



Marian Barber, Clerk to the Parish Council, Coronation Hall, Coronation Road, Bleadon BS24 0PG  
Tel: 07453 358318 Email: [parishclerk@bleadonparishcouncil.co.uk](mailto:parishclerk@bleadonparishcouncil.co.uk)

**DRAFT** Minutes of a Meeting of Bleadon Parish Council held in the Coronation Hall at 7pm on Monday 10<sup>th</sup> December 2018.

**Present:** Councillors Jim Baines (Chairman), Mary Sheppard (vice-Chairman), Anne Selway, Jo Richardson, Gill Williams, Andy Scarisbrick, Steve Hartree. District Councillor: Terry Porter. 7 members of the public. Clerk: Marian Barber.

**317.1 To receive any apologies for non-attendance.**

PCSO Aisha Mitchell (on leave). Cllr Kirsten Hemingway expected to arrive by 7.45pm

**317.2 To receive any declarations of interest in items on this agenda.**

Cllr Williams declared a non-pecuniary interest for item 317.6 (17 Coronation Road).

Cllr Sheppard declared an interest as landowner for items 317.9 and 317.10.

Conflicting advice had been received regarding the need for BAT members present who are also councillors (Cllrs Baines, Scarisbrick, Richardson and Selway) to declare an interest as controlling members of BAT and contributors to its fighting fund. In the absence of a definitive answer those councillors decided to declare an interest.

**317.3 To invite public participation**

i). A member of the public asked that white lines to deter parking on the corner of Shiplate Road and Coronation Road be repainted. It is a dangerous corner anyway, made worse when cars are parked and passing drivers are on the wrong side of road at the corner. Clerk had been told by NSC that it was not painted by NSC – this was refuted by councillors and Clerk will discuss with NSC. It was suggested that a comment and photograph of the problem be put in the next Bleadon Village News.

A member of the public asked why the replacement of the bus shelter at Celtic Way was not on this agenda. She was assured that it was already on the agenda for January. She also provided the Clerk with a copy of the minutes of the F&P meeting of 28 June 2018 showing that the minutes of the previous F&P meeting of 24 November 2018 had not been included for approval.

ii) Cllr Terry Porter referred to the commercial waste issue and was surprised that the Hall was still on domestic collections as Hutton Hall had been on commercial collections for two years, paying £11 per month.

He had held a meeting with NSC officers and parish councillors regarding Neighbourhood Planning. Another meeting was held with NSC officers, members of BAT and BPC regarding Rule 6 and the 200 homes appeal. NSC Solicitor had suggested that BAT members did not need to declare an interest. However, ALCA (the professional body for parish and town councils) suggested that they did.

Given the uncertainty it was likely that there would be no vote on items 317.9 and 317.10. Cllr Hartree thanked Cllr Porter for arranging the most helpful meetings.

Cllr Sheppard asked Cllr Porter when the drainage gullies would be cleared as there were several blocked. Cllr Porter will report them to NSC officers.

iii) Police report stated 25 calls were made, no crimes recorded. Calls included 8 road-related, 1 ASB, 1 fraud and 1 theft.

**317.4 Exchange of Information between Councillors**

No comments. Cllr Hemingway arrived at 7.35pm and the Chairman briefed her regarding

the discussion about declaration of interests. Cllr Hemingway declared an interest in items 317.9 and 317.10.

