

BLEADON PARISH COUNCIL

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Clerk to the Parish Council

Maria Bird

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Minutes of the meeting of Bleadon Parish Council held in the Coronation Hall, Bleadon, which commenced at 7.30pm on Monday 11th September 2017 when the following business was transacted.

Present: Councillors, Mary Sheppard (Vice Chairman), David Chinn, Richard Dobson and Kathy Strong.

Clerk: Maria Bird District Cllr Terry Porter.

Twenty five members of the public were present.

299.1 To receive any apologies for non-attendance

Apologies due to illness were received and accepted from Chairman Steve Hartree.

299.2 To receive any declarations of interest in items on this agenda

No declarations were received.

299.3 To approve the minutes of the Extraordinary Parish Council meeting held on 14th August 2017.

It was agreed to approve the minutes. The minutes were signed by the Vice Chairman as being a correct record of the meeting.

299.4 To invite public participation –

- i) Members of the public

A parishioner highlighted that the consultation meeting of the fields to the West of Bridge Road has been convened at very short notice. It is also apparent that they have suggested the provision of a primary school to accompany any housing needs that they may be successful in obtaining consent to build. Lympsham, Hutton and Uphill Primary Schools are at capacity, and have waiting lists. It has been widely reported this week that North Somerset will in 2020, or maybe before, will be unable to cope with the number of Primary School children seeking Secondary education. The question arises as to whether another primary school will be of benefit. Taking account of the views so firmly expressed by residents of Bleadon in 2011, seek assurance from the Parish Council, that they will firmly oppose any application for development.

The Clerk informed members of the public and councillors that a Parishioner had

asked for a letter to be included in the Public Section regarding the proposed large scale residential development within Bleadon Village, to express the proposal presents a clear and present threat to the fabric of Bleadon Village and the quality of life for its resident population; any development of this size and nature would be over-bearing, out-of-scale and character in terms of its appearance; loss of existing views would adversely affect the residential amenity of a large proportion of the village; a development of this size would effectively double the size of Bleadon; strenuously encourage all parish councillors, residents and interested parties to attend the development consultation day on Wednesday 13th September.

A parishioner asked once a facility such as a school is placed within the village then would it lose the infill village status. Cllr Porter highlighted that it is other amenities that qualify a village for infill status and having a school does not change its status.

A parishioner highlighted concerns regarding planning application 17/P/1920/F Mendip Croft, Celtic Way, Bleadon. Most people visit Bleadon due to the character of the area and in this context will have a visual impact and it is something that we need to protect now and for many years to come. Mendip Croft is an Edwardian Style property, which is quite unique in Bleadon. It is on a sloping site and sits 20ft below road level. Much of the house will be obscured from view if the planning application goes ahead, especially if a tall vehicle like a caravan or horse box is situated there. The proposal is totally out of character to the property and will have a detrimental visual effect to Mendip Croft and associated streets. Personally they oppose the application.

Parishioners highlighted the concern regarding the shooting on accommodation road and requested an update. Cllr Porter provided an update; Environmental Protection Officer has received evidence regarding the noise levels and frequency. They are permitted without planning permission for up to 28 days per calendar year to carry out their activity. A Section 330 Notice has been served. Legislation provides 21 days for the owners to respond to the S330 Notice. Its importance is in requiring the owners to provide details of any other person who may have an interest in the land, as an enforcement notice needs to be served to everyone with an interest in the land.

ii) District Councillor

Cllr Porter gave his report. In regards to the proposed large development, Cllr Porter highlighted that the developers are looking for community support. It has not been formally brought to North Somerset Council. They have approached NSC to ask if they would support a school in the location. The North Somerset Education Department is uncommitted either way. If there was a new school it would not come under North Somerset, as a new school would be an academy school. Last week, North Somerset Executives reapproved the Sites and Policy development document and this land was not included in the document.

He highlighted that none of the settlements have an established settlement boundary at this present time - they are remitted. Cllr Porter stated to go to the Open Day, but there is nothing that can be done until the planning application has been received and he stated that it is not within the core strategy.

He reminded members of the public, that once a planning application has been submitted to go onto North Somerset Council as individuals to express their planning objections / comments. He highlighted that changing the character of the village and causing demonstrable harm to the landscape were key planning reasons for objections to applications.

Cllr Chinn encouraged parishioners to attend the open day as 'knowledge is power'. He highlighted that you are not obliged to complete a questionnaire at the open day. If any planning application is submitted, you will be better informed to formulate your comments and respond to North Somerset Council either by letter or online.

Cllr Porter asked if a leaflet has been delivered through parishioners doors in regards to the consultation. Members of the public stated that leaflets have not been received and promoted through posters on the village notice boards.

