

BLEADON PARISH COUNCIL

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Rooftop

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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 10th October 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 5th September 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 session¹, but the Chairman may decide to refer any matters raised for further consideration.

¹N. 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). 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 pub 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

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

356.2 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)

356.3 To approve and sign as a correct record the Minutes of a Meeting of the Parish Council held on Monday 11th July 2022

356.4 Past Matters for report purposes only

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|--|------------|
| (1) A370 Improvements | 347.7.3 |
| (2) Pavement - Breaking Up | 347.4.4 |
| (3) Church Clock – Re-Gilding | 354.7.2 |
| (4) Queen’s Platinum Jubilee | 354.9.m |
| (5) Road Calming – Bleadon Road | 354.4.5 |
| (6) Village Gully Cleansing | 354.4.6 |
| (7) Research suitable audible equipment. | 354.4.7 |
| (8) Scalpings | 354.4.9 |
| (10) Depletion of Reserves | 354.4.10 |
| (11) Review of Council Policies | 353.13.3 |
| (12) Jubilee Garden | 354.4.17 |
| (13) AGAR 2022 | 355.4.13 |
| (14) NS Improving Play Spaces Match Funding | 355.4.14 |
| (15) Churchyard Wall | 354.9.a |
| (16) Assets List | 354.9.n.i |
| (17) Movement of Reserves | 355.7.1 |
| (18) Footpaths – Owner’s consent | 355.7.2 |
| (19) Neighbourhood Plan Group – Return of Grant? | 355.9.k |
| (20) Tree in Car Park | 355.9.n(1) |
| Toilet Refurbishment | 355.9.n(2) |
| (21) Residents letter – Badgers Gate | 355.10.13 |

356.5 Chairman’s announcements

356.6 Planning

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

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>AMENDED</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>	
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	<u><i>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.</i></u>	
21/P/1891/AOC	<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- 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.</i> <i>Construction of a two-storey dwelling – Land adjacent to the Lay-By to the East of Bridgwater Road. – 06/07/20</i> <i>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</i>	APPROVED 01/08/22
21/P/3372/FUL	<i>Erection of a single storey dwelling and formation of access within the grounds of Badgers Gate – Badgers Gate Birch Avenue Bleadon</i> <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> <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> <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> <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> <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> <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> <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> <i>Wildlife - Local residents have seen the following protected species within the curtilage of the proposed development site:</i> <i>Badgers (Garden)</i> <i>Bats (exiting the roof space of Badgers Gate)</i> <i>Great Crested Newts (dry stone walls)</i> <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> <i>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.</i> <i>For the reasons listed above Bleadon Parish Council object to this application</i>	APPROVED 19/08/2022
21/P/2634/FUL	<i>Erection of a cabin building and dog pens in rear garden for dog boarding facility – Tor View Roman Road Bleadon BS24 0AD</i>	WITHDRAWN 19/08/22
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> <i>The Council had no objections</i>	
22/P/0157/FUL	<i>Erection of an agricultural building – Land at Wick Wharf Fakeham Road Bleadon</i>	

