

PARISH OF ABBOTS LEIGH - NOTICE OF MEETING
Abbots Leigh Parish Council
Held at Abbots Leigh Village Hall on Monday 12th December 2022 at 6.00pm

MINUTES

Present: STP, MW, JB, RN, MS & J Smart (Clerk)
Apologies:

1. Declarations of Interest in items on the agenda

None.

2. Previous meetings held on Monday 14th November 2022

The minutes of the meeting held on Monday 14th November 2022, previously circulated, were signed as a true record.

3. Matters arising

MW had replied to Ian McFeet and Steve Livings , but no responses had yet been received.

The new lectern would be delivered on 6th January MS to check hall bookings when delivery was confirmed to ensure that the hall will not be in use. **Action MS.**

4. Planning

Applications:-

22/P/2678/CRA	Barn A, Kingcott Farm Beggar Bush Lane BS8 3TF	Prior approval for the change of use of 1No. existing barn into office accommodation (Use Class E). <i>No comment.</i>
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Approvals/Refusals/Withdrawn:-

22/P/1631/FUL	Hernhill Manor Lane BS8 3RU	Removal of Condition 4 of permission 20/P/1489/FUL, to allow the use of the garage for commercial/business purposes. TBC.
22/P/1157/FUH	43 Church Road BS8 3QU	Proposed single storey extension to the existing detached garage and landscaping works. Approved.
22/P/1699/FUH	4 Blackmoor Road BS8 3RQ	Demolition of existing conservatory, proposed erection of a single storey rear extension, and conversion of attached garage. Enlargement of existing dormer and erection of a detached home office/outbuilding following demolition of existing. Approved.
22/P/0266/FUL	Land to the South of Round Hill Clump Manor Road	Retention of agricultural building. Removal of non-agricultural fixtures and fittings. TBC.
22/P/2030/FUL	Clifton College Sports Club Abbots Leigh Road BS8 3QD	Demolition of existing indoor sports "dome" and replacement with new indoor sports hall and associated toilets and changing facilities. TBC.

22/P/2120/LDE	Tara Manor Lane BS8 3RU	Certificate of Lawfulness for the existing use of land for recreation purposes as part of the garden of the residential property. Refused.
22/P/2346/LDP	19 Dennyview Road BS8 3RD	Certificate of Lawful Development for the proposed erection of a rear extension to existing original garage less than 8m deep, matching height and width of garage. Construction of a detached gazebo to rear and adjacent oil tank. TBC.
22/P/2390/CQA	Atcost Barn Glen Farm Sandy Lane	Prior approval for the change of use from an agricultural barn (Sui Generis Use) to a dwelling (Use Class C3) with operational development consisting of replacement of existing corrugated asbestos roof with metal roof, new timber cladding and insertion of windows and doors. Required and granted.
22/P/2286/MMA	Cowshed Glen Farm Sandy Lane	Minor material amendment to approval 20/P/0684/FUL (Change of use of redundant agricultural building (cow shed) to residential use, demolition of existing agricultural building and construction of new bat house) to allow separation of cowshed from Glen Farm building, changes to internal layout and fenestration, installation of 3No. glazed ridge lights, and construction of a flat roofed canopy to internal courtyard. TBC.
22/P/2291/TPO	Freeway Trust Leigh Court Pill Road	T1 – Ash – Fell. TBC.
19/P/2375/TPO	Orchard Cottage 252 Pill Road BS8 3RA	T1 – Ash – Fell. TBC.
22/P/2584/FUH	The Quest Glen Avenue BS8 3SD	Proposed erection of a side extension, rear extension, creation of a second storey with property wide roof alterations. Installation of new windows, doors, and solar panels with the creation of a new rear patio. TBC.
22/P/2502/FUL	Land between 7 & 9 Church Road	Demolition of existing shed and erection of a 4 bedroom dwelling house with parking and associated works. TBC.
22/P/2655/CQA	Barns B & C Kingcott Farm Beggars Bush Lane BS8 3TF	Prior approval for the change of use of Barn B into 1No. dwelling and Barn C into 4No. dwellings, with operational development including enclosing the open sides of the barn with brickwork and cladding, and adding new openings to create windows and doors. TBC.