He highlighted that Purn Way application is not part of the Core Strategy as it is part of an infill village and they are objecting to planning applications that are not part of the core strategy; which are applications for more than 1 -2 houses within the infill village boundary. A parishioner asked for clarification of the definition of an Infill Village. Cllr Porter highlighted that it is one where there is a lack of established services.

Cllr Dobson asked for an updated on Neighbourhood Plan. Cllr Porter provided an updated and highlighted that Neighbourhood Plans are adopted and linked to part of their Planning Strategy.

District Councillor Terry Porter left the meeting.

iii) The Police

PCSO submitted the report prior to the meeting and the Clerk read out the report.

Police report from 14th August 2017 to 11th September 2017.

24 calls had been received from the parish and four crimes were recorded. The four recorded crimes were three for criminal damage and one for harassment.

We are conducting regular patrols in the parish to deter rural crime, provide reassurance and make residents feel safe and be safe.

If you see anybody acting suspicious or in an antisocial manner contact the police on either 101 or 999.

299.5

To receive the Clerk's report.

PCC representatives and Parish Cllrs have a meeting planned on 27th September to discuss the Health & Safety Policy and South Boundary Wall for St Peter and St Paul Churchyard.

North Somerset Council's Community Infrastructure Levy (CIL) Charging Schedule was adopted by a resolution of full Council on 18th July 2017 and will take effect on 18th January 2018.

Requests to North Somerset Council regarding signs for the proposed one way system at Coronation Hall Car Park and ownership of the pavement for the proposed formation of a new pedestrian area in front of the Coronation Hall have been submitted. The Clerk will follow up with NSC.

Footpath off Accommodation Road - NSC has informed the Clerk that they are arranging for the stile to be removed and a gate installed.

North Somerset Council has confirmed receipt of the Parish Council response to the Bleadon Settlement Profile.

Fallen Branches on 'The Veale' has been reported to North Somerset Council. The Clerk will contact NSC as branches have not been collected.

Crown rising of the Silver Birch tree and removal of the declining Silver Birch tree and grinding down the stump has been completed in the Playground.

A&E Letter is still in progress and will be sent out shortly.

North Somerset Council is creating a new computer system for Planning and Building Control Application which will be live from Monday 2nd October. From Monday 18 to Friday 29 September, any new applications NSC receive and register will not appear on their website and so for most applications the consultation process will not commence until after 2nd October. If there are any urgent applications they will send a copy directly to the Clerk.

Age UK Somerset has requested posters to be placed in the notice boards, on the website, and newsletter to recruit new volunteers.

299.6 Exchange of information between Councillors.

Marshall's meeting was held on 26th August. A lot of work had been done by Marshalls to handle the logistics. Cllr Dobson highlighted that they had spoken to Marshalls about the potential introduction of an island and associated pathways on the A370 prior to the junction for Marshalls. The Clerk to contact North Somerset Council to request an update on the preliminary scheme and any associated costs.

The next Marshall's meeting to be held on Wednesday 2nd November. Cllr Dobson to write a report of progress and share with parishioners in the newsletter and website.

Cllr Strong asked if Marshalls are aware of the large proposed development as this may impact them. Cllr Dobson will inform them of the Open Day on Wednesday 13th September.

299.7 To consider the recommendations for the following policies:-

Policy	Comments
i) Bullying & Harassment	Reviewed and comments / amendments highlighted and provided to the Clerk.
ii) Communication Strategy	Reviewed and comments highlighted and to be provided to the Clerk.
iii) Complaints Procedure	To be reviewed at the October Parish Council Meeting.
iv) Councillor Code of Conduct	Reviewed documents provided. Cllr proposed to review and use the current adopted policy.
v) Financial Regulations	To be reviewed at the October Parish Council Meeting.
vi) Grant Awarding Policy and Application Form	Reviewed with no additional comments.
vii) Grievance and Discipline Procedure	Reviewed and to ask ALCA if they have a generic policy that would be suitable for a parish council.
viii) Press and Media Policy	Reviewed and comments highlighted and to be provided to the Clerk.
i) Procurement Policy	To be reviewed at the October Parish Council Meeting.
ix) Publication Scheme	Reviewed and comments highlighted and document to be provided to the Clerk.
x) Social Media Strategy	Reviewed and comments / amendments highlighted and provided to the Clerk. Cllr highlighted that Facebook account is in existence.
xi) Standing Orders	To be reviewed at the October Parish Council Meeting

299.8 To consider the request from North Somerset Clinical Commissioning Group to

deliver a public presentation regarding the Weston Sustainability and Transformation Plan.

It was unanimously agreed to invite them to deliver a public presentation.

