

PARISH OF ABBOTS LEIGH
Meeting of Abbots Leigh Parish Council
Held in the John Butler Room of the Village Hall, Church Road
Monday 14th August 2023 at 7.30 pm

MINUTES

Present: Cllrs Talbot-Ponsonby, Das, Delany, Ho Marris, Walker & J Smart (Clerk)

Apologies: None

1. Declarations of Interest in items on the agenda

None.

2. Minutes of the previous meeting held on Monday 3rd July 2023

The minutes of the meeting held on Monday 3rd July 2023, previously circulated were signed as a true record. **Action Clerk.**

3. Matters arising

None.

4. Planning

Applications:-

23/P/1442/FUL	Land South of Staddlestone House Sandy Lane	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. OBJECT. Overdevelopment in the Green Belt and within the site. The very large building on rising ground would have a detrimental impact on neighbouring properties in Knightcott Road. Is this a valid application as no red line has been shown. There were plenty of outbuildings already within the site that could be used for the type of storage.
23/P/0730/FUL	School House St Katherine's School Pill Road	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 south-west elevation. No objections.
23/P/0812/FUL	Land to the rear of The Gables Ashgrove Avenue Abbots Leigh Road	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. OBJECT. Reiterate previous comments. This would set a precedent for converting a garage into a dwelling within the Green Belt.
23/P/1464/FUH	Stokeleigh Cottage Manor Road	Proposed loft conversion and installation of 1No. dormer at the north elevation. No objection in principle, but the NSC Planning Officer should consider whether the proposal breaches the 50% rule.
23/P/1525/FUH	67 Church Road Abbots Leigh	Proposed infill of existing basement level courtyard and erection of a single storey extension above. No comment.

Approvals/Refusals/Withdrawn:-

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. 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. Approved.
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.
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.
23/P/0916/AOC	Orchard Lodge Manor Road BS8 3RS	Request to discharge condition 7 (external lighting scheme) from application number 21/P/0425/FUL. Approved.
23/P/1058/NMA	Atcost Barn Glen Farm Sandy Lane	Non-material amendment to prior approval 22/P/2390/CQA (change of use from an agricultural barn (sui generis use) to a dwelling (use class C3), operational development consisting of replacement of existing corrugated asbestos roof with metal roof, new timber cladding and insertion of windows and doors) to allow the reorganisation of fenestration and door openings and rebuilding of the walls within the retained concrete frame; inclusion of roof lights; replacement of external timber cladding with natural stone and timber. Approved.
23/P/1061/FUL	Land to South of Haberfield Park Farm Pill Road	<p>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.)</p> <p>Following consideration, Councillors had no objections in principle to the proposal, but would request confirmation from the applicant of the following:-</p> <ol style="list-style-type: none"> 1. Confirm or condition a full 15m root protection zone, within which there will be no trenching, no substantial compaction of the ground and no water drainage, along the boundary next to the woodland area. The Ecological Impact Assessment stipulates a 15m buffer zone, but other documents of the application and plans show 2 different zones - one at 4.2m and one at 15m. Please clarify. 2. Carry out mitigation planting of trees/hedgerow (both on site and off), against visual impact of the panels as well as for improving the bio-diversity gain. 3. That the exit point of the power export cable would not cut through the Markham Brook woodland.

		<p>4. That the continuing agricultural status of the land would remain when the lease comes to an end.</p> <p>TBC.</p>
23/P/1080/TPO	Abbots Leigh Cricket Club Abbots Leigh Road BS8 3QD	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. NSC Tree Officer to make decision.
23/P/1230/TRCA	Stable Block Leigh Court Pill Road BS8 3RL	Trim back various branches overhanging the roof. Approved.

Other Planning Matters

Roots Allotments – JHM reported on this. The first hearing was last month, but following this NSC decided to defer a decision as there was not enough information. Roots responded with further information on planned events. Legal Advice had been obtained from Trowers and Hamlin, based in Exeter. Some residents had instructed them to review the opinion of the NSC Officers. There were a number of legal grounds why the application was wrong. Residents had now submitted this to NSC Planning Department today, and the hearing would take place on Wednesday.

5. Ward Councillor’s Report

As above.

6. Neighbourhood Plan Implementation

Nothing to report.

7. Financial

- i. Approval of Accounts for Payment for July & August 2023

STP proposed approval of The Accounts for Payment for July & August 2023, seconded by MW. Agreed. **Action Clerk.**

- ii. Community Infrastructure Levy - Nothing to report.

8. Village Matters

- i. Police Report - June 2023 – Ashgrove Avenue = 1 x Burglary; The Manor Close = 1 x Theft; Manor Lane = 1 x Burglary; Glen Avenue = 2 x Anti-Social Behaviour.
- ii. Village Hall - Hall Booking conditions would be updated on the website by Cllr Walker. **Action STP/Clerk/MW.**
- iii. Former Skittle Alley - Nothing to report.
- iv. Traffic Issues & Footpaths - KD – Clerk to ask if Pill & EIG PC if Abbots Leigh PC could share the use of Smiley SID. **Action Clerk.**

MW reported that Manor Road was now a rat run, caused by the Beggar Bush Lane closure. Danger to cyclists and pedestrians to get across the crossing point due to the stopping of the traffic lights. KD suggested there should be a sign at the top of Weir Lane and Manor Road stating that the road is closed. KD and JHM would contact BSIP team at NSC (Neil Somers). **Action KD/JHM.**

- iv. Verges - Following discussion, all agreed to add more boulders to the green, and the Clerk to ask Kevin Weekes to trim around the boulders on the other side of the road. **Action STP/Clerk.**
- vi. Playing Fields & Events - The TEN had been applied for by the Clerk and approved by NSC. The information had been passed to Gabi Watson.

JHM had met with STP and the CS (Murray Stewart and Jon Brewer) at the playing field to discuss the proposed path. The CS was considering using safety matting as the path surface. JHM & STP proposed doing a graded grass path. Would take this back to the CS, who were meeting this week.

STP would contact Clive of Safety Green to discuss options for the grading. **Action STP.**

- vii. Abbots Pool - Nothing to report.
- viii. Civic Society - STP reported that at the last meeting, the PC had requested the CS arrange a meeting with the PC.

9. Communications

STP to send a note to Paul Whitehouse regarding Parish Council email addresses for Councillors. **Action STP.**

In future, Councillors and Clerk to send information for the website to Cllr Walker. **Action All.**

10. Clerk's Report

Nothing to report.