Other Planning Matters

RN had attended the online NSC Town & Parish Planning Workshop on 1st December. There had been no update on the PC's suggested settlement boundary. RN would email Claire Courtois about this, to find out if NSC took on board what the PC had suggested. There was also more information about the Local Plan. Chris Nolan spoke about the Enforcement Team (approx. 6 members). The team also carry out discharge of conditions, permitted development etc. The team works to three levels of priorities. The higher the level, the more effort will be put into enforcement.

An attendee of the meeting asked if the same level of scrutiny to retrospective applications were applied to a formal application prior to build. NSC confirmed that there was, and that there could also be a higher cost for retrospective applications.

Talked about pre application advice.

Allotments

Lee Bowering from North Somerset Council had responded to the Parish Council letter outlining its concerns. He confirmed that he had advised that Roots Allotments needed Planning Permission for all aspects of their development, including the parking apart from creating the allotments themselves and the scale of their proposal. NSC had also advised Roots to refrain from undertaking any works on site that may require planning permission in connection with the proposed use of land as allotments until a fuller understanding of the proposed development, and extent of works involved have been fully considered. The residents of Ashgrove Avenue met Roots on Thursday 8th December to discuss their concerns. The Ashgrove Avenue and Home Farm residents had arranged a public meeting in the village hall on Thursday 15th December to update AL residents of what is going on.

The Parish Council confirmed that that it would waive the charge as the meeting was open to all residents.

Wraxall & Failand Neighbourhood Plan – respond in January.

5. Ward Councillor's Report

The NSC Budget was the biggest concern, as there was a £17m gap. There had been suggestions to save money, but not sure what the outcome was going to look like. He was worried about any level of enforcement at all, due to lack of staff. Requested enforcement at Beggar Bush Lane clearway. Compared to other local authorities, NSC Council Tax was so low, that it could not catch up as the Council Tax cap would not allow it.

6. Neighbourhood Plan Implementation

Nothing to report.

7. Financial

i. Approval of Accounts for Payment – December 2022.

The Accounts for Payment for December 2022 had been circulated. Proposed by MW, seconded by STP. Approved. **Action Clerk.**

ii. Community Infrastructure Levy - Nothing to report.

8. Village Matters

i. Police Report - 1 x Vehicle Crime – The Manor Close, 1 x Vehicle Crime – Manor Lane.

ii. Village Hall - STP reported that the scaffold had now been taken down for the VH Chimney. The works had all been completed to a good standard and were inspected as they were carried out. Total costs circa £4k plus scaffold.

MW had spoken to Mick, who was asking a different carpet supplier to the original, as he had been let down. JB – MD had the wood burner going and had said it was very efficient. He should be moving in after Christmas. JB had put up the Christmas decorations and had changed all the light bulbs to LEDs.

For regular AL hall users who had previously received a 20% discount, the PC had agreed to charge £14.00 for the main hall and the kitchen (Art Class, WI, and Herb Group). STP (Art) & Clerk (WI and Herb Group) to write to these users. JB the PC needed to look at charges for 2023-2024, for an increase in April. **Action STP/Clerk.**

iii. Former Skittle Alley - Rent review would need to be looked at in January for implementation in March.

iv. Traffic Issues & Footpaths - Traffic Survey Report - MS reported on this. The PC had noted the comments that had been received from the Civic Society, supplied by MS, and would respond to this. MW stated that the PC would approach NSC with regard repainting slow signs, white side lines and hatchings, and ask them to consider this. STP to draft a letter. **Action STP.**

MS suggested the PC write to the Civic Society and Henry Kenyon with a formal response with regard to a Community Speed Watch Scheme. A group of people would need to volunteer and then be trained by the Police. RN suggested that a light up 'slow down' speed sign would be useful. MS suggested that something go in The Link

to explain to residents what was being considered. No response from Centregreat for the long outstanding request to install a replacement streetlight at C1 Manor Road. **Action Clerk.**

- v. Verges - MS reported that the Verges Group would not be continuing to cut the verges.
- vi. Playing Fields & Events - STP would chase up the play equipment that was on order with GB Sport & Leisure. **Action STP.**
- vii. Abbots Pool - STP reported that Jason Cox had said about the possibility of using posts for the installation of a handrail, rather than using the wall. **Action STP.**
- viii. Civic Society - Nothing to report. A meeting would be held at the end of this week.

9. Communications

Clerk to ensure planning information was sent to The Link following each meeting. **Action Clerk.**

10. Clerk's Report

Clerk to investigate the outstanding bill for BT plc addressed to Abbots Leigh Church of England Church and addressed to the Village Hall. **Action Clerk.**

DRAFT