- 317.5 To Approve the Minutes of the Extraordinary Parish Council meeting held on 23<sup>rd</sup> November 2018.**  
**Approved.**
- 317.6 To Consider new Planning Applications**  
Cllr Williams made the point that the lead person on the monthly planning visit rota should always contact the other three councillors in order to arrange site visits in a timely manner.  
**18/P/4539/FUL** - Sewage Works - approved by NSC on 5<sup>th</sup> December.  
**18/P/4415/FUL** - 17 Coronation Road. 4 bed house in the Rectory garden. Councillors expressed regret that the Diocese had not chosen to provide something more beneficial to the needs of the village, such as two semis to suiting young families or older people on a small budget. Questions were raised regarding the Tree Preservation Order that did not appear on the plans and the access on to Coronation Road. The principle of development on the site was accepted, and the general design was in keeping with the surrounding properties, but it was **AGREED to object** (5 votes to 3) to the development of one 4-bed property. Clerk to include reference to the TPO in the objection.  
**18/P/4883/FUH** - South Hill Cottages, Bridgwater Rd. Proposed detached garage for Cottage 1. The proposed garage on land adjacent to the garden of the Cottages therefore outside the curtilage of the property, so technically on agricultural land. It was **AGREED to support** the application.  
**18/P/4956/OUT** - Mendip Model Motor Racing Club Accommodation Road. Outline application with all matters reserved for the erection of industrial buildings for B1 & B8 use. Councillors supported the principle of new employment use on this site but had concerns regarding access and increased traffic. Council **DEFERRED** this to the January meeting – site visit to be arranged.  
**18/P/4871/NMA** - Upland Way, Hillside Road. Non-material amendment in relation to planning application 18/P/2827/FUH – withdrawn by applicant on 3<sup>rd</sup> December.
- 317.7 To Note Planning /Appeal Decisions.**  
**18/00028/AT02** – Appeal – Edgehill, Celtic Way – dismissed. **NOTED.**
- 317.8 To Note Planning Applications/Appeals not yet decided.**  
**17/P/5624/LDE** – Land at rear of Purn Farm – certificate of lawfulness for two static caravans.  
**18/P/4105/FUL** – Land South Of Purn Road – storage barn.  
**APP/D0121/C/18/3201332** - Land to the South West Of Bridgwater Road Bleadon. Alleged Breach: Without Planning Permission the erection of a building for B8 general storage.  
**NOTED**
- 317.9 To Consider how to respond to the Planning Appeal regarding the proposed development of 200 homes on land between Bleadon Road and the A370.**  
*(Given the conflicting advice regarding declaration of interests it was suggested that a pragmatic solution was for the councillors to discuss actions to date and potential future actions without making any decisions. This would allow the minutes to show that the Parish Council considered the issue to be of high importance and was seeking legitimate and lawful ways to ensure decisions could be made in future.)*  
The NSC meeting on 4<sup>th</sup> December was very useful. NSC was adamant that their Barrister would be addressing all the planning issues and so employing another barrister was not good use of public funds. However, it would be beneficial for parishioners and/or the Parish Council to attend to explain the impacts on ecology, social cohesion, flood risk, highways and strain on public facilities. Photographs demonstrating the value of elements vulnerable to negative change would be useful as would their intimate knowledge of the human side of life in the village.  
Cllr Williams confirmed that an approved Neighbourhood Development Plan has the status of a planning document and is therefore concerned with housing. However, it also includes information about what people value most about the parish, where development should be

encouraged or prevented, and what elements need additional protection. A questionnaire is in preparation and will be delivered to every home in the parish in early January. Responses by 28<sup>th</sup> January will be analysed and will form the basis of the first draft of Bleadon's Neighbourhood Plan. Therefore the draft Plan could be used in the Appeal process.

**317.10 To Consider using Parish Council reserves to appoint a planning expert for Rule 6 Status.**

No decision could be made on this item due to the lack of clarity regarding conflict of interest. It was clear that councillors, whether or not a member of BAT, could canvas support for BAT on an individual basis. Leaflets and public information for parishioners need to be produced.

**317.11 To Receive the Neighbourhood Planning Group update and Consider any recommendations.**

Cllr Williams reported that there have been three meetings of the Group. The questionnaire will be published for delivery by 7<sup>th</sup> January 2019. Responses online will be preferable but paper responses will be included. Responses will inform the next phase and what additional funding to bid for in April. Next meeting 2 January.

**317.12 To Agree the Parish Council's comments on the Local Plan to 2036 consultation**

Additional comments/ amendments were read out and it was **AGREED** that the final version be submitted to NSC and published on BPC website.

**317.13 To Note the Bank Statement Balances to 28 November 2018**

Current = £4,101.78. Reserve = £80,122.97. Total = £84,224.75.

To avoid confusion the reserve account will be referred to as **Deposit** Account.

**317.14 To Approve Expenditure**

Chq	Payee	Details	Net £	VAT £
BACS	Clerk	Expenses November Home working	17.33	0
"	"	Mileage –39 miles	17.55	0
"	"	Safety film for map	40.00	8.00
"	"	Lettering for silhouette	48.00	9.60
	"	Toilet rolls, holders, spare keys	142.15	28.43
	"	14 x £1.40 stamps	21.00	0
	"	Extension cable for Xmas tree lights	13.33	2.67
"	"	Xmas tree	55.00	0
Chq	Grant Applicant	Hire of hall for 9 <sup>th</sup> June 2019	70.00	0
BACS	Paul Tripp Ltd	Part payment Hall fire doors	1362.50	272.50
BACS	Burnham Waste	Skip for allotment waste	200.00	40.00
BACS	Purn Landscapes	Extra allotments rubbish removal	150.00	
BACS	Purn Landscapes	Compost heap removal	750.00	
BACS	Taylor Thorne	BVN printing (600 copies full colour)	675.00	0
BACS	Hall Mgmt Cttee	Donation towards new pathway	377.50	0
BACS	Drinkwater Trees	Churchyard tree works	320.00	64.00
BACS	Adrian Leonard	Contract Ranger to 30 November	392.00	0
"	"	Cement for post hole	4.31	0.86
Chq	Contractor	Public Toilet cleaning Nov 2018	125.00	0
BACS	J M Landscaping	Fencing allotments	540.00	
DD	Vodafone	Mobile phone Nov 2018	31.57	6.31
BACS	Mark Howe Gardening	Grass cutting annual contract	4000.00	

