

**PARISH OF ABBOTS LEIGH - NOTICE OF MEETING**  
**Abbots Leigh Parish Council**  
**Held at Abbots Leigh Village Hall on Monday 14<sup>th</sup> November 2022 at 7.30pm**

**MINUTES**

**Present:** Cllrs Talbot-Ponsonby, Walker, Butler, Narracott, Stewart, Ward Cllr Davies & J Smart (Clerk)

**Apologies:** None.

Charles Alison (Ashgrove Avenue), Annie Elkins (Glen Avenue) and Cat Abel were present.

1. Declarations of Interest in items on the agenda

None.

2. Previous meetings held on Monday 10<sup>th</sup> October 2022

The minutes of the meeting held on Monday 10<sup>th</sup> October 2022, previously circulated, were signed as a true record.

3. Matters arising

None.

4. Planning

**Applications:-**

<b>22/P/2346/LDP</b>	<b>19 Dennyview Road BS8 3RD</b>	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. <b><i>No objections, subject to the property being maintained as a single property.</i></b>
<b>22/P/2390/CQA</b>	<b>Atcost Barn Glen Farm Sandy Lane</b>	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. <b><i>NSC Planning Officers should ensure they take onboard the policies in the now adopted Neighbourhood Plan. Also, since this application is three years on from the last, they should conduct a full ecological survey.</i></b>
<b>22/P/2286/MMA</b>	<b>Cowshed Glen Farm Sandy Lane</b>	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. <b><i>Object on the grounds that the rooflights would impact on the wildlife. Councillors request that the applicant rerun a wildlife (including bat) survey to judge the impact of the light emitting from the proposed rooflights.</i></b>
<b>22/P/2291/TPO</b>	<b>Freeway Trust Leigh Court Pill Road</b>	T1 – Ash – Fell. <b><i>NSC Tree Officer to decide.</i></b>

19/P/2375/TPO	Orchard Cottage 252 Pill Road BS8 3RA	T1 – Ash – Fell. <i>NSC Tree Officer to decide.</i>
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. <i>No objections in principle, but DD suggested the applicant's architect check that he/she can justify to the NSC Planning Officer, why the size of the proposal was over 50% in the Green Belt.</i>
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. <i>Councillors objected to this proposal on the grounds of overdevelopment of the site and that it would have a detrimental effect on the surrounding properties. The PC understands that there is a covenant from the Leigh Lodge property to state the land could not be built on. There would also be an adverse effect on the traffic in Church Road.</i>
22/P/2655/CQA	Barns B & C Kingcott Farm Beggar 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. <i>Councillors objected on the grounds of unsustainability in this area. RN to comment.</i>

**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. <i>TBC.</i>
22/P/1532/FUH	Acres Holt Valley Road Leigh Woods, BS8 3PZ	Erection of greenhouse. <i>Approved.</i>
22/P/1617/FUH	Priory Gardens Harris Lane BS8 3QX	Conversion of existing attached garage to living area with wheelchair access, and erection of a new detached garage. <i>Withdrawn.</i>
22/P/1157/FUH	43 Church Road BS8 3QU	Proposed single storey extension to the existing detached garage and landscaping works. <i>TBC.</i>
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. <i>TBC.</i>
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. <i>TBC.</i>
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. <i>TBC.</i>
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. <i>TBC.</i>

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## Other Planning Matters

STP Reported that he had written to the head of planning at North Somerset Council and the Wills Estate outlining the concerns of the Parish Council. The concerns were the extent of the parking that would need to be provided, the traffic generated and the scale of the project with its impact on the openness of the Green Belt. At the North Somerset Executive Engagement Session in Nailsea on 12<sup>th</sup> November, the issue was raised with the Executive Member for Placemaking and Economy and also the Chairman of the Planning and Regulatory Committee. The developers are maintaining that they do not need planning permission for creating allotments and are continuing to promote the site as opening in March 2023. **Action STP** to liaise with North Somerset Planners to try to ensure that a Pre App response is sent before work starts on site

### 5. Ward Councillor's Report

The budget gap for 2023/24 would be more than £17m. The implication was that there would not be much money for local government. Town & Parish Councils may be able to increase precept by 3%. Cuts to NSC services would be inevitable.

