

**PARISH OF ABBOTS LEIGH - NOTICE OF MEETING**  
**Abbots Leigh Parish Council**  
**Held at Abbots Leigh Village Hall on Monday 9<sup>th</sup> January 2023 at 7.30pm**

**MINUTES**

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

1. Declarations of Interest in items on the agenda

None.

2. Previous meetings held on Monday 12<sup>th</sup> December 2022

The minutes of the meeting held on Monday 12<sup>th</sup> December 2022, previously circulated, were signed as a true record.

**Action Clerk.**

3. Matters arising

STP thanked MS for arranging for the supply, delivery and installation of the new lectern and two new microphones.

4. Planning

**Applications:-**

<b>22/P/2777/FUL &amp; 22/P/2778/LBC</b>	<b>Stable Block Leigh Court BS8 3RL</b>	New landscaping within courtyard of stable block including installation of statue, new wall mounted name plates, erection of freestanding arched sign to entrance of courtyard.  Plus Listed Building consent.  <i>No comments.</i>
<b>22/P/2928/EA1</b>	<b>Land to the South of Haberfield Park Farm Pill Road BS8 3RE</b>	Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted with an application for the proposed installation of a solar farm including solar panels, inverter cabins, associated infrastructure and landscaping works. THIS IS NOT A PLANNING APPLICATION.  <i>Recommend the requirement for an Environmental Impact Assessment.</i>
<b>22/P/3014/AOC</b>	<b>Orchard Lodge Manor Road BS8 3RS</b>	Discharge of Condition No. 8 (Landscape Plan) on application 21/P/0425/FUL.  <i>No comments.</i>

**Approvals/Refusals/Withdrawn:-**

<b>22/P/2678/CRA</b>	<b>Barn A, Kingcott Farm Begger Bush Lane BS8 3TF</b>	Prior approval for the change of use of 1No. existing barn into office accommodation (Use Class E). <b>TBC.</b>
<b>22/P/1631/FUL</b>	<b>Hernhill Manor Lane BS8 3RU</b>	Removal of Condition 4 of permission 20/P/1489/FUL, to allow the use of the garage for commercial/business purposes. <b>TBC.</b>

<b>22/P/0266/FUL</b>	<b>Land to the South of Round Hill Clump Manor Road</b>	Retention of agricultural building. Removal of non-agricultural fixtures and fittings. <b>TBC.</b>
<b>22/P/2030/FUL</b>	<b>Clifton College Sports Club Abbots Leigh Road BS8 3QD</b>	Demolition of existing indoor sports “dome” and replacement with new indoor sports hall and associated toilets and changing facilities. <b>TBC.</b>
<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>TBC.</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>TBC.</b>
<b>22/P/2291/TPO</b>	<b>Freeway Trust Leigh Court Pill Road</b>	T1 – Ash – Fell. <b>TBC.</b>
<b>19/P/2375/TPO</b>	<b>Orchard Cottage 252 Pill Road BS8 3RA</b>	T1 – Ash – Fell. <b>TBC.</b>
<b>22/P/2584/FUH</b>	<b>The Quest Glen Avenue BS8 3SD</b>	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. <b>TBC.</b>
<b>22/P/2502/FUL</b>	<b>Land between 7 &amp; 9 Church Road</b>	Demolition of existing shed and erection of a 4 bedroom dwelling house with parking and associated works. <b>TBC.</b>
<b>22/P/2655/CQA</b>	<b>Barns B &amp; C Kingcott Farm Beggar Bush Lane BS8 3TF</b>	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. <b>TBC.</b>

#### **Other Planning Matters**

Allotments - A public meeting had been held and attended by approx. 70 Abbots Leigh residents. The general feeling was that there were a lot of concerns about the effect of the allotment facility, particularly (i) about the scale of the proposed development, (ii) the serious impact of the loss of the semi-improved diverse permanent pasture / grass meadow and the part that grazing cattle play in the wider local ecosystem, (iii) Roots are already taking payment from customers, with a planned launch date of March 2023, when permissions have not yet been applied for, let alone granted, (iv) the amount of parking needed to serve 700 allotments and the effect on the traffic using the junction of the Forestry England access road, (v) the large number of lorry movements needed to import the soil/compost to prepare the plots for their ‘No-Dig’ system.

DD reported that Roots Allotments had contacted him and they would soon be submitting a planning application to North Somerset Council.

#### 5. Ward Councillor’s Report

The new Government funding for NSC was now more than initially thought.

6. Neighbourhood Plan Implementation

Nothing to report.

7. Wraxall & Failand Neighbourhood Plan

DD suggested that the only response required from the PC would be that it would be inappropriate to allow Airbnb development in the Green Belt.

8. Financial

- i. Budget & Precept Request 2023-24 - The Clerk had circulated the first draft budget to all members. MW & Clerk to meet to discuss budget for 2023-24 and the increase in rent for The Fit Tank. Following discussion, all agreed to keep the Precept Request the same as last year at £31,550.00. **Action Clerk/MW/STP.**
- ii. Approval of Accounts for Payment – January 2023 - MW proposed, STP seconded. Approved. **Action STP.**
- iii. Community Infrastructure Levy - Nothing to report.

9. Village Matters

- i. Police Report - November 2022 crime figures – Leigh Court – 1 x Public Order Offence, 1 x Violence & Sexual Behaviour. Haberfield Hill x 1 x Vehicle Crime, 1 x Public Order Offence.
- ii. Village Hall - Mick Dillon had been instructed on how to use the new lectern and microphone equipment. A supply of spare batteries were required. **Action Clerk.** The residents of No. 8 had been complaining about the village hall hedge. Clerk to remind Kevin Weeks to attend and cut down to 6'. JB asked about increasing village hall hiring charges. MW suggested a winter surcharge for the heaters. STP thought this too complicated and suggested a flat increase for all hire charges. Agreed to a nominal increase by £1 per hour per booking from April 2023. **Action STP/JB/Clerk.** Mick concerned about the JB room being left in a mess following party bookings. Mick wants to rebuild the fence that had been knocked down. £200 was agreed for this repair. The large arched window was still letting in water. JB may have discovered where this was coming from (metal bracket). **Action STP.**
- iii. Former Skittle Alley - MW and Clerk to meet to discuss rental price increase for The Fit Tank. **Action MW/Clerk.**
- iv. Traffic Issues & Footpaths - MW circulated draft letters to send to Mr Kenyon and to the Civic Society as a formal response from the Parish Council to requests for traffic calming measures. STP had written to Liam Abercrombie, Phil Bush and David Bailey (NSC) regarding altering the white lining when it was due to be repainted.
- v. Verges - Nothing to report.
- vi. Playing Fields & Event - The new play equipment should be installed in the next few weeks.
- vii. Abbots Pool - The volunteer group would like the rope to be fixed to the wall. John Flannigan (NSC) had said that he didn't foresee a problem with the rope handrail as proposed going ahead **Action STP.**
- viii. Civic Society - Nothing to report.

10. Communications

Nothing to report.

11. Clerk's Report

Confirmation received that the replacement streetlight in Manor Road should be fitted during week commencing 23<sup>rd</sup> January.

NSC Active Travel Consultation

The PC would investigate and respond to this following the February meeting.