299.9 To consider the following planning applications.

17/P/1920/F Mendip Croft, Celtic Way, Bleadon, BS24 0NA Formation of parking area including access to highway.

It was unanimously agreed to object to the planning application for all reasons mentioned in the meeting by Parishioners and Councillors:-

- i. The visual impact – It is an Edwardian Style property, which is unique within Bleadon and is on a sloping site which sits 20ft below road level. Most of the house will be obscured from view if the planning application is granted. The proposal is felt to be out of character to the property and will have a visual impact to this area and associated streets. This is unique property which visual impact needs to be protected now and for many years to come.
- ii. Off road parking already available at the property - Currently a garage and sufficient off road parking for vehicles is available at the property.
- iii. The required removal of the wall will be detrimental to the character of the property and is a key element to the history of the area and should remain.

It was highlighted that there has been some digging in the garden and pipe work has commenced at the site and the Clerk will point this out in the feedback to North Somerset Council.

299.10 To note the following planning decisions.

17/P/1426/F 5 Tenterk Close, Bleadon Weston-Super-Mare, BS24 0PJ
Removal of condition No. 4 on application 16/P/2594/F (Single storey rear extension) to remove the need for an archaeological investigation. **GRANTED**

17/P/1487/F Shiplate Manor Cottage, Shiplate Road, Bleadon, BS26 2XA Erection of a summer house. **GRANTED**

17/P/1177/F Unit T, Purn House Farm, Bleadon, BS24 0QE. Change of use from B1 (Business) to D1(non-residential institution) for veterinary practice. **GRANTED**

17/P/1091/F Land adjacent to Mulberry House Roman Road Bleadon BS24 0AB. Construction of a pond (retrospective). **APPLICATION WITHDRAWN BY APPLICANT, NO DECISION TO BE MADE.**

The decisions were noted. Cllrs requested clarification from North Somerset Council regarding the decision on 17/P/1091/F as to whether a new planning application has been invited for the current pond or if a planning application is not required. The Clerk to contact North Somerset Council for clarification.

Vice Chairman asked the Clerk to request an update from North Somerset Council regarding the enforcement enquiry for Purn House Farm and the steel structure on the land adjacent to Railway, Bridgwater Road, Bleadon.

299.11 To consider the Annual Playground Inspection Report and agree any actions required.

The Clerk summarised the report. The present overall risk rating for the play space is low. A task to repaint the Multi-play unit bars was highlighted in the report. The Village Ranger

has re-painted the bar with suitable lead free paint, where the paint has flaked away and was showing corrosion. It was highlighted in the report that 'The Rocker – Chick' has protruding handles / footrest with a risk level of low and risk score of 4 and no action was required.

299.12 To consider topping up of the bark in the Playground Area.

It was agreed to look at quotations to replenish the bark, alternative playground surface options and RoSPA recommendations for playgrounds surfaces at the October parish council meeting. The Clerk to arrange a meeting with the monthly playground inspectors to discuss playground surface options available.

299.13 To discuss out of date posters and signs around Bleadon Village.

Cllr Strong stated that event posters were highlighted as being a concern by the residents and that there is out of date North Somerset Council notices on telegraph poles. The Clerk to request an update on this matter from North Somerset Council.

299.14 To consider the allotment rental fees for 2017/18 and 2018/ 2019.

It was unanimously agreed to maintain the current fees on £15 for a full plot and £7.50 for a half plot in 2017/18 and to increase the allotment fees to £17 for a full plot and £8.50 for a half plot from September 2018/19.

The Clerk to send out 2017/18 invoices by the end of September to allotment holders which will include the necessary notice of the agreed price increase for 2018/19.

299.15 To consider the response to Pill & Easton-in Gordano Parish Council letter regarding waiting restrictions in the parishes.

It was unanimously agreed to not respond to this request as this does not cause a large issue within Bleadon.

299.16 To consider the response to the 'Draft Accessible Housing Needs Assessment Supplementary Planning Document' from North Somerset Council.

It was unanimously agreed to add this onto the October Agenda, to allow Councillors to review the document in more detail. This is a 6 weeks consultation period which expires on the 12th October.

299.17 To consider the advertising of the Grass Cutting Tender and approve the submission dates and contract.

It was unanimously agreed to advertise the tender on notice boards and the website and for the grass cuttings to be collected in the playground area only. Tender document has been reviewed by Cllrs and agreed. The tender to be received prior to precept decisions so any impact can be incorporated / reviewed.

The Clerk to speak to North Somerset Council to see if they could include the tender on their procurement section of their website.

299.18 To consider submitting the Neighbourhood Plan Application to North Somerset Council.

It was unanimously agreed to submit the application for the designation of a Neighbourhood Area to North Somerset Council.

