



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)

Minutes of a Meeting of Bleadon Parish Council held in Coronation Hall at 7pm on Monday 14<sup>th</sup> January 2019.

**Present:** Councillors Jim Baines (Chairman), Anne Selway, Gill Williams, Kirsten Hemingway, Steve Hartree. District Councillor: Terry Porter. 14 members of the public. Clerk: Marian Barber.

Cllr Baines opened the meeting at 7pm with a New Year Message. First he offered condolences to Cllr Sheppard following her recent bereavement. Cllr Baines then thanked the councillors for their contributions during the past year – congratulations to those who joined in May 2018 and had enjoyed a steep learning curve, and gratitude to Cllrs Hartree and Sheppard for the knowledgeable support they provided.

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

PCSO Aisha Mitchell, Cllr Sheppard, Cllr Richardson, Cllr Scarisbrick.

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

Cllr Hartree declared a non-pecuniary interest (as a past Chairman) for item 318.21.

**318.3 To invite public participation**

i). A member of the public thanked the Ranger for replacing the plastic folders in the noticeboards – posters can now be read easily. However, some expired events are still publicised.

A member of the public complained that the bus shelter at Celtic Way had not yet been replaced even though she kept bringing it to the meetings. Insurance money was received for it in 2014. People at that end of the village wanted it. There has not been an agreement NOT to replace it.

A member of the public was pleased that the Bridge Road and Bleadon Road junctions with the A370 were mentioned on the survey/questionnaire and hoped that improvements could soon be made to these dangerous junctions.

ii) Cllr Terry Porter referred to the serious pressures on the finances of NSC in the coming year. By law the budget must be balanced; the council tax cannot rise above 3% and it was hoped that it would be closer to 2%. Central government had provided an additional £410k to support the care budget. NSC had bought property recently in order to gain net income; £300k was expected from the Sovereign Centre by year end.

Planning Officers were due to look at Purn Way application site this week.

iii) Police report stated 23 calls were made, 2 crimes were recorded: 1 burglary and 1 theft.

**318.4 Exchange of Information between Councillors**

Cllr Hartree explained that a number of parishioners had complained about an increase in dog fouling. Previously the council had considered 'naming and shaming' as a means of reducing the problem. Several 'loose dogs' were named as potential perpetrators.

Cllr Porter advised that there were around 100 NSC officers who had the power to issue fixed penalty notices on this matter. It was not necessary for the officer to witness the fouling; a person unable to produce a waste bag when in control of a dog could be issued with a £70 fine.

**318.5 To Approve the Minutes of the Parish Council meeting held on 10<sup>th</sup> December 2018.**

The minutes were **APPROVED**.

### 318.6 **To Consider a Response to the NSC Parking Review**

Regarding the white line to discourage parking on the corner of Shiplate Road/Coronation Road, the NSC Highways Officer had advised that double yellow lines on both sides of the road, with required notices, was the only enforceable solution. White lines were only painted across entrances and were advisory, not enforceable.. The advice was for BPC to put their requirements in their response to the parking review.

Vehicles are travelling slowly at that point and the issue is more about the problem of parked cars narrowing the road, forcing vehicles to reverse around the blind corner. It was felt that the cars belonged to patrons of the pub, which has only a small car park. The next Bleadon Village News will ask people not to park there, explaining why. It was felt that yellow lines were not acceptable in the village.

*Standing Orders suspended:* Cllr Porter advised that the Review had received around 40 comments so far. Officers do patrol day and night to enforce yellow lines.

*Standing Orders resumed.*

It was **AGREED** that the Clerk should respond to NSC Parking Review saying that BPC did not want yellow lines in the village but considered white lines to be a useful deterrent. BPC would be responding further after the 11<sup>th</sup> February meeting.

It was **AGREED** that the Clerk should write to the Highways Officer, copied to Cllr Porter, requesting a white line to be replaced at that location.

