

**PARISH OF ABBOTS LEIGH**  
**Meeting of Abbots Leigh Parish Council**  
Held in the John Butler Room of the Village Hall, Church Road  
**Monday 18<sup>th</sup> September 2023 at 7.30 pm**

**MINUTES**

**Present:** Cllrs Talbot-Ponsonby, Das, Delany, Ho Marris, Walker

**Apologies:** J Smart (Clerk)

1. Declarations of Interest in items on the agenda

None.

2. Minutes of the previous meeting held on Monday 14<sup>th</sup> August 2023

The minutes of the meeting held on Monday 14<sup>th</sup> August, previously circulated, were signed as a true record. **Action Clerk.**

3. Matters arising

None.

4. Planning

**Applications: -**

<b>23/P/1638/TPO</b>	<b>45 Church Road</b>	Copper Beech – Reduce crown at the top by up to 4 metres, reduce sides by up to 3 metres. <b>No comment.</b>
<b>23/P/1688/AOC</b>	<b>Clifton College Sports Club Abbots Leigh Road</b>	Request to discharge condition numbers 6 (construction management development), 7 (lighting scheme), 10 (extractor flues), 12 (BRE 365), 13 (water drainage details), 14 (external building materials) from application 22/P/2030/FUL. <b>No comment.</b>
<b>23/P/1826/AOC</b>	<b>Clifton College Sports Club Abbots Leigh Road</b>	Request to discharge condition number 121 (environmental protection – noise) on application 22/P/2030/FUL. <b>No comment.</b>
<b>23/P/1828/LDP</b>	<b>Land off Abbots Leigh Road</b>	Certificate of Lawful Development for the proposed use of the land as allotments. <b>OBJECT.</b> The application should be refused on the grounds of insufficient information on how the site will actually be developed. The application relates to only half of Roots’ leased land and the applicants plainly intend to develop the entire site as shown by their previous applications and the fact that the applicants have repeatedly stated that they already have over 600 customers already signed up to the patches. They are contractually committed to providing the above mentioned activities and facilities including parking. Roots have failed to file any supporting information on the number of patches they intend to create on this part of the land nor of any infrastructure. Any works to create allotments for hundreds of customers will require operational development which should be subject to a full planning application. There is no alternative parking on the site. The vast majority of the users of the site will be travelling from Bristol and will inevitably be coming by car. These allotments are not being developed for the benefit of the residents of Abbots Leigh or the immediate local community.

		<p>The applicants have made known and announced that they have presold over 600 patches on their land on the basis of payment by their subscribers of a club subscription annual and monthly fee. That subscription fee includes inter alia free car parking, workshops, picnic areas, communal meeting places and cycle parking. The application does not provide any detail as to the extent of these activities and facilities or how they are to be delivered. On the face of it they are plainly not agricultural uses. The description by Roots of their patches as “allotments” is not in accordance with the Allotment Acts nor are the Roots’ patches subject to the provisions or any protection under the Allotment Acts. The description is misleading. But however, the patches are described, Roots’ commercial leisure business does not amount to agricultural use and the permitted development application should also be refused on that ground.</p> <p>Significantly, the private road which is planned to be used by Roots as their access road leads to Forestry England’s Leigh Woods 130 space car park, which is regularly filled to capacity. The access road is only 4.25 metres wide at the junction with the very busy A369 major Road and is not wide enough for two cars to pass. The access is also opposite the busy entrance to Clifton College Sports grounds. Any objections by Forestry England and Clifton College Sports should be taken into account.</p> <p>The proposed development should be subject to a full planning application so that all the implications can be fully considered.</p>
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**Approvals/Refusals/Withdrawn: -**

<b>23/P/1442/FUL</b>	<b>Land South of Staddlestone House Sandy Lane</b>	Proposed change of use of land from domestic use to mixed domestic and agricultural. Erection of mixed agricultural and domestic (garage) building with associated works. <b>TBC.</b>
<b>23/P/0730/FUL</b>	<b>School House St Katherine’s School Pill Road</b>	Proposed change of use from existing on-site residential staff accommodation to an office and a meeting room for school staff use, works to include:- replacement of existing sliding doors and existing external door/screen to be remodelled to create a fire exit on the Southwest elevation. <b>Approved.</b>
<b>23/P/0812/FUL</b>	<b>Land to the rear of The Gables Ashgrove Avenue Abbots Leigh Road</b>	Proposed conversion of an existing large double garage into a 1.5 storey, 2No. bedroom detached dwelling with existing vehicular access from Abbots Leigh Road. <b>TBC.</b>
<b>23/P/1464/FUH</b>	<b>Stokeleigh Cottage Manor Road</b>	Proposed loft conversion and installation of 1No. dormer at the north elevation. <b>TBC.</b>
<b>23/P/1525/FUH</b>	<b>67 Church Road Abbots Leigh</b>	Proposed infill of existing basement level courtyard and erection of a single storey extension above. <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>23/P/0194/LDP</b>	<b>Land off Abbots Leigh Road BS8 3QB</b>	Certificate of Lawful Development for the creation of allotments on existing agricultural land alongside hard standing for up to 80 car parking spaces. <b>Refused.</b>

<b>23/P/1061/FUL</b>	<b>Land to South of Haberfield Park Farm Pill Road</b>	Installation of ground mounted solar to export up to 5MW (AC) electricity, comprising photo voltaic (PV) panels and associated infrastructure and works (2No. inverter/transformer cabins, 2No. sub-station cabins, 1No. control room, access tracks, gates, fencing, CCT, electrical connections/cables and landscaping/bio-diversity enhancements. <b>TBC.</b>
<b>23/P/1080/TPO</b>	<b>Abbots Leigh Cricket Club Abbots Leigh Road BS8 3QD</b>	T3 – Ash: Fell, T4 – Ash: Fell (ADB), T11 – Beech: remove limb with split in it over hanging path and crown raise by up to 4m. T12 – Ash: Fell (ADB), T14 – Ash: monolith to 5m due to ADB. T16 – Ash – Fell (ADB), T17 – Ash: Fell (unbalanced crown). G1 – Mixed woodland: crown raise to 3m along track, G4 – two small Ash and one small Sycamore – Fell. <b>Approved.</b>

#### Other Planning Matters

It was agreed that if further advice was required for certain planning applications, then two local architects who live in the village who had offered to help should be asked.

