

BLEADON PARISH COUNCIL

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MINUTES

Minutes of a Meeting of Bleadon Parish Council held on Monday 13th June 2022 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 Graham Getty Mary Sheppard Rob Tyson Gill Williams and the Parish Clerk Bruce Poole

In addition there were four members of the public present.

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

Cllr. Sara Garrett

354.2 Declarations of Interests

None

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

Resolved that the Minutes of the Parish Meeting held on Monday 9th May 2022 be taken as read and being a correct record approved as such signed by the Chairman.

354.4 Past Matters for report purposes only

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| (1) | A370 Improvements
Promised Pedestrian Island still outstanding | 347.7.3 |
| (2) | Pavement - Breaking Up
Outstanding | 347.4.4 |
| (3) | Church Clock – Re-Gilding
The DAC Response and recommendations were received – see 354.7.2 | 353.10.4 |
| (4) | Queen’s Platinum Jubilee
<i>See 354.9 (m)</i> | 353.10.5 |
| (5) | Road Calming – Bleadon Road
Cllr. Getty commented on the fact that there were sufficient feelings within the village that the Parish Council should continue to press NS Highways how this needed project could move forward. | 347.7.8 |
| (6) | Village Gully Cleansing | 347.9.d |
| (7) | Research suitable audible equipment. | 353.10 |
| (8) | Amendment to the meeting pre-amble
Work in progress | 353.10.13 |
| (9) | Scalpings
Noted that the matter of supply was with the village Ranger | 353.10.14 |

- (10) Depletion of Reserves 353.13 .1
See 354.7.3
- (11) Review of Council Policies 353.13.3
See 354-.7.4
- (12) Youth Club Lighting 353.13.13
Agreed amount now paid
- (13) Contactus 353.13.14
It was noted that the Working Party will book the Coronation Hall for a meeting in September
- (14) Training Equipment 353.13.15
It was noted that a fact-finding meeting of the Working Group had taken place.
- (15) Church Gates 353.15.a
Actioned
- (16) Light & Pot Hole 353.15.e
Actioned
- (17) Jubilee Garden 353.15.n
Thought needs now to given to a more permanent position.
Agreed that initially the Clerk should secure the services of a Structural Engineer to provide some advice as to what steps should be taken if any to the wall bounding the road.

354.4 Chairman's announcements

She congratulated everyone who had been involved in the planning and the executing of the Village Platinum Jubilee Celebrations.

She also stressed that Councillors be mindful of the Clerks work time schedule which was Mon-Thu 10.00 am to 1.00pm and 2.00pm to 3.30pm and so to try to avoid making contact over the weekend unless it is an emergency. In addition that when councillors are being asked to authorise payments they respond as soon as practical.

354.6 Planning

To note new Planning Applications and North Somerset decisions on past considered applications. It was noted that:

The appeals in relation 20/P/2725/FUL & 20/P2726/FUL had been dismissed.

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>	
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21/P/1891/AOC	<p>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.</p> <p>Construction of a two-storey dwelling – Land adjacent to the Lay-By to the East of Bridgwater Road. – 06/07/20</p> <p><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></p>	
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><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 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> <p>Wildlife - 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>Trees - <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>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><i>The Council was concerned that there appeared to be no evidence of letters or posters being dispatched to local residents</i></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</p>	03/03/22

	<i>building from the position of the original approval. – South Hill Farm Bridgwater Road Bleadon BS24 OBD</i> <u>The Council had no objections</u>	
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> <u>The Council had no objections</u>	
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. <u>The Council had no objections</u></i>	Approved 17/05/22
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> <u>The Council had no objections</u>	
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 OAG</i> <u>The Council had no objections</u>	Approved 23/05/22
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 thought we had no objection but would request the work was not carried out during the holiday season??</i>	16/05/22
22/P/1052/FUH	<i>To replace hedging with a wall – Heathgates Hillside Road Bleadon BS24</i> <u>The Council had no objections but commented that work does not commence until post nesting season</u>	04/07/22
22/P/3128/FUL	<i>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></i>	27/06/22

354.7 Resolutions

1. **To receive a Financial Statement (unaudited) for the year 31st March 2022.**
Received and the contents noted
 - (a) **To receive the Internal Auditor’s Report and note it contents**
Received and contents of the report noted.
 - (b) **To approve the Annual Governance Statement (Section 1)**
Approved
 - (c) **To approve the Accounting Statements (Section 2)**
Approved
2. **To receive the Diocesan Advisory Committee’s (DAC) Report and recommendations and to Resolve to take the appropriate action as recommended.**
Resolved to receive the DAC report and recommendations and to resolve to take the appropriate action viz-a-viz

Not to have the proposed re-gilding carried out in situ so that:

- The rear surface of the dial will be accessible to enable rust treatment and repainting.
- The tower wall behind the dial can be inspected and repairs carried out as required.
- The dial fixing points can be readily accessed for replacement as necessary.
- Whilst the motion work behind the dial is being overhauled, the clock’s adviser would prefer that the outer 100mm or so of the minute arbour be replaced with a butt-welded stainless-steel tip to eliminate further rusting of the arbour immediately behind the minute hand seat.

