

PARISH OF ABBOTS LEIGH
Meeting of Abbots Leigh Parish Council
Held in the John Butler Room of the Village Hall, Church Road
Monday 3rd July 2023 at 7.30 pm

MINUTES

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

Public Participation

Four members of the Civic Society were in attendance. Murray Stewart, Gabi Watson, Jane Gibbons and Joh Brewer had attended to discuss the plans for a footpath in the Old School Playing Field. MS had circulated a paper prior to the meeting (attached.) He briefly updated all present on the history of the scheme. STP stated that he had been contacted by the Civic Society in the new year with a view to meeting to take this proposal further, to which he agreed, but had heard nothing further.

Jon Brewer had suggested that grass was not a good option, as he considered that it was not safe when wet, and could get muddy and damaged etc. The Civic Society had considered costs and investigated other options. Two quotes had been sought and received for a hard surface with timber edging, flush with grass.

Murray Stewart stated that the Civic Society would take responsibility for two thirds of the cost, and was asking the PC for the remaining third.

Cllr Walker suggested that the timber edging would become a trip hazard, and that safety concerns were paramount given it was a children's playground. For this reason, he doubted he would be able to support any option with edging. Cllr Talbot-Ponsonby agreed that this would be the case based upon his experience elsewhere, and that a graded grass path should be installed first, with further consideration given if this did not prove suitable.

Cllr Ho Marris thanked the Civic Society for progressing with the scheme, but suggested that a different route for the path should be considered.

Cllr Talbot-Ponsonby had prepared a sketch showing the detailed route of the path and the gradients that could be achieved, and was concerned that what was actually planned was a longer path than the one that had been priced for. Jon Brewer confirmed that the higher price submitted by the contractor was for the length of path proposed with the lower price not covering the entire length.

Cllr Das thanked the Civic Society members for their work on this scheme, but also had doubts about the current planned route of the path, as it went directly in front of the netball post.

Cllr Ho Marris suggested that members of the PC and the Civic Society should consider seeking the advice of a landscape architect to visit the site to suggest the best way the path could be achieved. All agreed – Civic Society to set up a meeting at the field with interested parties from the PC and CS. **Action STP/JHM/Civic Society.**

The representatives of the Civic Society left the meeting at this point, with the Secretary of the Civic Society being requested to also set up a separate meeting – not a formal monthly PC meeting – between the CS and PC to discuss traffic issues.

Cat Abel was present to advise on the planning application for the solar farm at land to south of Haberfield Park Farm.

The PC was concerned about the Biodiversity net gain. The application had stated that the site would achieve a 10% BNG, in addition to the proposed hedging. Cllr Ho Marris advised that BNG was not required for this application.

CPRE had advised the PC that it would object to the application, as they favoured roof top panels, and as it was counter to local and national policies.

CA - Give the woodland a wide enough buffer, as two depths had been mentioned in the application – 15m and 40m. The scheme would not really harm the woodland.

STP – compared to other sites, it was not too visually intrusive. The field would still be grazed by sheep if the application went ahead.

JHM requested put money towards studying its impact. STP suggested requesting further enhancements outside of the application site (but still on the landowners land) from the applicant, such as mitigation planting.

MW requested confirmation that the applicant would ensure a 15m boundary next to the woods, carry out mitigation planting, that the exit point of the power export cable would not cut through woodland, and that the continuing agricultural status of the land would remain once the lease comes to an end. Ensure that water would not drain off-site into the stream. No expansion of the site without a further information.

CA – when the Pill Wildlife Group visited the Bristol Port Company they asked if they could put solar on their car parks. Together with Pill & EIG, the PC to request that the Port use solar energy.

1. Declarations of Interest in items on the agenda

None.

2. Minutes of the previous meeting held on Tuesday 12th June 2023

The minutes of the meeting held on Tuesday 12th June 2023, previously circulated, were signed as a true record. **Action Clerk.**

3. Matters arising

None.

4. Planning

Applications:-

<p>23/P/1061/FUL</p>	<p>Land to South of Haberfield Park Farm Pill Road</p>	<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><i>Following consideration, Councillors had no objections in principle to the proposal, but would request confirmation from the applicant of the following:-</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>3. That the exit point of the power export cable would not cut through the Markham Brook woodland.</i></p> <p><i>4. That the continuing agricultural status of the land would remain when the lease comes to an end.</i></p>
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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. NSC Tree Officer to make decision.

