

BLEADON PARISH COUNCIL

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PUBLIC

District Council Terry Porter

He noted that Bleadon Parish Council was now involved in the district wide the “20’s Campaign”. He was asked why the District Council Transport Department didn’t organise the recent road closure very well. The result of such an absence of a strategy lead to unbelievable traffic chaos lasting several hours.

MINUTES

Minutes of a Meeting of Bleadon Parish Council held on Monday 11th July at The Coronation Hall Coronation Road Bleadon that commenced at 7.00 pm when the following business was transacted.

PRESENT

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

In addition there were five members of the public present plus District Councillor Terry Porter.

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

Cllr. Graham Getty

355.2 Declarations of Interests

None

355.3 To approve and sign as a correct record the Minutes of the Meeting of the Parish Council held on Monday 13th June 2022.

Resolved to take as recently circulated minutes as read approve them as being a true and accurate record of what took place and be signed as such by the chairman.

The Chairman sought permission at this juncture of the meeting to introduce a speaker from the British Horse Society. **Agreed**

The Chairman then welcomed Mr Phillip Hackett who spoke on the value of having good usable Bridle Ways that also provide manageable surfaces which could be used by a wide variety of users. Specially he referred to the potential of laying stones on the section of coastpath that was discussed under 355.7.2. He answered a number of questions and then departed from the meeting

355.4 Past Matters for report purposes only

(1) A370 Improvements 347.7.3

A note was sent by Mr David Bailey advising when this work was to commence

(2) Pavement - Breaking Up 347.4.4

No further follow up

(3)	Church Clock – Re-Gilding Having now completed the required on-line form the clerk reported that he was now waiting to receive from the Diocesan Chancellor the formal faculty permission. Cllr. Davies expressed the need for more businesses in the community to donate.	354.7.2
(4)	Queen’s Platinum Jubilee Cllr. Gill Williams confirmed that once all the known expenses were received a formal brush up meeting was to be held.	354.9.m
(5)	Road Calming – Bleadon Road A note was sent by Mr David Bailey on this particular issue. Some discussion was had as a result on the apparent negative comments regarding the securing of a 20’s speed limits in the village.	354.4.5
(6)	Village Gully Cleansing NS has forgotten that I reported this issue several months ago.	354.4.6
(7)	Research suitable audible equipment. Work in hand	354.4.7
(8)	Scalpings In the hands of the Village Ranger. Again a long discussion was had on the subject who was doing what. The Clerk confirmed that he would have another conversation with the Village Ranger.	354.4.9
(10)	Depletion of Reserves See Agenda Item 355.7.1 – See attached paper marked ERMs	354.4.10
(11)	Review of Council Policies Work in progress	353.13.3
(12)	Jubilee Garden Structural Engineer instructed but as yet had not responded.	354.4.17
(13)	AGAR 2022 Submitted	354.7.1
(14)	NS Improving Play Spaces Match Funding Cllrs. S. Garrett & G Williams confirmed that they had completed the match funding grant application in due time with North Somerset.	354.7.5
(15)	Churchyard Wall Waiting from an update of the Church Architect	354.9.a
(16)	Skip This matter has now been concluded	354.9.a
(17)	Footpaths Meeting See 355.7.2	354.9.b
(18)	Youth Club and Play Area Cllr. H Boyce informed the meeting that he had not witnessed any untoward activity during his recent visit to the youth club whilst members were using the play area. Cllr. Williams pointed out that the play area was in fact restricted to the under 12s.	354.9.h
(19)	Jubilee Gardens – Thank you Undertaken	354.9
(20)	Assets List Work in progress	354.9.n.i

Undertaken

The clerk gave a verbal report to the meeting.

355.5 Chairman's announcements

Cllr. Kirsten Hemingway expressed her thanks for all those who had worked hard to see that the village was ready for the Bleadon in Bloom judging that took place at the beginning of July. She also thanked the Clerk for ensuring a draft set of minutes were circulated to Councillors by the following Monday of a council meeting.

355.6 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> <p><i><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></i></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>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.</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/3372/FUL	<p><i>Erection of a single storey dwelling and formation of access within the grounds of Badgers Gate – Badgers Gate Birch Avenue Bleadon</i></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"> <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</i> 	

	<p>which they would not have experienced before due to the character of the existing street scene</p> <p>.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> <p>Wildlife - Local residents have seen the following protected species within the curtilage of the proposed development site: 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/2634/FUL	Erection of a cabin building and dog pens in rear garden for dog boarding facility – Tor View Roman Road Bleadon BS24 0AD	25/07/2022
21/P/3433/FUL	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 The Council was concerned that there appeared to be no evidence of letters or posters being dispatched to local residents	Approved 08/07/22
22/P/0031/MMA	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 The Council had no objections	Approved 29/06/22
22/P/0100/FUH	Proposed erection of a dormer to the front (east elevation) to created/dressing room – Lacona Hilcote Bleadon BS24 9JR The Council had no objections	Withdrawn 08/07/22
22/P/0157/FUL	Erection of an agricultural building – Land at Wick Wharf Fakeham Road Bleadon	
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 The Council had no objections	Withdrawn 07/07/22
22/P/1026/MAA	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	Approved 14/06/22
22/P/1052/FUH	To replace hedging with a wall – Heathgates Hillside Road Bleadon BS24 The Council had no objections but commented that work does not commence until post nesting season	Approved 30/06/22
22/P/3128/FUL	Demolition of existing bungalow and erection of 1.5 storey replacement dwelling with associated works 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.	27/06/22

