

BLEADON PARISH COUNCIL

www.bleadonparishcouncil.co.uk

Bruce Poole BA (Hons) FSLCC MMC
Parish Clerk & RFO

Mobile 76453 358318

parishclerk@bleadonparishcouncil.co.uk

Rooftop
10 South Street

Burnham-on-Sea

Somerset TA8 1BS



Notice of a Meeting of the Parish Council

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... **7.00pm**
Date... **Monday 9th May 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

Locum Parish Clerk

Monday 2nd May 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 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 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.

Public Session and evacuation process

A G E N D A

- 353.1 To elect a Chairman**
- 353.2 To receive a declaration of office from the Chairman** (LGA 1972 ss1.5 (2 and 34 (2))
- 353.3 To receive Apologies for Absence and to approve the reasons given.** (LGA 1972 s85 (1))
- 353.4 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)
- 353.5 To elect a Vice Chairman**
- 353.6 To elect members to the following committees**
- (a) Personnel Committee
(b) Hearing Committee
(c) Appeals Committee
- 353.7 To appoint representatives to:**
(a) Youth Club
(b) Coronation Halls Management Committee
(c) ALCA
(d) Neighbourhood Plan Group
(e) Bleadon in Bloom
- 353.8 To appoint members responsible for:**
(a) Allotments and Churchyard
(b) Public Rights of Way and Footpaths
(c) Marshalls Liaison
(d) Neighbourhood Watch and Community Safety
(e) Roads and Transport
(f) Play Area
(g) Bleadon Village News
- 353.9 To approve and sign as a correct record the Minutes of the Parish Council Meeting held on Monday 14th March** (Appendix A) **and the Minutes of the Extraordinary Meeting** (Appendix B) **held on Monday 26th April 2022** (LGA 1972 sch 12, para 41(1))
- 353.10 Past Matters for report purposes only** (See accompanying Clerk's Report)
- | | |
|--|-----------|
| (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) Notice Board Poster Holders
- (12) Reserh suitable audible equipment.
- (13) Amenbdment to the meeting pre-amble
- (14) Scalpings
- (15) Planning Qeustion – Mrs K Herivel

353.11 Chairmans announcements

353.12 Planning

To note new Planning Applications and North Somerset decisions on past considered applications. *(Appendix C)*

353.13 Resolutions

1. **To receive a Financial Statement (unaudited) for the year 31st March 2022**
 - (a) **To receive the Internal Auditor’s Report and note it contents**
 - (b) **To approve the Annual Governance Statement (Section 1)**
 - (c) **To approve the Accounting Statements (Section 2)**
 - (d) **To set the commencement date for the exercise of public rights** *(See Appendix D) (Items a – c to be deferred to the June Meeting when the internal Auditor’s will be available)*
- 2.. **To review the Parish Council’s Corporate Policies.**
(Please refer to the contents set out on the Parish Council Website)
3. **To review the Parish Council’s Banking arrangements**
4. **To review the Parish Council’s Asset Register** *(See attached Appendix E)*
5. **To review the Parish Council’s Insurance Policy** *(Copy available from the Clerk)*
6. **To confirm that Mr B Poole continues to act in the capacity of RFO – Responsible Financial Officer**
7. **To re-affirm the acceptance of the Audit and Account Regulations 2015 as amended by The Accounts and Audit (Amendment) Regulations 2021**
8. **To review the Parish Council’s Publication Scheme and confirm the Parish Council’s Qualified Persona under Section 36 of The Freedom of Information Act 2000 be the Parish Clerk.** *(Please refer to the Publication Scheme as set out on the Council’s Website)*
9. **To confirm the re-appointment of Mrs Bridget Bowen as the Parish Council’s Internal Auditor.**
10. **To resolve that Parish Council delegates the power to grant dispensations to the Parish Clerk.**
11. **To receive the draft minutes of the Annual Parish Meeting and note any actions required as a result.** *(See Appendix F - Nothing else required until these minutes are signed of next APM in 2023)*
12. **To agree the 2021-22 level of financial support to be given to Bleadon Youth Club in respct to the annual contribution towards their lighting costs**

(2) Contactus

(3) Grant application – Training Equipment

353.14 Financial

1. To note the following items of expenditure for the months of April/May

(214)	PATA Payroll	Payroll Services	28.85	
(215)	GB Sports & Leisure	Play Area Report – Mar	25.00	5.00
(216)	Opus E nergy	Street Lighting – Feb	12.42	0.62
(217)	R Flavell	Bleadon in Bloom	4.16	0.83
(217)	R Flavell	Bleadon in Bloom	10.00	
(218)	B Poole	Salary – Mar	1721.62	
(219)	PATA Payroll	Charges – Jan/Mar	28.85	