#### 5. Ward Councillor’s Report

The Corporate Plan and Budget Engagement had been produced by NSC . It would cover the next four years. The Council is asking for comments regarding support for initiatives the Council is involved with. Several road show events are planned. People are being encouraged to respond.

JHM described a proposal by NSC for parishes whereby perhaps could work together to pay for a Community Response Officer. The cost would be approx. £40k for the employment of a full-time officer. It was agreed to discuss the proposal further when more details were available.

#### 6. Neighbourhood Plan Implementation

Nothing to report.

#### 7. Financial

##### i. Approval of Accounts for Payment for September 2023

MW proposed approval of the accounts for payment for September 2023, seconded by STP. Agreed. **Action Clerk.**

##### ii. Limited Assurance Review – External Auditor’s Report and Certificate 2022/23

Noted and signed off by All. **Action Clerk.**

##### iii. Community Infrastructure Levy

Nothing to report.

#### 10. Village Matters

##### i. Police Report - None available.

##### ii. Village Hall - The cause of the leak around the large window was still to be investigated. **Action STP.** Separate door codes should be advised for individual bookings. Currently there is a generic code which is widely known. New codes for to be issued to hirers and parish councillors before the existing one is removed. STP to liaise with caretaker **Action STP**

In response to a written request by the Civic Society dated 27th August for the Parish Council to consider allowing the Civic Society a 50% discount on the hire charges for the Village Hall for village events. This was discussed and it was agreed that the current arrangement regarding charges to the CS for booking the hall should remain or the time being, but it should be reviewed on a regular basis. Ie - For all Civic Society events,

where there is a charge for entry, the cost of the Village Hall hire should be covered by those charges and therefore should be paid. It was also agreed that the PC would waive the charges for the Civic Society AGM, and should the CS want to use the meeting room for committee meetings those charges could be waived as well.

- iii. Former Skittle Alley - Nothing to report.
- iv. Traffic Issues & Footpaths - KD presented a detailed and informative update on traffic issues. A SID sign can be borrowed from Pill & EIG PC and could be installed soon.

Concern was expressed that NS Council had not properly advertised the A369 overnight road at Beggar Bush Lane for two weeks. This was causing huge problems as people were trying to divert along the single track Manor Road and weir Lane. **Action KD and JMH to try to get NS to take action.**

KD suggested that the PC should investigate traffic calming measures along Manor Road/Weir Lane. STP said that attempts had been made in the past and would retrieve the correspondence should there be any of those initiatives that could be resurrected. **Action STP**

STP reported that the infill section of footway adjacent to St Katherine's school had been carried out, funded 50% each by Pill & EIG and AL PCs.

- v. Verges - David Smith should be instructed to cut the A 369 wide verge between the quarry below Home Farm Road and the Forestry England Leigh Woods access Road; Manor Road on the long straight as far as the corner with Weir Lane; Manor Lane taking care to cut only on the opposite side to the house; A369 Pill Road verge between the George and Harris Lane; A369 Pill Road between Blackmoor Road and the start of the Houses as it approaches the turning to Pill.

Kevin Weekes should be instructed to strim and clear away two sections of verge outside the Church; the bank with sapling trees leading down the small lane towards 39 to 43 Church Road and the verge with some white stones in it outside Muir Avon, 37 Church Road. He should also be instructed to strim the verge against the wall at the layby on the A369 at Poundbatch farm. **Action STP to advise Clerk.**

The field hedge on Manor Road opposite the Nursing Home is getting overgrown. STP advised that the field owner (Anette Jardine) gets it cut every year, but he would confirm with her that it will be in hand. **Action STP.**

Litter It was agreed that in order to help volunteer in litter picking the Parish Council should purchase some bag hoops. **Action STP/Clerk.**

- vi. Playing Fields & Events - A dog poo bag dispenser had been ordered for the OSF.
- vii. Abbots Pool – Nothing to report.
- viii. Civic Society - It was agreed to contact the CS to update them about traffic issues and the uplighter in the tree at the entrance to Church Road **Action RD.**

## 11. Communications

Nothing to report.

## 12. Clerk's Report

In Julie's absence due to covid, STP confirmed to the councillors that JS had given advance notice that she would be leaving at the end of the year as she was moving out of the area. JS has also been both Manager of the Resource Centre in Pill and Clerk to P&EIG PC. She had been Clerk for 8 years and will be sorely missed. All agreed her help and expertise would be greatly missed. It was agreed that the PC should work with Pill & EIG Parish Council and Julie to develop joint job descriptions and that they should be advertised together. **Action STP.**

## 13. Any Other Business

- i. Equality Policy

JHM and STP advised that there had been an issue in Pill & EIG PC with Equality issues, and that they had met with the Chair of Pill & EiG Parish Council. They are carrying out a review of their Equality policy and it was agreed that ALPC should have such a policy, and that the PC should review all its policies. **Action All.**