

BLEADON PARISH COUNCIL

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Rooftop

10 South Street

Burnham-on-Sea

Somerset TA8 1BS

Mrs Joanne Jones

Read out a prepared statement relating to the proposed Quarry Development highlighting the potential light pollution from the planned security light. She indicated that her back garden was the only residential overlooking the disused quarry. She stressed that she would not wish for the security light to be on all through the hours of darkness. The Chairman thanked her for her statement a copy of which will be attached to the minutes≥

Other members of the public who were present and who live in Mulberry Lane spoke of their concerns at the proposal to open a footpath from the Quarry through Mulberry Lane which would produce a mixture of both pedestrians and vehicles without as great deal of room for either grouping. One gentleman who lived at the top of the lane strongly suggested that the proposal would ultimately end in a potential accident/

MINUTES

Minutes of a Meeting of Bleadon Parish Council held on Monday 10th October 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 Gill Williams and the Parish Clerk Bruce Poole

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

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

Cllr. Sara Garrett

356.2 Declarations of Interests

356.6.2113 Cllr I D Clarke

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

Resolved to take recently circulated Minutes of the Meeting of the Parish Council held on Monday 11th July 2022.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 suspended Standing Orders to allow public participation in respect to the following item:

22/P/2113/RM

Resolved that the Parish Council's response would include residents' concerns regarding potential light pollution and the likely dangers that would ensue with having the footpath from the Quarry into Mulberry Lane opened.

The Chairman reinstated Standing Orders

356.4 Past Matters for report purposes only

- | | |
|----------------------------|---------|
| (1) A370 Improvements | 347.7.3 |
| (2) Pavement - Breaking Up | 347.4.4 |
| Work in progress | |

(3)	Church Clock – Re-Gilding	354.7.2
	(a) Currently waiting to receive the Faculty from the Diocesan Chancellor.	
	(b) Some 60 letters have been dispatched to all of the business and commercial enterprises both located in the village and to those that the Parish Council has dealings with.	
(4)	Queen’s Platinum Jubilee	354.9.m
	Agreed that a final brush up meeting was to be held.	
(5)	Road Calming – Bleadon Road	354.4.5
(6)	Village Gully Cleansing	354.4.6
(7)	Research suitable audible equipment.	354.4.7
	Work in progress	
(8)	Scalpings	354.4.9
	Agreed that Cllr. Sheppard would advise on the tonnage required	
(10)	Depletion of Reserves	354.4.10
	Action if any to be taken - none	
(11)	Review of Council Policies	353.13.3
	Work in Progress	
(12)	Jubilee Garden	354.4.13
	Further discussion ensued as to the best way to proceed	
(13)	AGAR 2022	355.4.13
	All councillors are aware at the amount of additional work that has been undertaken in this year’s process. Agreed that no further correspondence would be entered into until the Council were advised by the External Auditor of the objection s if any they were upholding.	
(14)	NS Improving Play Spaces Match Funding	355.4.14
	See Agenda Item 356.7.4	
(15)	Churchyard Wall	354.9. a
	See 12 above	
(16)	Assets List	354.9. n. i
	Work in progress	
(17)	Movement of Reserves	355.7.1
	Completed as instructed	
(18)	Footpaths – Owner’s consent	355.7.2
	It was noted disappointingly that the owner was not prepared to give their consent.	
(19)	Neighbourhood Plan Group – Return of Grant?	355.9.k
	The Clerk advised the meeting that any unspent monies would be required to be returned.	
(20)	Tree in Car Park	355.9. n (1)
	See 356.7.12.a	
(21)	Toilet Refurbishment	355.9. n (2)
	Se 356.7.12.b	
(21)	Residents letter – Badgers Gate	355.10.13
	It was noted that North Somerset’s reply was duly circulated	

356.5 Chairman's announcements

We have missed our last meeting due to the sad passing of our late Queen. The Parish was able to be involved in the many initiatives supported by the London Bridge protocol:

1. Books of condolence
2. Silence

Publishing of the AGAR and subsequent challenges which we will deal with as a team going forward
Civility – most necessary to respect and support the work of the council

Funding in – play park

Bleadon New – great

Responsibilities as a corporate body

1. Communication to the public we serve
2. Financial responsibility
3. Fiduciary Duty
4. Responsibility to the Parish
5. Care of our Assets
6. Care of ourselves
7. Care of our people
8. Care of our Parish

You will note in this agenda that I have added some resolutions to help us organise ourselves to meet our responsibilities.