**APPROVED.**

**317.15 To Note regular payments made and income received**

**Regular payments**

BACS	Clerk	Clerk salary November	730.75	
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BACS	HMRC	PAYE&NI November	262.49	
DD	NEST	Pension November	20.44	
BACS	GB Sport	November inspection Play Area	15.00	3.00
DD	SSE	Public toilets electric Quarter 3	47.63	2.38

Note that the normal fee for Payroll Services (PATA) is going up by 25p per month from January 2019 to £10.25.

#### Income

Pay in slip	Ch/cash/BACS	Details	Amount £	Invoice
	BACS	Neighbourhood Plan grant	1733.00	
	BACS	Allotment Upper 8 upper half	8.50	18027
	BACS	BVN Advertiser 109	65.00	18026
000071	Chq	BVN Advertiser 110	61.50	18031
000071	Chq	BVN Advertiser 110	45.00	18029
000071	Chq	BVN Advertiser 110	45.00	18030
000071	Chq	BVN Advertiser 110	42.50	18032
	BACS	Hall Mgmt Cttee contribution to fire doors	1090.00	
	BACS	BVN Advertiser 110	125.00	18028

VAT reimbursement of £676.05 received (Quarters 1 and 2).

#### NOTED.

#### 317.16 To Consider Options for the year-round display of the Silhouette

If outside it needs to be in a vandal-resistant location. Inside options could include the church and the Hall. **DEFERRED** to January meeting.

#### 317.17 To Consider using Reserves for the Bleadon in Bloom budget.

In response to questions, Cllr Hemingway explained that the rationale for planting at the entrance to Hillcote and the western end of Roman Road was to brighten the perceived boundaries of the village. Trees on land opposite the Catherine's Inn would be provided by the landowner and be placed one metre away from the rhyne, as requested by the Drainage Board. The Bleadon in Bloom team will provide tree guards and look after them for the first two years. Wild flower 'bombs' will be planted after grass has been cleared away from certain areas and grass will be kept away while the plants establish.

It was noted that herbs require poor soil and should not be mixed with certain flowering plants that need feeding. Also, 'blooms' tend to be more impressive on traditional tub plans than on herbs.

Cllr Hemingway was congratulated for producing a clear report.

The budget of £2,420 was **APPROVED** (vote 7 to1).

#### 317.18 To Consider contributing to the cost of car park lighting on the Youth Centre.

£200 per annum has been contributed in the past. The CCTV is also sited on the Youth Centre but is not monitored regularly. It was suggested that a contribution of £200 be given with the firm condition that the Youth Centre Trustees give written commitment to keeping the CCTV working and monitored.

**AGREED** to donate £200 towards lighting costs **on receipt of written confirmation that the CCTV will be actively monitored and maintained.**

#### 317.19 To Consider memberships.

**AGREED** to continue annual membership of Society of Local Council Clerks and National Association of Local Councils (Avon Branch - ALCA).

**AGREED** to confirm membership of Council for the Protection of Rural England for one year. Consider benefit of membership in September 2019.

#### 317.20 To Consider donating the strimmer and brushcutter to the Allotment Tenants.

Councillors were concerned that liability for health and safety may still lie with the council even if the items were given away or sold. These could go to the Bleadon in Bloom team if acceptable. **DEFERRED** to next meeting (either Full Council or Open Spaces Committee).

**317.21 To Confirm the status of the Bleadon Village News.**

*During this item the Chairman suspended Standing Orders at 9pm to ask Councillors to resolve to continue the meeting. **RESOLVED** and Standing Orders reinstated.*

Councillors congratulated Cllr Hemingway on the content and production of BVN 110, delivered to all households at the end of November. It was noted that advertising fees had covered the cost of its production.

