

PARISH OF ABBOTS LEIGH - NOTICE OF MEETING
Abbots Leigh Parish Council
Held at Abbots Leigh Village Hall on Monday 13th March 2023 at 7.30pm

MINUTES

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

1. Declarations of Interest in items on the agenda

None.

2. Previous meeting held on Monday 13th February 2023

The minutes of the meeting held on Monday 13th February 2023, previously circulated, were signed as a true record.
Action Clerk.

3. Matters arising

None.

4. Planning

Applications:-

23/P/0009/FUL	Atcost Barn Glen Farm Sandy Lane	Demolition of existing building and erection of 1No. dwelling. <i>No comments. If within Green Belt rules.</i>
23/P/0171/FUH	The Paddocks Manor Lane BS8 3RU	Proposed erection of a single storey rear extension and internal structural alterations. <i>No objections.</i>
23/P/0321/LDP	3 Ashgrove Avenue BS8 3QE	Certificate of lawful development for the proposed erection of a single storey rear extension. <i>Councillors would request that the Planning Officer investigates the drainage system serving the properties in Ashgrove Avenue, as there is a problem with the septic tank shared by three of the properties.</i>
23/P/0292/NMA	Orchard Lodge Manor Road BS8 3RS	Non material amendment to application 21/P/0425/FUL (Change of use of existing agricultural land to residential curtilage, demolition of existing dwelling, annexe, stable block, shed and oil tank store and erection of a dwelling and detached annexe) to allow Alterations to landscaping associated with the slight repositioning of the car parking spaces. <i>No comments.</i>
23/P/0438/FUL	Orchard Cottage 252 Pill Road BS8 3RA	External alterations to doors/fenestration to the south-east elevation of the building. Construction of additional hardstanding to the south-east of the building. <i>No objections.</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Approvals/Refusals/Withdrawn:-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. TBC.
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/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/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. Approved.
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/2777/FUL & 22/P/2778/LBC	Stable Block Leigh Court BS8 3RL	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. Approved.
22/P/3014/AOC	Orchard Lodge Manor Road BS8 3RS	Discharge of Condition No. 8 (Landscape Plan) on application 21/P/0425/FUL. TBC.
23/P/0192/LDP	Land off Abbots Leigh Road BS8 3QB	Use as an allotment in agricultural use with ancillary parking; and the laying of the matting for access and parking. TBC.
23/P/0194/LDP	Land off Abbots Leigh Road BS8 3QB	Certificate of Lawful Development for the creation of allotments on existing agricultural land alongside hard standing for up to 80 car parking spaces. TBC.

Other Planning Matters

STP reported on the Roots Allotments meeting, which was attended by over 100 people. There had been over 250 comments on the NSC Planning website, to the Certificate of Lawful development Applications, mostly opposing the proposal. Liam Fox had visited the group and discussed the issue. He had now written to Jo Walker, NSC Chief Executive, stating that he felt that it should be subject the scrutiny of a full planning application. DD had spoken to Charles Cooksley, the Planning Officer for the case, who was now waiting for the Lawyers to respond to him regarding case law.

PS Renewables had held a meeting at the Village Hall to present on the proposed solar farm on the A369, to which only 30 people attended. STP had met with Michael Michaels (local landowner) –The planning application would be submitted in a couple of months.

STP had been advised that there was a problem with the septic tank effluent from the Nursing Home discharging untreated into the adjacent field, and had been asked to find out more. **Action STP**

5. Ward Councillor's Report

DD reported that X4 buses would be changing from every 30 minutes to every 20 minutes from 3rd April. A369 proposed bus lane at Easton in Gordano – DD reported to NSC that if traffic exiting Portbury Lane turned right, it would relieve a lot of congestion.

Demand responsive transport – DD was waiting for a response to his questions.

6. Neighbourhood Plan Implementation

MS reported that the next meeting would be held on Wednesday 15th March.

7. Financial

i. Approval of Accounts for Payment – March 2023.

The Accounts for Payment for March 2023 had been circulated by the Clerk. STP proposed approval, JB seconded. **Action Clerk.**

ii. Community Infrastructure Levy - The total CIL was £11,172.54. The new play equipment cost £5,191.85 plus VAT. The NSC Grant was for £2,138.00, and the PC and Civic Society contributions were £1,526.92 each. The balance of CIL as at March 2023 is £9,645.61.

8. Village Matters

i. Police Report - Report for January 2023 – Manor Lane = 1 x Burglary; Church Road = 2 x Criminal Damage & Arson, 1 x Violence & Sexual Offences.

ii. Village Hall - STP stated there had been confusion over whether the Civic Society paid for the use of the Village Hall. Historically the CS had always paid and settled up at the end of each year. Debbie Nelmes had thought that the CS did not pay for use of the hall, but STP had confirmed that this was not the case. STP would write to the CS to confirm what the policy was for its bookings and payments by Thursday. **Action STP/Clerk.**

JB had produced notes on how to use the audio and projection system in the village hall. Following discussion, there were more items to add to the instructions. Following amendment, a copy would be laminated and put on the wall of the hall. **Action STP/JB.**

iii. Former Skittle Alley - The annual rent for The Fit Tank had now increased by £800 to £4,800 per year.

iv. Traffic Issues & Footpaths - STP reported that a resident had shown interest in starting a 'Community Speed Watch', and that he would be meeting with him on Wednesday to discuss it further. The Parish Council would be very supportive of this. **Action STP.**

v. Verges - STP to write to the NS Highway Licensing Team at North Somerset council with regards to getting a formal license for the Wildlife Group to mow the patch by Poundbatch Farm. **Action STP.**

vi. Playing Fields & Events - Kevin Weekes to cut the hedge and start cutting the grass again next week. The willow tree overhanging the basketball net needs to be cut. The PC would have to put in a planning application for a TPO. **Action Clerk.**

vii. Abbots Pool - A lot of trees had been cut down due to Ash Dieback, which had made quite a mess. STP would speak to John Flannigan about the handrail. **Action STP.**

viii. Civic Society - MS reported the next meeting would be held this week.

9. Communications

STP reported that Martin Walker (Pill Road) may be able to continue with the distribution of The Link. STP had offered to help him if necessary.

Ros Delaney may be prepared to edit The Link, and STP would be meeting with her on Wednesday. **Action STP.**

10. Clerk's Report

Town & Parish Forum – Demand Responsive Transport & Bus Services - This would be held on 21st & 22nd March (MS Teams meetings) and would focus on North Somerset's Bus Service Improvement Plan (BSIP).

Next Parish Council meeting would be held on Monday 17th March 2023.

The Annual Meeting of the Parish Council would be held on Wednesday 17th May 2023.

Nominations for Parish Councillors for the forthcoming term need to be submitted to North Somerset Council by 4th April 2023. Nomination papers were available from the Clerk or online at NSC.