Responsibilities as an Employer – we need to undertake good practice as an employer and deliver a review and appraisal for the clerk. In terms of our responsibilities to our people, I would like to move that we carry out the appraisal of our employees every year in October. And will join the personnel committee to affect this poste-haste.

My main preoccupation this month and next will be the children's trees which I will report on in the Bleadon in Bloom section. I think it may be wise for another councillor to take on Bleadon in Bloom from next year.

356.6 Planning

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

<p>21/P/0527/OUT</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 – 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>	<p><i>Approved 09/07/22</i></p>
<p>21/P/1891/AOC</p>	<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>	<p><i>APPROVED 01/08/22</i></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>	APPROVED 19/08/2022
21/P/2634/FUL	<p>Erection of a cabin building and dog pens in rear garden for dog boarding facility – Tor View Roman Road Bleadon BS24 0AD</p>	WITHDRAW N 19/08/22
22/P/0100/FUH	<p>Proposed erection of a dormer to the front (east elevation) to created/dressing room – Lacuna Hilcote Bleadon BS24 9JR</p> <p>The Council had no objections</p>	WITHDRAW N 06/07/22
22/P/0157/FUL	<p>Erection of an agricultural building – Land at Wick Wharf Fakeham Road Bleadon</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</p> <p>The Council had no objections</p>	
22/P/3128/FUL	<p>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 & Access statement (re ratio) be addressed.</p>	27/06/22
22/P/1923/AOC	<p>Discharge of condition No.43 (programme of archaeological works) on application 19/P/0835/OUT – Bleadon Quarry Bridge Road Bleadon Somerset BS24 0AU</p>	
22/P/1993/FUL	<p>Retrospective application for change of use of building to 1 no dwelling – Woodlands Farm Mearcombe Lane Bleadon BS24 0NZ</p>	

22/P/2108/NMA	Non material amendment to application 19/P/0835/OUT (outline application with details of access(matters of layout scale appearance and landscaping are reserved) for the demolition of all industrial buildings plant and machinery the erection of up to 42 dwellings and 500 sqm of flexible Use Class A2/B1/D1 floor space open space landscaping new vehicle and pedestrian access and associated works} to allow the removal of condition 4 (plans) and the amendment to the wording of Condition19 (footpaths) – Bleadon Quarry Bridge Road Bleadon	12/10/22
22/P/1993/FUL	Retrospective application for change of use of building to 1 no dwelling – Woodlands Farm Mearcombe Lane Bleadon BS24 0NZ	16/11/22
22/P/2113/RM	Reserved matters application for appearance,landscaping, layout and scale for the erection of 42no. dwellings and office building pursuant to outline permission 19/P/0835/OUT (outline application with details of access (matters of layout, scale, appearance and landscaping are reserved) for the demolition of all industrial buildings, plant and machinery, the erection up to 42 dwellings and 500 sqm of flexible Use Class A2/B1/D1 floor space, open space,landscaping, new vehicle and pedestrian access, and associated works) Bleadon Quarry Bridge Road Bleadon BS24 OAU	12/12/22
22/P2310/CQA	Prior approval for the change of use and conversion of an agricultural building to 1 no residential dwelling with operational development of new and replacement windows and doors = South Hill Farm Bridgwater Road Bleadon	

356.7 Resolutions

1. **To note the receipt of RoSPA Annual Inspection Report**
Noted as well as some of the remedial actions that were required i.e Fencing Bays and replacement bark.
2. **To note the Revised Asset list as per Insurance Values 13/06/22.**
Noted
3. **To note the resignation as a Parish Councillor Mr R Tyson**
Noted – A request was made that a letter of thanks be sent.
4. **To resolve to formally sign North Somerset’s Project Grant Agreement in respect to the Improving Play Spaces Fund.**
Following some discussion, it was agreed:
To formally sign North Somerset’s Project Grant Agreement in respect to the Improving Play Spaces Fund. Cllr. Mrs I D Clarke voting against
5. **To resolve to accept Cllrs Garrett & Williams recommendation as to the proposed installing company. All quotes exclusive of VAT**

Quote A	£9,992.86
B	£9.975.00*
C	£9,249.84

Resolved to accept Quotation B as recommended by Cllrs Garrett and Williams
6. **To resolve to sign up to the NALC/SLCC/OVW Civility & Respect Pledge**
Resolved nem con to sign up to the NALC/SLCC/OVW Civility & Respect Pledge
7. **To resolve not to opt out of the central procurement programme managed by SAAA with regard the external auditing processes.**
Resolved not to opt of the central procurement programme
8. **To resolve to replace a damaged Grit Bin on Celtic Way/Roman Road**
Resolved to replace
9. **To consider a questionnaire received from Cllr. J Ives regarding PROWS.**
Resolved that the questionnaire should be completed
10. **To resolve to instigate the immediate formation of three following working groups.**
 - (a) Finance Working Group
 - (b) Communications Working Group
 - (c) Planning Working Group

Resolved to instigate the three stated working groups.