Considerable discussion ensued regarding right of veto, editor liability, etc. It was felt that as the Clerk invoiced the advertisers and paid the printer, the News must be 'owned' by the parish council. However, given that previous editors have not submitted all copy to the council for approval, it could be said that the parish council was a principal supporter and contributor. It was noted that Hutton Parish Council produce their own monthly newsletter. Current editor will continue on the basis that the BVN is not owned by the Parish Council but is a collaboration by all the organisations in the village with support from the Parish Council. Clerk to seek further advice from ALCA/NALC regarding the status of newsletters.

**317.22 To Receive the Following Reports:**

- a) Allotments: compost heap removed giving more space at the top end. Fencing along the bottom edge of the allotment garden completed – not considered excellent quality work but is an improvement. Brush removal from lower boundary incomplete – contractor to return.
- b) Churchyard – no report.
- c) Footpaths & Bridleways – Mendip Way signposts to be replaced by NSC at Purn Way and Purn Lane. Postholes dog out by Mr Davies.
- d) Roads & Transport – Speed Enforcement of the 30mph limit within the village is underway.  
Marshalls Liaison – no contact yet.
- e) Children's Playground - bolts on the swing chains need routine maintenance. New grant now available, to be considered with information from the Neighbourhood Plan questionnaire.
- f) Bleadon Village News – as previously discussed.
- g) Website – format concluded, Clerk populating the pages gradually.
- h) Neighbourhood Watch & Community Safety – no report.
- i) Bleadon in Bloom – as previously reported.

**317.23 To Receive the Following Brief Holder's Reports:**

- a) Coronation Hall – HMC meeting on 15 November: pedestrian access completed and several thanks received from parishioners. Fire doors completed. Concern that no 3-way meeting yet held regarding the Youth Club lease. Complaints that the Jubilee Room floor is 'sticky'. Heaters overhauled. Discussion with new owners of neighbouring house regarding linkage to their WiFi for the Hall and the Youth Centre. Current Account = £15,815; Hall Improvement Account = £17,006. Profit of £387 from the November Market. Bookings Clerk reminded users that set up and take down time must be paid for. Hall Supervisor to undergo Licensing training (£300 plus travel). Thanks to Cllr Scarisbrick for items donated. Pest control underway. Three-way meeting needed regarding Commercial Waste.
- b) Youth Club – lease drafted. Happy for tripartite meeting. Flat roof completed and satisfactory. Now raising money for the interior ceiling.
- c) ALCA no report.
- d) Chairman no report.

**317.24 To Receive the Clerk's report. Actions Completed:-**

Toilets – metal toilet roll holders installed. Cleaner reports they are most effective.  
Fly-tipping – one incident reported this month.  
Charity Commission information updated (Play Area).  
Removed Cllr Blezard from website and online banking.

HGV Weight limit Bleadon Rd/A370: signs installed.  
VAT return to 30 September – repayment received.  
Rights of Way map is on display in the Hall foyer.

**Actions Outstanding:-**

Councillor email addresses: training to be arranged  
Noticeboards: Seeking options for renovating/replacing noticeboards.  
No contact from NSC regarding Commercial Waste from April 2019.  
Road closure order for May Fayre – requires proof of consultation with residents.

**317.25 Correspondence since last meeting.**

Emails in: – thanks from two separate parishioners regarding new path.  
NALC ref next year's subscription £222.88 based on current electorate.  
Request that area by public toilets be tidied up.  
Royal Mail drop box should be removed by mid-January.

A request was received to site a clothes bank somewhere in the parish to raise funds for the charity Scope. Councillors were concerned that the danger of vandalism and the potential for rubbish and recyclables to accumulate outside the bank outweighed the benefits. Taking up a car-parking space was not satisfactory.

**Proposal: To refuse the request to site a clothes recycling bank for Scope in the parish.** Proposed: Cllr Baines. Seconded: Cllr Hartree. **APPROVED** (one abstention).

**317.26 To Agree the date of the next Parish Council Meeting.**

The next meeting will be on Monday 14<sup>th</sup> January 2019 at 7pm in the Coronation Hall.  
**AGREED.**

**317.27 The Council is recommended to resolve that members of the press and public be excluded from the meeting during consideration of the following agenda items by reason of the confidential nature of the item of business to be transacted, in accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act 1960. RESOLVED.**

Members of the public and Cllr Sheppard left the meeting.

**317.28 To Consider the draft new lease for the Youth Club.**

There is no rush to conclude the lease – the principle of continuing it has been confirmed and the detail can be agreed in time. Further discussion to be held in January.

The meeting closed at 9.40pm.