### 318.7 **To Consider new Planning Applications**

**18/P/4956/OUT** - Mendip Model Motor Racing Club. Cllrs Hemingway and Baines reported no concerns about the access to the site, the design of the buildings or the use of the site. Provision of starter units would be beneficial to economic activity in the parish. The only concern raised was to ensure that rubbish/material from the site was prevented from entering the watercourse, which is between the road and the back of the proposed buildings. It was **AGREED to support** the application with the concern noted.

**18/P/5118/OUT** – Bristol Airport – expansion. Cllr Hemingway attended a presentation about the expansion and Cllr Baines had reviewed a considerable number of the 270+ documents on the website. This phase is to add 2 million passengers per year to the current permitted 10 million per year. NSC is working with the airport to develop the operational plan to 2036. Current plan is to relocate the DHL unit and staff buildings; and to add two storeys to the existing multi-storey carpark. The current restriction on flights between 1130pm and 6am will remain. The airport is ensuring that small and local business / contractors are able to win contracts for the various project elements. Concerns raised by Councillors were that traffic would increase on the A38 and there would be ‘rat-running’ through the village; air pollution may increase due to the traffic and also due to more flights going over the village. Also that the seasonal restriction on the night-time flights would be lifted.

Positives raised were that Bleadon residents use the airport and/or are employed there; and an increase in employment opportunities is welcomed. It was **AGREED to submit a neutral response**, with the comments noted.

**18/P/5035/OUT** - Land Off Purn Way. Proposed erection of 16no. dwellings.

Cllrs Williams and Sheppard visited the site. The site is between the settlement boundary and the allotment gardens. The density appeared to be appropriate for the site and should include affordable units. Bearing in mind that the village has limited options for sites for growth, the application was recommended for approval.

Councillors noted that BPC objected to the previous application and it was suggested that BPC should do so again to be consistent, using the same comments because the application did not address those original concerns. It was noted that NSC has approved applications outside settlement boundaries. Concerns were raised regarding ecology protection, traffic and flooding. It was **AGREED to object** to the application (3 votes for object, 2 votes for neutral).

*Standing Orders suspended:* Cllr Porter advised that objections needed to cite planning reasons rather than simply dislike of the application.

*Standing Orders resumed.*

**18/P/5070/FUL** - Land Adjacent Rivermead, Purn Way. Councillors reported that this full application is one third bigger than the outline application and the garage is not in front of the building line; it is also very large. The installation of woodburners was questioned as they are not needed in a well-designed house, contribute to air pollution, and are likely to be banned in the near future. The development of one large house was also questioned, as the village has a need for more and smaller housing.

It was **AGREED to object** to the application, commenting that the garage behind the building is better visually, the building line should be kept, and a single large house was not beneficial to the village. (3 votes for object, 1 for neutral, 1 abstention).

**318.8 To Note Planning /Appeal / Enforcement Decisions.**

18/P/4883/FUH – WITHDRAWN South Hill Cottages, Bridgwater Rd.

17/P/5624/LDE – REFUSED Land at rear of Purn Farm – certificate of lawfulness for two static caravans. **NOTED**

**318.9 To Note Planning Applications/Appeals/Enforcement not yet decided.**

**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.

**18/00515/BCN** - Marshalls Mono Ltd. Breach of planning condition relating to operating hours. Under investigation.

**18/00544/NAP** - Purn Holiday Park. Non-compliance with approved plans (17/P/1502/F). Siting of caravans and associated works extended beyond application site boundary. Breaches identified. Requested planning applications.

**18/00557/UAW** - Field Behind Southerly, Purn Way. Construction of a road into a field. Site visit due.

**18/00576/NAP** - Land at Accommodation Road. Development not in accordance with approved plan 16/P/2471/F - number of static homes. New case, to be investigated.

**18/00577/BCN** - Land at Purn Holiday Park. Breach of condition on planning application 17/P/1502/F - increase in number of caravans. New case, to be investigated.