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>	
22/P/3128/FUL	Demolition of existing bungalow and erection of 1.5 storey replacement dwelling with associated works <u>The Council had no objections as the completed work will certainly improve the frontage line of the properties on either side with the condition that the error in the site plans and Design & and Access statement (re ratio) be addressed.</u>	27/06/22
22/P/1923/AOC	Discharge of condition No.43 (programme of archaeological works) on application 19/P/0835/OUT – Bleadon Quarry Brudge Road Bleadon Somerset BS24 0AU	
22/P/208/NMA	Non material amendment to application 19/P/0835/OUT (outline application with details of access(matters of layout scale appearanceand landscapingare reserved) for the demolitionof all industrial buildings plant and machinery the erection of up to 42 dwellings and 500 sqm of flexible Use Class A2/B1/D1 floor apce open space landscaping new vehicle and pedestrian access and associated works} to allow the removal of condition 4 (plans) and the amendment to the wording of Condition19 (footpaths) – Bleadon Quarry Bridge Road Bleadon	12/10/22
22/P/1993/FUL	Retrospective application for change of use of building to 1 no dwelling – Woodlands Farm Mearcombe Lane Bleadon BS24 ONZ	16/11/22
22/P/2108/NMA	Non material amendment to application 19/P/0835/OUT (ouline application with details of access (matters of layout scale appearance and landscaping are reserved) for the demolition of all industrial buildings plant and machinery the erection of 42 dwellings and 500 sqm of flexible Use Class A2/B1/D1 floor space open space landscaping new vehicle and pedestrian access and associatedworks) to allow the removal of Condition 4 (plans) and the amendment to the wording of Condition 19 9footpaths) – Bleadon Quarry Bridge Road Bleadon BS24 0AU	
22/P/2113/RM	Reserved matters application for appearance,landscaping, layout and scale for the erectionof 42no. dwellings and office building pursuantto outline permission 19/P/0835/OUT (outlin application with details of access (matters oflayout, scale, appearance and landscaping arereserved) for the demolition of all industrialbuildings, plant and machinery, the erection oup to 42 dwellings and 500 sqm of flexible UseClass A2/B1/D1 floor space, open space,landscaping, new vehicle and pedestrianaccess, and associated works) Bleadon Quarry Bridge Road Bleadon BS24 0AU	12/12/22
22/P2310/CQA	Prior approval for the change of use and conversion od an agricultural building to 1 no residential dwellingwith operational development of new and replacement windows and doors = South Hill Farm Bridgwater Road Bleadon	

356.7 Resolutions

1. To note the receipt of RoSPA Annual Inspection Report
2. To note the Revised Asset list as per Insurance Values 13/06/22 (attached)
3. To note the resignation as a Parish Councillor Mr R Tyson
4. To resolve to formally sign North Somerset’s Project Grant Agreement in respect to the Improving Play Spaces Fund. (attached)
5. To resolve to accept Cllrs Garrett & Williams recommendation as to the proposed installing company. All quotes exclusive of VAT

Quote A	£9,992.86
B	£9.975.00*
C	£9,249.84
6. To resolve to sign up to the NALC/SLCC/VW Civility & Respect Pledge
7. To resolve not to opt out of the central procurement programme managed by SAAA with regard the external auditing processes.
8. To resolve to replace a damaged Grit Bin on Celtic Way/Roman Road
9. To give consideration to a questionnaire received from Cllr. J Ives regarding PROWS. (attached)

10. To resolve to instigate the immediate formation of two following working groups.
 - (a) Finance Working Group
 - (b) Communications Working Group
 - (c) Planning Working Group
11. To resolve to replace the Bleadon Neighbourhood Plan with a Bleadon Village Plan
12. To consider the following items as requested by Cllr Mrs I D Clarke
 - (a) The tree in the Car Park adjacent to the Children's Play Area
 - (b) The need for the Public Toilets to be re-furbished
13. To resolve what actions will be taken with regard to 2022 Remembrance Sunday
14. To note the receipt of the External Auditors interim AGAR Report and posting of the notice to the Parish Council's Web Site.

356.8 Financial

1. To note the payments for the months of July August & September 2022

(69)	HG3	Mobile Telephone – July	14.82	2.96
(70)	GB Sports & Leisure	Playground Inspection – June	25.00	5.00
(71)	GB Spoots & leisure	Annual Playground Inspection	85.00	17.00
(72)	Viking	File Boxes	27.96	6.17
(73)	Webglu	Website Updates – Oct 21	88.50	17.70
(74)	Webglu	Website Hosting – NP	60.00	12.00
(75)	Webgllu	Website Hosting & Mailboxes	70.00	14.00
(76)	B Poole	Homeworking – July 22	26.00	0.00
(77)	B Poole	Salary – July	2015.43	0.00
(78)	G B Sports & Leisure	Inspection – July	25.00	5.00
(79)	Oppus Energy	Street Lighting	10.38	.52
(80)	Water Business	Public Toilets	96.13	0.00
(81)	Blue Spot	Public Toilets – Cleaning – Jly	216.66	0.00
(82)	Southern Electric	Public Toilets	41.24	2.06
(83)	Adrian Project Services Contract – July		<u>602.00</u>	<u>0.00</u>
			3404.12	82.41