3. To Resolve to note the current level of Reserves.

The Clerk advised the members of the current perilous level - not considering the ERM's of the General Reserve showing a deficit figure of £450.00. When asked what immediate positive steps need to be taken. The response was to formally resolve what ERM's are not required and as a result transfer them back to the General Reserve.

4. To Review the Council Policies.

Cllr. Ann Davies intimated that she had carried out some exploratory work and is in the process of preparing a table of the policies with comments/suggestions for consideration at the July Meeting.

5. To Resolve to apply for match funding from North Somerset's "Improving Play Spaces Fund".

Resolved to seek match funding from North Somerset's "Improving Play Spaces Funds" at a level that current ERM's could be made available

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 – May	602.00	

Approved by Cllrs. K Hemingway & Mrs ID Clarke

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	
(45)	PATA Payroll	Charges	18.85	
(46)	Mr K Pyke	Jubilee Celebration Costs	327.45**	
(47)	Miss E Young	Bleadon Village News – Issue 122	400.00	

Approved by Cllrs.

* Agreed that this matter should be followed up before settling the payment.

354.9

To receive reports from the following for information purposes only:

(a) Allotments and Churchyard

- Agreed that no further actions would be undertaken regarding the Bier House due to the fact that in recent months the PCC had indicated they were considering selling it to a neighbour.
- That an inspection of the churchyard wall abutting to Post Office should receive a cursory inspection before proceeding further.

- That the Village Ranger organise as quickly as possible the delivery of a skip to the allotments in order to remove the rubbish that had collected on Plot 5.
 - That the Clerk respond accordingly to Mr & Mrs Jacobs relating to their complaints.
- (b) Public Rights of Way and Footpaths
- Noted that a number of councillors were intending to participate in the Footpaths Meeting on the 23rd June.
- € Neighbourhood Watch and Community Safety
- € Roads and Transport
- Noted that remedial work had been taken with the potholes in Celtic Way
- (f) Play Area
- Working Group currently investigating
- (g) Bleadon Village News
- Platinum Jubilee Issue due in two weeks hence.
- (h) Youth Club
- Discussion ensued on the subject of the over 12's mainly on Youth Club Nights using the play area. Cllr. Huw Boyce agreed to raise the matter with the Youth Clun Management Committee.
- (i) Coronation Halls Management Committee.
- Noted that the AGM took place on 19/05/22
 - The Clerk asked if it was possible for other users of the hall to refrain from storing their equipment in front of the Parish Council's filing cabinet.
- (j) ALCA
- Noted that a Zoom AGM was scheduled for seven days' time.
- (k) Neighbourhood Plan Group
- The Working Group had recently met with Celia Dring of NS Planning who had made a number of suggestions going forward.
- (l) Bleadon in Bloom
- Judging is planned to take place on the 5th July.
 - Agreed a thank you should be relayed to Robin Flavell for her work on the Jubilee Garden
- (m) Platinum Jubilee Working Party
- Cllr. G Williams gave a fulsome report on all the activities that had taken place. Apart from the rain on Sunday lunchtime all the events proceeded as planned. She publicly thanked all those in the community who had been part of the planning of the village events.
- (n) Councillors
Cllr. Mrs I D Clarke
- (i) Public Toilets
- Raised concerns at the level of cleaning being undertaken at the Public Toilets. It was suggested if there was at any time a specific complaint then inform the Clerk immediately.
 - When asked why a sanitary receptacle was not located in the Ladies the response was that it was not a legal requirement in public toilets as opposed to places of employment.
- (ii) Assets List
- Noted that the Working Group of Cllrs. Mrs I D Clarke M Sheppard and the Clerk would be meeting soon to complete the Asset List
- (iii) Letter of Condolence
- Agreed such a letter should be written

- (o) Parish Clerk
 - (i) Defibrillator
 - Discussion ensued as to recent events around the village defibrillators and the wrong information being provided by the Ambulance Service. Agreed that the Clerk should contact the Nipper family to ascertain what took place and how situations like that could be avoided in the future. Agreed there should be signage at the Coronation Hall directing users to the Post Office defibrillator in the event of it being out of order and vice versa

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 11th July 2022