(220)	Ward Tree Surgeons	Church/Coronation Road	310.00	62.00
(221)	Adrian Services	Contract – Mar	620.00	
(222)	Adrian Services	Ladies Toilets	290.00	
(223)	Adrian Services	Gents Toilets	330.00	
(224)	HG3	Feb 22	14.82	2.96
(225)	SLCC	Management in Action	395.00	59.20
(226)	Blue Spot	Toilet Cleaning – Mar	216.66	

Authorised by Cllrs Kirsten Hemmingway and Anne Davies

(1)	North Somerset	Rates – Public Toilets	464.07	
(2)	ALCA	2022-23 Annual Subscription	292.09	
(3)	S/S Peter & Paul PCC	Church Room Hire	100.00	
(4)	Rialtas	Alpha S oftware Annual Support	129.90	25.80
(5)	Taylor Thorn	Bleadon Village News – 121	1070.00	
(6)	Zoom (BP)	Room Hire	11.99	2.40
(7)	21CC	Beacon	490.00	
(8)	KC Construction **	Coronation Hall External Painting	2280.00	
(9)	HG3	Mobile Phone	14.82	2.96
(10)	UKPOS	Acylic Sleeves	257.40	51.48
(11)	Mr B Poole	Clerk’s Salary – Apr	1480.94	
(12)	SSE	Lighting – Public Toilets	27.24	1.36
(13)	Webglu	Website updates – Mar	60.00	12.00
(14)	Westcroft Eggs	Compost – Bleadon Bloomers	83.00	16.60
(15)	Opus Energy	Street Lighting	13.08	.65

Authorised by Cllrs Gill Williams & Mrs I D Clarke

(16)	Aquablast	Toilets – Drain Clearing	125.00	25.00
(17)	Parish On Line	Subscription	81.00	16.20
(18/19)	GB Sports	Inspection - Mar/Apr	50.00	10.00
(20)	Blue Spot	Replace Dispenser	90.00	
(21)	Zoom	Room Hire	11.99	2.40
(22)	Britain in Bloom	Entry Costs	25.00	
(23)	AV Partsmaster	Hall Replacement Projector	557.00	111.40

353.15 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) Platinum Jubilee Working Party
- (n) Councillors
- (o) Parish Clerk

353.16 Correspondence

(1)	The Pension Regulator	Re-Enrolment	BP
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(2)	Sovereign Housing Association	Planning – The Quarry	*
(3)	PKF Littlejohn Ltd	AGAR 201-22	BP
(4)	Information Commissioner	Renewal Certificate 21/03/22	BP
(5)	Guidance Document-	Gas Beacons	BP
(6)	North Somerset	Precept Remittance – 1 st Half	BP
(7)	North Somerset	Public Toilets – Charges & Credits	BP
(8)	Adrian’s Project Services	Revised Quote – Bin Store	*

353.17 Date and Time of next meeting Annual Parish Council Meeting – Monday 13th June 2022

APPENDIX A

BLEADON PARISH COUNCIL

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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)

- (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 resident 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/F UL	<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
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21/P/0527/O UT	<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/A OC	<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/3297/FU H	<p><i><u>Erection of a single storey rear extension following the demolition of the existing rear extension - Purn Villa Purn Way Bleadon BS24 0QE</u> <u>The Council had no objections</u></i></p>	<p>Approved 04/03/22</p>
21/P/3298/LB C	<p><i>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 – <u>The Council had no objections</u></i></p>	<p>Approved 08/02/22</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>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>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	<p>Proposed erection of a dormer to the front (east elevation) to creatbed/dressing room – Lacona Hilcote Bleadon BS24 9JR</p> <p>The Council had no objections</p>	
22/P/0157/FUL	<p>Erection of an agricultural building – Land at Wick Wharf Fakeham Road Bleadon</p>	
22/P/0210//FUH	<p>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 0NW</p>	23/03/22

	<u><i>The Council had no objections</i></u>	
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><i>The Council had no objections</i></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 earlier in the day of the meeting.

