

BLEADON PARISH COUNCIL

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

You are hereby summoned to attend the following meeting:

Meeting of... **Bleadon Parish Council**
Time... **7.00 pm**
Date... **Monday 14th March 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 7th March 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). No prior notification is needed but it would be helpful to let the Parish Clerk 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.

AGENDA

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

351.2 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)

351.3 To approve and sign as a correct record the Minutes of the Parish Council Meeting held on Monday 14th February 2022 (LGA 1972 sch 12, para 41(1)) *(Copy attached)*

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 |
| (2) | A370 Improvements | 347.7.3 |
| (3) | Pavement - Breaking Up | 347.4.4 |
| (4) | Church Clock – Re-Gilding | 350.9.l |
| (5) | Queen's Platinum Jubilee | 350.9.m |
| (6) | Scheme of Delegation | 350.7.1 |
| (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 |
| (11) | Bleadon Village News – Review | 350.9.f |
| (12) | Village Neighbourhood Plan | 350.9.j |
| (13) | Notice Board Poster Holders | 347.9.i |

351.5 Chairman's Announcements

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>	
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 – 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></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>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></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- 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></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>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></p>	

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	
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: 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><i>For the reasons listed above Bleadon Parish Council object to this applicati</i></p>	
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	03/03/22
22/P/0100/FUH	Proposed erection of a dormer to the front (east elevation) to create bedroom/dressing room – Lacona Hilcote Bleadon BS24 9JR	
22/P/0157/FUL	Erection of an agricultural building – Land at Wick Wharf Fakeham Road Bleadon	
22/P0210//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. – 10 The Veale Bleadon BS24 0NW	23/03/22
22/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,	24/03/22
22/P0352/AOC	Discharge of Condition No.8 (Arboriculture Method Statement and Tree Protection Plan) on application 12/P/1856/F – Land Off Bleadon Road Bleadon	

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

351.7

Resolutions

1. To resolve to consider various options to upgrade the posting of notices in the Parish Council Notice Boards – details circulated separately (appendix B)

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.
3. To resolve to accept the Parish Clerk's procedural changes set out in the preamble of the Council's Notice of Meetings. *(appendix C)*
4. To resolve to decide on the tonnage required of scalplings size and the locations where it is to be spread.
5. To receive the Internal Auditor's 2022 Interim Report *(Appendix D)*
6. To agree a programme for the Annual Meeting of the Parish Council.
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
8. To give consideration to providing items of training equipment
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.
10. To note the recent announced salary increase for parish council employees of 1.75% backdated to the 21st April 2020.
11. To receive further quotations relating to the external decorating of the Halls complex
 - Contractor A £2,280 including materials
 - Contractor B
 - Contractor C

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 Hemming way & 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

351.9 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
- (d) Roads and Transport
- (e) Play Area
- (f) Bleadon Village News

- (g) Youth Club
- (h) Coronation Hall Management Committee
- (i) ALCA
- (j) Neighbourhood Plan Group
- (k) Bleadon in Bloom
- (l) Platinum Jubilee Working Party
- (m) Church Clock Re-Gilding
- (n) Councillors
- (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