Railway – the DCO should be signed off sometime this month. MetroWest would then have to submit the final business case to get the funding that was promised to fill the difference. The business case would require tenders, and only then would it go out to engineering companies. This would all depend on how important the scheme was thought to be.

First Bus still had a shortage of bus drivers, so services had been a problem.

### 6. Neighbourhood Plan Implementation

Nothing to report.

### 7. Financial

- i. Approval of Accounts for Payment – November 2022 - MW proposed, STP seconded. Approved.
- ii. NALC National Salary Award 2022-2023 - The Clerk had circulated the NALC National Salary Award.
- iii. Community Infrastructure Levy - This funding had paid for the new benches and play equipment. More picnic benches need to be considered.

### 8. Village Matters

- i. Police Report - Crime figures for September 2022 – Ashgrove Avenue = 1 x criminal damage and arson, Harris Lane = 1 x violence & sexual offences, Dennyview Road = 1 x vehicle crime, 1 x violence & sexual offences, Church Road = 1 x burglary, Manor Road = 1 x other crime, Lime Tree Grove = 1 x vehicle crime.
- ii. Village Hall - A public meeting was held with approx. 45 attendees. Presentations were given by STP, MW & MS. All these presentations were now on the village website. The overwhelming response from the meeting was very positive, and that the PC had managed the flat refurbishment very well and had sought best value for money. A further letter had been received from Ian McFeat, and MW had drafted a response and would circulate to all members prior to responding. **Action MW.**

STP reported that the village hall chimney stack was in a very bad state of repair and needed repointing. Photographs of the damage were shown. Tony Shipp had suggested it would take a week for two people to finish the works. The flashings were generally in good condition. MW stated that at present the costs would not be more than £4k, and the work would need to be carried out urgently. Agreed.

JB would be putting up the Christmas decorations on 1<sup>st</sup> December.

Murray Stewart had circulated a note on behalf of Di Stewart reporting on grant that she had obtained to enable the PC to purchase a new lectern and microphones for the village hall. WERN (West of England Rural Network) who had run the Tea & Tech sessions, had offered to fund this. The Parish Council expressed its thanks to Di Stewart for having secured this grant. STP asked if Di could enquire if rechargeable microphones, or alternatively a more flexible microphone that could be passed around the room were available. It was agreed that, if necessary,

the Parish council would pay for a lapel microphone to be included in the order to replace the one that had been stolen a few years ago. **Action MS.** Following this, the Clerk would order and arrange payment, then recoup from WERN. **Action JS.**

- iii. Former Skittle Alley - Nothing to report.
- iv. Traffic Issues & Footpaths - Agenda the Traffic Survey for December 2022. STP suggested the Civic Society encourage a Community Speedwatch.
- v. RN asked for it to be noted that the capping around base of the phone box was loose.
- vi. Verges - David Smith had cut the verges, and Kevin Weeks had cut the verge below the church.
- vii. Playing Fields & Event - The bonfire party had been a success, with 198 children and 290 adults had attended. Clerk to send note about request for low noise fireworks to STP. The bonfire patch had been cleared and resewn by STP and Drew. A branch had fallen from one of the trees, and STP was in touch with Jason Cox about this.
- viii. Abbots Pool - Jason Cox was considering if he could put some posts on the other side of the path to attach a rope handrail, rather than attach it to the wall.
- ix.. Civic Society

#### 9. Communications

STP had attended a meeting of Parish Councillors with the NSC Executive Members. Interesting to hear what they had to say. STP had talked about Airbnb conversions and the proposed allotments.

A letter had been received from Steve Livings, and MW had drafted a response which he would circulate prior to responding.

#### 10. Clerk's Report

NSC had confirmed that should next year's election be contested, it would cost the Parish Council £1,332.00.

Request from 8 Church Road for the hedge to be cut down. Clerk to ask Kevin Weeks to do this to a height of 6ft. **Action Clerk.**