Resolved to defer until a re-submission was presented

4. To resolve to decide on the tonnage required of scalping 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 proposed 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 of 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	1351.79	270.36
			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 bfore 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

APPENDIX B

APPENDIX C

BLEADON PARISH COUNCIL



Planning Applications currently under consideration

<p>21/P/0527/O UT</p>	<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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<p>21/P/1891/A OC</p>	<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>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</p>	
<p>21/P/3372/FUL</p>	<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 - <i>Local residents have seen the following protected species within the curtilage of the proposed development site:</i></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>	
<p>21/P/3433/FUL</p>	<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>	<p>24/03/22</p>
<p>22/P/0031/MMA</p>	<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>	<p>03/03/22</p>

22/P/0100/FUH	<p>Proposed erection of a dormer to the front (east elevation) to create bedroom/dressing room – Lacona Hilcote Bleadon BS24 9JR</p> <p><u>The Council had no objections</u></p>	
22/P/0157/FUL	<p>Erection of an agricultural building – Land at Wick Wharf Fakeham Road Bleadon</p> <p>The Parish Council notes that to date you have received 2 objections. Fakeham Lane runs parallel to the A370 – a fairly narrow lane that is a remaining small section of the original Weston to Bridgwater Road</p> <p>The Parish Council have identified the following concerns in respect of this application:</p> <p>In regard to this application we understand that Permitted Development Rules do not apply. However, as the outcome and impact of not having to adhere to PDR result in many points of concern that are comparable as those taken into account re: 'Material Planning Conditions', we have referred to them as a point of reference.</p> <p>* (Please see for your ease of reference)</p> <p>1. Access and exiting the site:</p> <p>Fakeham Lane has three access/exit point, however the middle one of the three which is the nearest to the proposed building is particularly narrow and accessing it is difficult as its entrance is almost concealed. Exiting is also difficult in that the bend in the road creates a blind spot re oncoming traffic.</p> <p>The lane is fairly narrow and we would question the capability and adequacy of parking, loading and turning without damaging the verges. Access to and from the site with cattle trucks and trailers would be problematic as they would not be the sole users of the lane.</p> <p>2. Increase Generation of traffic</p> <p>It is reasonable to anticipate that if good animal husbandry is practiced when looking after 50 head of cattle then delivery lorries, cattle trucks, farm vehicles and trailers etc will be regular users of the lane</p> <p>3. Increase in the traffic movement:</p> <p>The proposal with the associated increase of vehicles (as listed above) will impact on the four properties within the Lane.</p> <p>4. Implications for highway safety and the convenience of road users:</p> <p>From the three exit points vehicles will be required to join the A370 - a fast moving road. None of these exit points lend themselves to a safe entry onto the A370, particularly by relatively slow moving vehicles (as listed above) as a speedy acceleration is required. Please also see points raised in 1. Access and exiting the site.</p> <p>The West Mendip Way crosses Fakeham Lane and so is a much used route for walkers, rambler groups and charitable money raising events – the best known being Weston Hospice Care 'The Mendip Challenge' which attracts hundreds of walkers of all ages. An increase in traffic particularly that of the possible size could well place these groups in unsafe situations. We are mindful of the new traffic laws re giving space. ** (Please see for your ease of reference)</p> <p>5. Noise, smells and disturbance</p> <p>The noise and smell arising from 50 head of cattle contained in a shed located in very close proximity to the nearest property and all neighbouring properties will most certainly cause an intolerable and unacceptable disturbance –twenty four hours a day, seven days a week.</p> <p>6. We note that no drainage plans have been submitted or discussed within this application/proposal.</p> <p>Submitted Planning Statement:</p> <p>The details within the Planning Statement appear to be somewhat misleading and we would respectfully ask that they be reviewed for accuracy and to ascertain whether this proposal complies with all aspects of Policy DM51 as stated in 5.11</p> <p>Some examples:</p> <p>2.1 Fakeham Lane cannot be described as being screened by extensive trees and bushes – hedgerow lines the A370 which of course is seasonal therefore will not provide all year round screening.</p> <p>5.6 Our understanding gleaned from several reliable sources is that other than 'Blackstones' all existing buildings are rented out for a variety of commercial uses and not in use as an operational farm by the applicant as stated.</p> <p>5.10 In light of previous comments should a business plan be required?</p> <p>5.15 States this site has been used for agricultural purposes for a number of years, the previous use being a pigsty' evidenced by the existing building currently on-site'. We understand that this refers to a tin shed. For several decades the previous owner used this site as an allotment.</p> <p>States that the distance from Coombe Farm is such that any noise or odours arising from the use of the building for livestock is sufficient so as not to be an issue. The noise and smell, emitted by 50 head of cattle housed in a nearby shed will certainly be an issue 24/7 for the neighbouring property dwellers who live significantly closer than stated in the 'Planning Statement'</p>	