**NOTED.**

**318.10 To Consider how to respond to the Planning Appeal regarding the proposed development of 200 homes on land between Bleadon Road and the A370.**

The Appeal is in July 2019 and it was **AGREED to defer** the discussion to a Planning Committee meeting in the near future in order to have time for a full debate. Clerk to arrange.

**318.11 To Consider the need for a bus shelter at the Celtic Way/Roman Road junction.**

A shelter had been damaged and removed in February 2014. Compensation of £1,230.80 was received in June 2014 (sum insured minus the policy excess of £250). There is no legal requirement for insurance compensation to be used to replace any insured item. Only one individual, from the Coronation Road end of the village, has asked the council to replace the shelter since that time.

Cllr Hartree had researched the issue and concluded that the unsheltered stop at the junction of Bleadon Road and Purn Way (by the croquet field) was more heavily used than Celtic Way stop. No request had been made to add this item to the budget for the current financial year or the next, and so any installation would have to come from reserves. Councillors considered that it would be nice to have bus shelters at the croquet field and Celtic Way stops as they formed entrances to the village and could be a focus, perhaps with planters, as well as protecting bus users from the elements.

The council **AGREED the principle** of a bus shelter at each location but **subject to** the Clerk's report on the cost of purchase, installation and annual maintenance. (4 in favour, 1 abstention).

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

Cllr Williams reported that there are 966 electors and 493 households in the village. The survey questionnaire has been delivered and responses are coming in - 16 on paper and 22 online since Friday, which is very encouraging. This is an initial survey with a range of questions; there are opportunities for free comments within it and all responses will be used to focus in on what people want. There will be more surveys, questions and draft documents in this process! It has been pointed out that Q12 should be disregarded as it asks about surfacing of public rights of way, which are rights over private land rather than public. Next meetings 20th February, 20th March, 17th April. As before, any resident keen to help progress the Plan should contact the Clerk.

**318.13 To Consider the Recommendations of F&P Committee meeting 55.**

The Chairman reported that there were a number of anomalies regarding ownership of some buildings listed on the Asset Register. He outlined discussions he had had with BPC solicitors (John Shirley) and Land Registry.

The following recommendations from F&P55 were presented:

Asset Register:

That the register of the Parish Council's assets be approved, subject to –

- (a) Further investigation of the ownership of the land on which the public conveniences are situated, as the Land Registry records for this site are incorrect (their records refer to a title deed number which relates to a piece of land in Yeovil).
- (b) The Council noting the lack of clarity and conflicting past advice on the ownership of the Coronation Halls and Youth Club sites, including the car park and play area, and considering whether further investigation of this matter can be justified taking into account the likely high cost of legal fees.
- (c) The inclusion in the register of the BROW container situated on the village hall site.
- (d) Further work being undertaken on the current values of the various assets, and the inclusion of a mechanism for annual depreciation. In this regard, the Committee recommends the establishment of a small Working Group to review the asset register and that such a review be carried out on an annual basis.

**The Asset Register recommendations were AGREED** and further decisions made relating to points a), b) and d):

a) It was **PROPOSED that**, if the Chairman's investigation concludes that NSC hold the title, the Clerk write to NSC requesting that title to the public conveniences be transferred to Bleadon Parish Council. Proposed = Cllr Hartree. Seconded = Cllr Baines. **CARRIED.**

b) It was **AGREED** that a tripartite meeting be arranged between the Hall Management Committee, the Youth Club committee and Cllrs Baines, Hartree and Williams to discuss the building ownerships, the management of common issues, and the desirability of seeking legal advice.

d) It was **AGREED** that Cllrs Hartree and Baines would form a Working Group for Assets.

Risk Register:

That the Parish Council's risk register be approved as submitted subject to the establishment of a small Working Group to review it within a timescale to be agreed.

**The Risk Register recommendation was AGREED** and a further decision made: It was **AGREED** that Cllrs Selway and Hartree would form a Working Group for Risk.

**318.14 To Note the Bank Statement Balances to 31 December 2018**

Current = £5,341.69. Deposit = £75,203.96. Total = £80,545.65.