Approved by Cllrs. Mrs I D Clarke & G Williams

(84)	SBFencing Contractors	Playarea – 2no New Bays	1528.00	305.60
(85)	Mr B Poole	Clerk's Salary – Aug	2015.43	0.00
(86)	HG3	Mobile – Jly	14.82	2.96
(87)	Mr B Poole	Salary – Aug	2015.43	0.00
(88)	SSLCC	National Conference	499.00	65.80
(89)	Opus Energy	Street Lighting	<u>10.49</u>	<u>0.52</u>
			6083.17	374.36

Approved by Cllrs Kirsten Hemmingway & Ann Davies

(90)	Bleadon Village News	Editor's Contractual Payment	400.00	0.00
(91)	Aquablast	Unblocking of Toilets - Aug	115.00	23.00
(92)	G B Sports & Leisure	Monthly Inspection Report - Aug	25.00	5.00
(93)	Blue Spot	Public Toilets	216.66	0.00
(94)	Webglu	Website Hosting x 3 Months NP	63.00	12.60
(95)	Webglu	Hosting & Backups x 3 Months	74.50	14.90

(96)	Adrian Project Services Contract – Aug		602.00	0.00
(97)	Mr B Poole	Salary – Sep	2015.43	0.00
(98)	Pata Payroll	Services	13.85	0.00
(99)	HG3	Mobile Phone	14.82	2.96
(100)	Opus Energy	Street Lighting	10.42	.52
(101)	GB Sports & Leisure	Monthly Inspection Report - Sep	25.00	5.00
(102)	Adrian Project Services Contract – Sep		602.00	0.00
(103)	Blue Spot	Public Toilets – Sep	<u>216.66</u>	<u>0.00</u>
			4394.34	63.98

Approved by Cllrs G Williams & Mrs I D Clarke

(104)	Mr B Poole	Bradfords (Wood Bark)	551.73	110.35
(105)	Adrian Project Services	Strimming Plot 6	250.00	0.00

356.9 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) Contactus
- (o) Councillors
- (p) Parish Clerk

356.10 Correspondence

(1)	NS	Planning		*
(2)	NS	Electoral Register Updates		BP
(3)	Countryside Agency	Voices – Edition – Summer 2022		BP
(4)	Bleadon Bob x 2	Inspection of Accounts		*
(5)	Mr R Coleman	Inspection of Accounts		*
(6)	Mr A Scarisbrick	Inspection of Accounts		*
(7)	Mr P Heycock	Inspection of Accounts		*
(8)	NALC	Civility & Respect Pledge		*
(9)	ALCA	49 th Annual General Meeting 08/10/22		*
(10)	Local Audit -	Smaller Authorities Regulations 2015		*
(11)	ICO	Renewal of the 2022-23 Annual Registration Fee		BP
(12)	Councillor Ives	Councilor at Long Ashton – PROWS		*
(13)	Chariity Commission	Proposed change of process – Bleadon Children Playground*		*
(14)	CPRE	Avon & Bristol AGM 20/10/22		*
(15)	Mr Dearing	Access problems – Mulberry Lane		*
(16)	Scottish Power	End of Contract		BP
(17)	North Somerset	CIL Payments – Return		BP

(18)	NP	Return of Grant Money	BP
(19)	G B Sports & Leisure	Palyarea Report - Sep	BP
(20)	PKF Littlejohn	Interim AGAR Report	BP

334.11 Date and Time of next Parish Council Meeting – Monday 14th November 2022