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. TBC.
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. 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. 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. Approve with legal agreement.
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/0830/MMA	Greenwood Stables Beggar Bush Lane	Minor material amendment to planning permission 22/P/0972/FUL (conversion of existing barn to 1No. residential dwelling (C3)) to allow for slight increase in footprint and changes to windows and doors. Approved.
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. TBC.
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. No comments.

Other Planning Matters

5. Ward Councillor's Report

Cllr Ho Marris updated all on the Roots Allotments application. Richard Kent (NSC Head of Planning) had confirmed in writing that the application would now go to Committee on 19th July. Cllrs Talbot-Ponsonby and Ho Marris had met with the Chair of NSC Planning & Regulatory Committee, who was minded to take into account all the factors and to look at the site.

At the NSC Planning Committee meeting a representative for Abbots Leigh residents would be able to attend.

Cllr Ho Marris reported on the Bus Service Improvement Plan – there were two relevant plans for Abbots Leigh. The works were not that complex in relation to other sites, and NSC Transport were coordinating with Rownham Hill traffic lights, so when the works were being carried out there would not be delays. This was not a stand-alone project – all the separate improvement works are linked to save bus journey times. The NSC bus team would deal directly with the PC, and not through Cllr Ho Marris.

6. Neighbourhood Plan Implementation

Following a recent NSC Town & Parish Workshop that a Pill & EIG Parish Councillor had attended (Cllr Stuart Tarr), he reported the following - "Neighbourhood Plans should ideally be reviewed to ensure they are in conformity with the NS Local Plan 2023-38 assuming it is adopted in late 2024. However, some town and parish councils had questioned whether in the light of their experience this was worthwhile in terms of time and costs and may choose not to do so. In that event the Neighbourhood Plan would continue to have some weight, where it is in conformity with the later adopted NS Local Plan 2023-38, even when it becomes out of date. The Abbots Leigh, Ham Green, Pill and Easton-in-Gordano Neighbourhood Plan 2020-26 however, would not become immediately out of date but may need a review and some revision."

7. Financial

i. Approval of Accounts for Payment for June 2023

The Accounts for Payment for June 2023 had been circulated. Cllr Talbot-Ponsonby Proposed approval of the Accounts for Payment for June 2023, Cllr Walker seconded. Approved. **Action Clerk.**

The Accounts for Payment for July would be set up and circulated in the next two weeks, as it was too early in the month to produce yet. **Action Clerk.**

ii. Conflict of Interest with External Auditor Form

STP signed.

iii. Community Infrastructure Levy

Nothing to report.

8. Village Matters

- i. Police Report - The crime figures on the Police.org website had not been updated since April 2023.
- ii. Village Hall - Cllr Talbot-Ponsonby and the Clerk would be meeting with the Caretaker, Mick Dillon, tomorrow afternoon. Terms & Conditions for hall bookings needed to be updated on the website. **Action STP/Clerk.**
- iii. Former Skittle Alley - Nothing to report.
- iv. Traffic Issues & Footpaths - Cllr Das to contact David Bailey (NSC) regarding his views on the installation of a Smiley SID. The Community Speedwatch had carried out at least three sessions, and was making a difference. **Action KD.**
- v. Verges - Nothing to report.

- vi. Playing Fields & Events - Nothing further to report following meeting with Civic Society, minuted above. The PC was waiting for a response from the Civic Society regarding replacement of picnic benches. Wooden benches were the preferred option by the PC, and the Clerk would order a bench with disability access. **Action Clerk.**
- vii. Abbots Pool - STP reported that the bins would be emptied twice per week during the summer. MW reported that one of the picnic tables had disappeared completely and another was rotten. Send photos to Jason Cox. **Action STP/MW.**

Cllr Talbot-Ponsonby proposed that the pump for Abbots Pool be in the ownership of the Wildlife Group. A group of volunteers was needed of people living nearby to man the pump. This was agreed.

- viii. Civic Society - Requested Gabi Watson arrange a meeting to discuss traffic calming.

9. Communications

STP reported on changes to access to the website.

10. Clerk's Report

Notice had been received by the Clerk from NSC Highways & Traffic Manager that the road would be closed at Manor Road, from outside the property Woodleigh to the junction with Manor Lane. The closure would be from 09:30 to 15:30 hrs on 17th July 2023.