**318.15 To Approve Expenditure**

Chq	Payee	Details	Net £	VAT £
BACS	Clerk	Expenses December Home working	17.33	0
"	"	Mileage – 21 miles	9.45	0
"	"	24 x 1 <sup>st</sup> class stamps	16.08	0
"	"	2 reams printer paper	5.48	1.10
BACS	Webglu	Deposit for Neighbourhood Plan website £	493.00	98.60
BACS	EDF Energy	Street lights power	93.74	4.69
Chq	Contractor	Public Toilet cleaning Dec 2018	125.00	0
BACS	Adrian Leonard	Contract Ranger to 31 December	357.00	0
	"	Materials	6.70	1.35
DD	Vodafone	Mobile phone Dec 2018	15.59	3.11
DD	Water2Business	Public toilets charges	94.13	0

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

**Regular payments**

BACS	Clerk	Clerk salary December	730.95	
BACS	HMRC	PAYE&NI December	262.29	
DD	NEST	Pension December	20.44	
BACS	SSE lighting	Maintenance Q3	15.65	3.13
BACS	Unity Bank	Service Charge Oct-Dec	18.00	
BACS	CPRE	Annual membership	36.00	

**Income**

Pay in slip	Ch/cash/ BACS	Details	Amount £	Invoice
	BACS	Deposit account interest	80.99	
	BACS	Bleadon YC annual rent	50.00	
	BACS	BVN 110 advert	150.00	18038
	BACS	BVN 110 advert	118.75	18037
	BACS	BVN 110 advert	61.50	18033
	BACS	BVN 110 advert	42.50	18034

**318.17 To Agree the membership of an Advisory Committee to review policies.**

A number of policies are due for review. It was suggested that non-councillors with expertise be invited via the website and noticeboards to assist with the process. The council would then consider any revisions. It was **AGREED** that the Clerk prepare and circulate a list of policies highlighting those requiring immediate review.

**318.18 To Consider Options for the year-round display of the Silhouette**

In Cllr Scarisbrick's absence this was **DEFERRED** to February meeting.

**318.19 To Consider disposal of the strimmer and brushcutter.**

Cllr Hemingway confirmed that the Bleadon in Bloom group and Footpaths Volunteers wanted BPC to keep these for their use. Andy Eddy is coordinating the volunteers and is insured by NSC for the purpose. He has the training and required certification for safe and proper use. Risk Assessments are prepared prior to each group activity.

**PROPOSAL:** that the Parish Council keep and maintain the equipment for use by the volunteers. Proposed = Cllr Hemingway. Seconded = Cllr Baines. **CARRIED**

**318.20 To Consider the status of the Bleadon Village News.**

As a service to the community, BPC has supported the independent production of the newsletter for several years, sometimes by a councillor and latterly by a non-councillor. BVN110 was successfully compiled and edited by a team of residents and was self-

funding. The recommendation is that this should continue under the following terms:

BPC support for three editions per year comprises:

- a) paying the cost of printing a copy for every household plus some spares (currently 600);
- b) invoicing the advertisers as advised by the Independent Editor; and
- c) grant-aiding up to £200 per edition if there is a shortfall from advertising.

The Independent Editor undertakes:

- i) to include a disclaimer in every edition (that the views are not necessarily those of BPC);
- ii) to include BPC news as and when requested;
- iii) not to publish defamatory articles or editorial criticising BPC's work; and
- iv) not to submit an edition to the printer before confirming with BPC Clerk whether grant-aid is required for the edition.

BPC and the Independent Editor may agree to publish additional issues under the same terms if deemed necessary.

**At this point the Chairman submitted a RESOLUTION to continue the meeting beyond 9pm. The Resolution was CARRIED** and the discussion on the Bleadon Village News continued.

Councillors were generally in favour of the recommendation, which was supported by advice from ALCA, but were still uncertain of the balance between ownership by the council and independence of the editor. It was **AGREED** that the Clerk ask other parish councils for information.