355.7 Resolutions

1. To resolve to move the following EMRs into General Reserves.

Resolved to move the following reserves to the Council General Account:

- £9,000 from the Business Grant to offset the recent expenditure around the Coronation Hall such as the re-decoration of the Coronation and Jubilee Hall – Water Butts – Bin Store and the re-decoration of the Public Toilets
- £10,000 from the Contingency Fund to offset the cost of the Church Clock Re-Gilding

(c) £7,697 from the Special Reserve to offset the 2022-2023 Deficit Budget of £7,697

2. To resolve to receive a report submitted by Cllrs. S Garrett and G Getty with respect to Footpaths AX6/01/10 – AX6/10 – AX6/12 – AX6/18 – AX6/21 – AX6/10 (attached)

Cllrs. S Garrett & K Hemmingway on behalf of Cllr. G Getty provided a verbal report to the meeting as to current condition of the Bridleway. It was explained that the last 1000 yds needed some surface dressing of some description.

Resolved to note nothing could be undertaken until formal consent was given by the land owner.

355.8 Financial

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

(48)	GB Sports & leisure	Inspection –May	25.00	5.00
(49)	Coronation Hall	Services Contribution	75.00	
(51)	H3G	Mobile Phone – June	14.82	2.96
(52)	Mr B Poole	Salary – June	2015.63	
(53)	Mr B Poole	Travel	128.70	
(54)	Mr B Poole	Homeworking – May/June	52.00	
Approved by Cllrs. Mrs I D Clarke and Ann Davies				
(50)	Mrs S Hughes	Platinum Jubilee Re-imburement	137.39	
(55)	Church Hall	Room Hire	150.00	
(56)	Aqua Blast	Clearing Toilet Blockage	115.00	23.00
(57)	Opus Energy	Street Lighting	11.19	.56
(58)	Part Fee	Pianist/Sing-a-Long	17.50	
(59)	Blue Spot	Toilet Cleaning – June	216.66	
(60)	Adrian Leonard	Village Ranger – June	602.00	
(61)	Cartridge People	Printer Paper	32.48	6.50
(62)	UKPOS	Poster Sleeves	104.0	20.80
(63)	Miss E Young	Additional Fee	100.00	
(64)	Adrian Leonard	Skip Hire	258.00	
(65)	SLCC	Clerk – Annual Subscription	193.00	
(66)	Miss G Williams	Bookers	81.83	
(67)	Taylor Thorne	Issue 122	1085.00	
(68)	M M Howe	Eidelberry Trees	200.00	

Approved by Cllrs. K Hemmingway and G Williams other than Cheque Number 66 that was countersigned by Cllr A Davies

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

- (a) Allotments and Churchyard
It was noted that changes were taking place immediately with Plots Upper 5 and Plot 6.
It was also noted that Mr Mark Howe has ceased immediately to cut a strip of land agreed to be left wild in the churchyard. The cutting back in the autumn will initially be done the PCC prior to the contracting requirements be re-instated.
- (b) Public Rights of Way and Footpaths
It was noted some pedestrian gates were to be replaced
- (c) Neighbourhood Watch and Community Safety
The instance of a “suspicious caller” in the village was commented upon.
- (d) Roads and Transport.
- (e) Play Area

Cllrs. Sara Garrett and Gill Williams advised the meeting of the equipment they were hoping to secure through the NS match funding and potential location in the Play Area.

- (g) Bleadon Village News
Reported that the Bumper Edition was now in circulation and in the process of being distributed around the village.
- (h) Youth Club
Cllr. Huw Boyce confirmed that due to the numbers attending a third Youth Leader was now being employed
- (i) Coronation Halls Management Committee
Noted that a new caretaker is to be appointed
- (j) ALCA
Anything be received is duly recirculated.
- (k) Neighbourhood Plan Group
Clerk waiting to hear whether or not the unused funds can be subsumed into the parish council accounts in order to assist with match funding.
- (l) Bleadon in Bloom
Now waiting to hear the results of the recent judging
- (m) Platinum Jubilee Working Party
A de-brief meeting in due to take place.
- (n) Contactus
Planned meeting for the 29th September 2022 from 6.30pm to 9.30pm
- (n) Councillors
(i) Cllr Mrs I D Clarke
Raised two matters
(1) The Tree in the Car Park adjacent to the Children’s Play Area
(2) The need for the Public Toilets to be re-furbished
- (o) Parish Clerk
Three monthly accounts for the period 1st April 2022 to the 30th June 2022 were tabled.

355.10 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	*
(9)	NS	Guidance Letter	BP
(10)	NS – D Bailey	Various – Highways	*
(11)	Jo Crane	Inspection of Accounts	*
(12)	GB Sports	Playground Report – June	BP
(13)	Resident	21/P/3372/FUL	*

355.11 Date and Time of next Parish Council Meeting – Monday 12th September 2022