	<p>5.17 States it is a lightly traffic road – Does this included pedestrians? Please see points raised in Point 4. Implications for highway safety and the convenience of road users. For the reasons listed above Bleadon Parish Council object to this application. * Permitted Development Rules Class A states: There must be no development: Where any part of the development is within 25m of a metalled part of a trunk road or classified road. That there must be no development of a building intended for or used by livestock within 400m of the curtilage of a dwelling. The curtilage usually means the physical boundary of the land surrounding a dwelling ** West Mendip Way Route Directions: At the main road (A370) turn right and walk along the pavement passing over a railway bridge. As the road bends left slightly, cross over and take the side road opposite. Follow this road as it bends to the right and then runs parallel to the main road. Just after the sports court you pass Coombe Farm then take a grassy path on your left between two hedges which heads directly uphill. Follow this path uphill as it bears left and becomes rocky underfoot. When you reach the stone track at the top turn right through the gate onto Purn Hill.</p>	
22/P/0210//FUH	<p>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 0NW <u>The Council had no objections</u></p>	23/03/22
22/P/0280/FUH	<p>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></p>	18/05/22
22/P/0290/FUH	<p>Proposed erection of a single storey rear extension – 11 The Veale Bleadon Somerset – BS24 0NN - <u>The Council had no objections</u></p>	
22/P/0352/AOC	<p>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></p>	
22/P/0735/FUH	<p>Proposed erection of a side Garage and a first floor wrap around extension on stepped property – Magnolia House Brigwater Road Bleadon BS24 0AG <u>The Council had no objections</u></p>	23/05/2022
22/P/0889/AOC	<p>Discharge of Condition No. 7 (Drainage) on application 22/P/0031/MMA – South Hill Farm Bridgwater Road Somerset BS24 0BD</p>	
22/P/1026/MAA	<p>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</p>	16/05/22

**NOTICE OF PUBLIC RIGHTS AND PUBLICATION OF
UNAUDITED ANNUAL GOVERNANCE & ACCOUNTABILITY
RETURN**

ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2022

**Local Audit and Accountability Act 2014 Sections 25, 26 and 27
The Accounts and Audit Regulations 2015 (SI 2015/234)**

NOTICE

1. Date of announcement Monday 1st June 2022

2. Each year the smaller authority's Annual Governance and Accountability Return (AGAR) needs to be reviewed by an external auditor appointed by Smaller Authorities' Audit Appointments Ltd. The unaudited AGAR has been published with this notice. As it has yet to be reviewed by the appointed auditor, it is subject to change as a result of that review.

Any person interested has the right to inspect and make copies of the accounting records for the financial year to which the audit relates and all books, deeds, contracts, bills, vouchers, receipts and other documents relating to those records must be made available for inspection by any person interested. For the year ended 31 March 2022, these documents will be available on reasonable notice by application to:

Bruce Poole BA (Hons) FSLCC MMC
Parish Clerk Rooftops 10 South Street Burnham-on-Sea Somerset TA8 1BS
(parishclerk@bleadonparishcouncil.co.uk) 0745335318

commencing on **Monday 13 June 2022** and ending on **Friday 22 July 2022**

3. Local government electors and their representatives also have:

- The opportunity to question the appointed auditor about the accounting records; and
- The right to make an objection which concerns a matter in respect of which the appointed auditor could either make a public interest report or apply to the court for a declaration that an item of account is unlawful. Written notice of an objection must first be given to the auditor and a copy sent to the smaller authority.

The appointed auditor can be contacted at the address in paragraph 4 below for this purpose between the above dates only.

4. The smaller authority's AGAR is subject to review by the appointed auditor under the provisions of the Local Audit and Accountability Act 2014, the Accounts and Audit Regulations 2015 and the NAO's Code of Audit Practice 2020. The appointed auditor is:

PKF Littlejohn LLP (Ref: SBA Team)
15 Westferry Circus
Canary Wharf
London E14 4HD
(sba@pkf-littlejohn.com)

5. This announcement is made by :

Bruce Poole BA (Hons) FSLCC MMC
Parish Clerk Rooftops 10 South Street Burnham-on-Sea Somerset TA8 1BS
(parishclerk@bleadonparishcouncil.co.uk) 074533531