After discussion it was **AGREED** that the Chairman be asked to write a letter on current topics for each edition.

#### **318.21 To Consider nominations for the Royal Garden Party on 21<sup>st</sup> May 2019**

Past Chairmen of parish councils are eligible for nomination. A reason for the nomination is required, e.g. leading an exceptional project. Nominations must go to ALCA by 21<sup>st</sup> January. There is no guarantee that any nomination will be accepted. After discussion the Councillors agreed that Cllr Sheppard be asked if she wished to be nominated for her long service to the parish council and the community. If she did not wish to be nominated then Cllr Hartree would be nominated for providing stability and continuity during a challenging period of change within the council.

#### **318.22 To Receive the Following Reports:**

- a) Allotments: new year, new tenants only one full and one half plot vacant. Tenants are clearing the boundary of rubbish, scrub and old sheds.
- b) Churchyard: the PCC were concerned that work to the yew tree appeared to be insufficient and that of the cherry tree too great – it has been removed rather than pruned.
- c) Footpaths & Bridleways – West Mendip Way steps from the field to the corner of Celtic Way replaced. Full report next month.
- d) Roads & Transport – no report.  
Marshalls Liaison – Clerk copied in to emails between Marshalls and residents regarding light nuisance and driver behaviour.
- e) Children's Playground – nothing to report.
- f) Bleadon Village News – next edition will have a series of 'columns' of interest such as fitness, history, point of view, etc.
- g) Website – format concluded, Clerk populating the pages gradually.
- h) Neighbourhood Watch & Community Safety – no report.
- i) Bleadon in Bloom – Thatchers volunteer team helping with plant-up. New planters were in the budget but some of that expenditure will be made on fixing some existing ones.

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

- a) Coronation Hall – HMC meeting on 17<sup>th</sup> January.
- b) Youth Club – waiting for a response regarding the car park lights / CCTV provision.
- c) ALCA - no report. Request Clerk question the lack of networking / information meetings.
- d) Chairman – no further report.

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

Reviewed tasks with Contract Ranger – all very satisfactory.

Broken wall in carpark being mended.

A370 litter and overhanging vegetation advised by resident and reported to NSC. NSC have it 'in hand'.

Pensions Regulator – re-declaration completed.

Parking near Celtic Way/Shiplate Road corner – NSC confirmed that double yellow lines would be required on both sides of the road if no parking were to be enforced.

Noticeboards: Ranger is beginning to refurbish them; has replaced all the plastic sleeves.

BT phone box has at last been removed! **ACTION:** Councillors asked that the Ranger put some grass seed where it was.

**Actions Outstanding:-**

Councillor email addresses: training to be arranged

No contact from NSC regarding Commercial Waste from April 2019.

Road closure order for May Fayre – requires proof of consultation with residents. **NOTE:** this is not a BPC action – it is a reminder for the May Fayre Committee.

Royal Mail drop box still in situ.

**318.25 Correspondence since last meeting.**

Received copy of emails between Marshalls and a parishioner regarding light nuisance; also questioning provision of facilities for visiting drivers.

NSC confirm safety signs to be progressed in the New Year.

Resident questioning access to information.

'Save the Date' notification of NSC's civic service on 10th March at 3pm.

Youth Centre questioning CCTV responsibility.

New allotment holder contracts.

NOTE: Cllr Hartree pointed out that it was customary for the Chairman to attend NSC's civic service. Cllr Baines will attend.

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

The next meeting will be on Monday 11<sup>th</sup> February 2019 at 7pm in the Coronation Hall.

**AGREED.**

**318.27 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 left the meeting.

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

It was **AGREED to defer** further consideration until after the tripartite meeting.

**318.29 To Note the Chairman's report on the Clerk's annual appraisal.**

The Clerk left the meeting while the Chairman reported on the appraisal.

The report was **NOTED** and the Clerk returned to the meeting.

The meeting closed at 10pm.