the tonnage required of scalplings size and the locations where it is to be spread.

Resolved to seek advice as to exactly what tonnage was needed and then obtain two quotes

5. To receive the Internal Auditor’s 2022 Interim Report

Resolved to receive and to note the recommendations contained therein for future discussion

6. To agree a programme for the Annual Meeting of the Parish Council.

Resolved that the Clerk follow up a number of suggestions as to the proosed format

7. To consider a response to Mrs K Herival's planning questions :-

(a) *Details of the 'in-depth' site visit and how it differed to all previous site visits?*

(b) Details of the steps the developer has taken to mitigate the objections raised?

(c) Sight of the Officer's report(s?) presented to Cllr's that brought them to change their decision and support

After a general discussion it was

Resolved that the Parish Clerk reply appropriately

8. To give consideration to providing items of training equipment.

Resolved that a Working Party be instigated and populated by members if the council and the community.

9. To resolve to agree that Councillor Graham Getty until further notice undertakes to post on the parish council website information as provided by the Council's Proper Officer.

Resolved that until further notice Councillor Graham Getty be responsible for posting items on to the Parish Councils Website.

10. To note the recent announced salary increase for parish council employees of 1.75% backdated to the 1st April 2021

Resolved to note

11. To receive further quotations relating to the external decorating of the Halls complex

Contractor A £2,280 including materials

Contractor B

Contractor C

It was noted that a third quote had been received by the Parish Clerk that evening

Resolved to accept Contractor A's quote

351.8 To formally note the following items of expenditure for the months of February.

(199)	Mr B Poole	Clerk's Salary – Feb22	1921.28	
(200)	Opus Energy	Street Lighting – Jan 22	14.45	.72
(201)	CPRE	Membership Subscription 2022	36.00	
(202)	Mrs B Bowden	Inter Audit 2020 Interim Report	305.00	15.85
(203)	Northern	Polytunnel	<u>1351.79</u>	<u>270.36</u>
			3628.52	286.93

Authorised by Cllrs. Kirsten Hemmingway & Mrs I D Clarke

(204)	GB Sports & leisure	Inspection – February	25.00	5.00
(205)	Project Services	Contract Work – Feb	602.00	
(206)	Blue Spot	Toilet Cleaning – Feb	216.66	
(207)	Mr B Poole	Homeworking – Feb	26.00	
(208)	Zoom	Room Hire – Mar	11.99	2.40
(209)	Webglu	Website Hosting – NP	63.00	12.60
(210)	Webglu	Website Hosting – BPC	74.50	14.90
(211)	Webglu	Website Updates – Feb	82.50	16.50

(212)	Rialtas	Annual Support	121.00	24.20
(213)	HSD Online	Dispensers	<u>59.90</u>	<u>11.98</u>
			1282.55	87.58

Authorised by Cllrs . Kirsten Hemming way & Gill Williams

It was proposed that the Parish Council donate £1,000 to the Ukraine Appeal. The Clerk explained that it was not permissible for Town and Parish Councils to donate in such a manner. He stated that he would seek clarification.

351.9 To receive reports from the following for information purposes only:

(a) Allotments and Churchyard

The bench seat was to be replaced by public donation. Noted that allotments lower 2 & 4 do not appear to had any work undertaken. Lower Upper 5 still has rubbish on it that needs to be removed. Small Skip to be organised

(b) Public Rights of Way and Footpaths

(c) Neighbourhood Watch and Community Safety

(d) Roads and Transport

The question was asked as to the progress of matters such as Gully Cleaning Pedestrian Island and speed safety on Bleadon Road to which the clerk responded that he had followed up on all of the issues with NS Highways and was as yet waiting for a response

(e) Play Area

(f) Bleadon Village News

Noted that 1200 copies had been ordered just for the next two issues – the extras were planned to be delivered to homes on Bleadon Hill

(g) Youth Club

It was pleasing to note that on average some 20 young people attended each week. The club was also being run by two new leaders

(h) Coronation Hall Management Committee

It was noted that the Management Committee were considering upgrading the current audiovisual equipment based in the Coronation Hall. A silent auction was scheduled to be held.

(i) ALCA

(j) Neighbourhood Plan Group

Noted that the two councillors now overseeing the group have been spending time to collate and digest all the relevant information before calling a formal meeting.

(k) Bleadon in Bloom.

All of the required planting had been ordered as has the request for free planting from NS.

(l) Platinum Jubilee Working Party

The Chairman verbally advised the meeting of the various planned events that were taking place on the Jubilee weekend.

(m) Church Clock Re-Gilding

The Clerk confirmed that the Faculty had been logged duly acknowledged and now waiting upon the DAC's decision. The abseiling charity event would be taking place on the 14/05/22 subject to favourable weather conditions

(n) Councillors

Councillor Sheppard

(i) Expressed concern of the further decimation of trees at Woodlands.

Councillor Mrs I D Clarke

(i) Asked why Draft Minutes were not now provided. The Clerk responded saying that he personally had never produced "Draft" minutes and it was not his intention in doing so because of the potential problems that can emanate from such a practice.

(o) Parish Clerk

351.10 Correspondence

(1)	NS	Planning Applications	*
(2)	RBL	Donation acknowledgement	*
(3)	NS	Planning Enforcement	*

350.11 Date and Time of next meeting – Annual Parish Council Meeting – Monday 11th April 2022