11. To resolve to replace the Bleadon Neighbourhood Plan with a Bleadon Village Plan

Resolved to take the stated action

12. To consider the following items as requested by Cllr Mrs I D Clarke

(a) **The tree in the Car Park adjacent to the Children's Play Area**

Resolved to obtain some quotes

(b) **The need for the Public Toilets to be re-furbished**

Resolved to agree a brief of what is required first and thereafter seek quotes

13. To resolve what actions will be taken with regard to 2022 Remembrance Sunday.

Resolved the following actions be taken

(a) Acquire a new wreath

(b) Donate £50.00

(c) Chairman to lay the wreath at the Remembrance Service

14. To note the receipt of the External Auditors interim AGAR Report and posting of the notice to the Parish Council's Web Site.

Noted

356.8

Financial

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

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

Approved by Cllrs. Mrs I D Clarke & G Williams

(84)	SBFencing Contractors	Play area – 2no New Bays	1528.00	305.60
(85)	Mr B Poole	Clerk's Salary – Aug	2015.43	0.00
(86)	HG3	Mobile – July	14.82	2.96
(87)	Deleted			
(88)	SSLCC	National Conference	499.00	65.80
(89)	Opus Energy	Street Lighting	<u>10.49</u>	<u>0.52</u>
			4067.74	374.36

Approved by Cllrs Kirsten Hemmingway & Ann Davies

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

(95)	Webglu	Hosting & Backups x 3 Months	74.50	14.90
(96)	Adrian Project Services	Contract – Aug	602.00	0.00
(97)	Mr B Poole	Salary – Sep	2015.43	0.00
(98)	Pata Payroll	Services	13.85	0.00
(99)	HG3	Mobile Phone	14.82	2.96
(100)	Opus Energy	Street Lighting	10.42	.52
(101)	GB Sports & Leisure	Monthly Inspection Report - Sep	25.00	5.00
(102)	Adrian Project Services	Contract – Sep	602.00	0.00
(103)	Blue Spot	Public Toilets – Sep	<u>216.66</u>	<u>0.00</u>
			4394.34	63.98

Approved by Cllrs G Williams & Mrs I D Clarke

(104)	Mr B Poole	Bradfords (Wood Bark)	551.73	110.35
(105)	Adrian Project Services	Strimming Plot 6	250.00	0.00
(106)	Craft & Chat	Room Hire	150.00	0.00
(107)	Contactus	Supplies	81.90	0.00
(108)	Contactus	Cheese	<u>42.00</u>	<u>0.00</u>
			1075.63	110.35

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

- (a) Allotments and Churchyard
It was reported that the annual rent Invoices had been dispatched.
- (b) Public Rights of Way and Footpaths
- (c) Neighbourhood Watch and Community Safety
It was still the general view although useful the report doesn't just centre on Bleadon.
- (e) Roads and Transport
- (f) Play Area
- (g) Bleadon Village News
- (h) Youth Club
Some managerial changes are currently taking place.
- (i) Coronation Halls Management Committee
Agreement has been reached over the proportionate cost of waste removal collections by North Somerset which are 40% Coronation Hall 40% Parish Council and 20% Youth Club.
- (j) ALCA
A request was made for members to have the access code
- (k) Neighbourhood Plan Group.
To be wound down
- (l) Bleadon in Bloom
Noted that the results would be made public within the week
- (m) Contactus
All agreed it was a very successful event – Letters to Thatcher's Cider – Mr Les Masters and thanks to the two local residents who assisted with the catering on the day.
- (o) Councillors
The following matters were raised:
 - (a) Need for the Car Park spaces to re-painted
 - (b) People living in a Van in the lay-by
 - (c) Quantock House – Fig Tree
 - (d) Permission for the placing of a Bench Seat in the top Lay-by on Roman Road
- (p) Parish Clerk
Referred to the recent circulation of the 2nd Qtr. Budget versus Spend figures.

356.10 Correspondence

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

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