It was agreed to create a sub-committee group to look at the projects and priorities and break them down into steps to look at resources due to the small number of Councillors

and limited time available from the Clerk.

The management working group was set up to undertake research, explore options and present these to the council for any decisions.

299.19 To approve the North Somerset Council revised Bleadon Golf Course directional signs.

It was unanimously agreed to support the modified sign design presented by North Somerset Council with the reduced wording and size. (Golf Course, 775mm by 290mm).

299.20 Finance - To approve items of expenditure

Chq	Payee	Details	Net	VAT
300690	Faye Thomas	August Public toilet cleaning	£225.00	£0.00
300691	GB Sports	Playground inspection	£15.00	£3.00
300692	GB Sports	Annual Playground Inspection	£66.00	£13.20
300693	Bin It	Dog bin emptying	£70.54	£14.11
300694	Alistair Gill	Village Ranger salary	£312.00	£0.00
300694	Alistair Gill	Village Ranger expenses: Mileage £29.21; Petrol for Strimmer £6.47; Paint Brush and Green Paint for Playground £16.38; Nylon Line £12.99	£59.08	£5.97
300700	Maria Bird	Clerk salary	£913.61	£0.00
300700	Maria Bird	Clerk expenses: Mileage £2.70; Home Working Allowance £17.33; Mobile Phone £4.99; Print Cartridges, £29.99 Paper £3.49; Stamps £7.80	£65.72	£0.58
300696	HMRC	PAYE and NI	£149.94	£0.00
300697	Smith of Derby	Call out to reported fault on the Church Clock, clear out, set time and leave in good order	£150.00	£30.00
DD	Southern Electric	Public Toilets Electricity 2 nd May to 1 st Aug 2017	£47.07	£2.35
300698	Taylor Thorne Print Ltd	Bleadon News Summer 2017 Issue 107 – 600 copies	£420.00	£0.00
300699	Webglu	Website hosting and mailboxes for October to December 2017	£70.00	14.00

It was agreed to approve the payments.

299.21 To receive the following Open Spaces Committee reports:

- (a) **Allotments** - Annual invoices to be sent out by the Clerk before the end of September 2017. One half of an allotment plot is vacant. The Clerk to advertise the vacant plot on the Parish Council Website.
- (b) **Churchyard** - PCC and Parish Councillors meeting to be held on the 27th September.
- (c) **Footpaths & Bridleways** - Meeting with the NSC Footpath Officer to be arranged for the autumn. The Clerk to send a reminder letter to resident in Celtic Way in regarding overgrown hedges.
- (c) **Roads & Transport** – Cllr highlighted the white lines outside New Bay on Coronation Road needs repainting. The Clerk to inform North Somerset Council.
- (d) **Children’s Playground** - Discussed in section 299.11 and 299.12 of the agenda.

- (e) **Newsletter** - Cllrs highlighted comments have been received from parishioners regarding the lateness of delivery; content being out of date and incorrect event dates.

Queries were received by the Clerk and Cllrs regarding extending the closing date of 'the naming of the bear competition'. It was agreed to extend the competition closing date to the 31st October 2017 and to place an advert on the website and notice board. The terms and conditions will remain the same. A second prize will be included. Cllr Strong and Cllr Chinn to provide the Clerk with the images of the prizes.

The Clerk to ask the editor of the newsletter for publication dates for forthcoming editions.

A discussion between Cllrs was held regarding the possibility of creating leaflet drops to get messages out quickly and the cost of using Royal Mail for this service. A suggestion of creating a mobile notice board to take to events was provided. A parishioner highlighted that there is a distribution team of 14 people for the Bleadon Village News and they may be willing to help to distribute any flyers. A full discussion will be held at a future meeting.

- (f) **Website** - The Clerk is going through the process of updating pages on the website. The Hall Management; Hire Charges, Regular Users; who we are; Agenda and Minutes pages have been reviewed.

- (g) **Neighbourhood Watch & Community Safety** - No update.

299.22 To receive the following brief holder's reports:

- (1) **Coronation Hall** - No update.
- (2) **Youth Club** - The next meeting is to be held on 28th September. Cllr Dobson will be representing the Parish Council in Cllr Chinn absence.
- (3) **ALCA** - The Chairman and Cllr Dobson to attend the Avon Local Councils Association AGM on 7th October 2017.
- (4) **Chairman** - No update.

299.23 To receive a report from the Management Working Group.

No update.

299.24 The date of the next Parish Council Meeting.

The next meeting to be held on, Monday 9th October 2017 at 7.30pm.

The meeting closed at 9.30pm

299.25 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 items of business to be transacted, in accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act 1960.

It was agreed to exclude the press and public.

299.26 To consider staffing matters.
Staffing matters were discussed.