

PARISH OF ABBOTS LEIGH
Meeting of Abbots Leigh Parish Council
Held in the John Butler Room of the Village Hall, Church Road
Monday 11th December 2023 at 7.30 pm

MINUTES

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

The Chair thanked Julie Smart for all of the work that she has done for the Parish in her 8 years as Parish Clerk and wished her well in her new venture in the new year. He also welcomed Nic Rice as the new Parish Clerk who is working with Julie Smart during December and will take on the full role in January

1. Declarations of Interest in items on the agenda

None.

2. Minutes of the previous meeting held on Monday 11th November 2023

The minutes of the meeting held on Monday 11th November 2023, previously circulated, were signed as a true record.

Action Clerk.

3. Matters arising

None.

4. Planning

Applications:-

23/P/2535/HHPA	Tree Tops Manor Road Abbots Leigh North Somerset BS8 3RT	Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 8.00 metres; 2) have a maximum height of 3.00 metres and 3) have eaves that are 3.00 metres high. Reiterate previous comments. Permission already given for first floor extension (23/P/1964/H2PA). These requests should have been considered together.
23/P/2527/FUH	Mere Green Glen Avenue Abbots Leigh BS8 3SD	Proposed refurbishment of existing detached house to include:- Demolition of existing conservatory and erection of a replacement new single storey kitchen-dining room extension. Dormer roof extensions at first floor level to enlarge and improve bedroom accommodation with 2no. dormers to the front (South-West) elevation and 1no. large box dormer to the rear (North-East) elevation. Partial demolition of existing garage and erection of a new flank wall and new pitched roof over the garage to create 1no. bedroom within the roof space, solar panel array to the rear roof and other minor internal and external alterations. Councillors objected to this application, on the grounds of overdevelopment of the site, as the increase in size is more than 50% of the existing property in the Green Belt.
23/P/2542/AOC	Glen Farm Sandy Lane Lower Failand North Somerset BS8 3SE	Discharge of Condition numbers 4 (Ecology Management Plan), 13 (Doors and Windows), 17 (Renewable Energy) and 18 (Waste Storage) on application 20/P/0684/FUL. No comments.

23/P/2586/LDE	5 St Catherines Mead Pill North Somerset BS20 0HQ	Certificate of lawfulness for the continued occupation of the dwelling in excess of 10 years in breach of ref: 61836/a condition no. 6. No comments.
---------------	--	---

Approvals/Refusals/Withdrawn:-

23/P/2059/LDP	57 Church Road	Certificate of Lawful Development for the extension and alteration of existing garage, including the extension of the roof to create a canopy and placement of solar panels. Approved (Lawful)
23/P/1797/FUL & 23/P/1798/LBC	Stable Block Leigh Court	Proposed landscaping of walled garden to include creation of a stream and natural pool, erection of a sauna building, gazebo and sitting platforms and addition of awnings fixed to the rear façade. TBC
23/P/2286/FUH	4a Blackmoor Road	Proposed demolition of existing rear conservatory. Proposed erection of a single storey rear extension in place with attached canopy. Erection of a half-wall at the rear elevation, front porch extension and an outbuilding to the rear of the property. Loft conversion and roofing extension/alterations including:- Raising of the ridge line, creation of a gable at the South-West elevation and above the proposed porch, erection of a dormer at the West elevation and installation of 7No. rooflights. Creation of an overhanging front canopy, side canopy at the South elevation and overhanging rear canopy. Garage conversion and fenestration alterations including the installation, replacement and removal of multiple windows and doors. TBC
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. TBC.
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. Withdrawn by Applicant.
23/P/1464/FUH	Stokeleigh Cottage Manor Road	Proposed loft conversion and installation of 1No. dormer at the north elevation. Approved.
23/P/1525/FUH	67 Church Road Abbots Leigh	Proposed infill of existing basement level courtyard and erection of a single storey extension above. 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. Extension refused, Gazebo Approved.
23/P/1061/FUL	Land to South of Haberfield Park Farm Pill Road	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. Approved.
23/P/1638/TPO	45 Church Road	Copper Beech – Reduce crown at the top by up to 4 metres, reduce sides by up to 3 metres. TBC.

23/P/1688/AOC	Clifton College Sports Club Abbots Leigh Road	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. Approved.
23/P/1828/LDP	Land off Abbots Leigh Road	Certificate of Lawful Development for the proposed use of the land as allotments. Approved (Lawful).
23/P/1964/H2PA	Tree Tops Manor Road	Application to determine if prior approval is required for a proposal to construct a first floor extension (additional storey) to existing bungalow, to a maximum height of 9.30 metres. Prior Approval required and granted.
23/P/1965/HHPA	Tree Tops Manor Road	Prior approval request for the erection of a single storey rear extension with a flat roof that would 1) extend beyond the rear wall of the original house by 7.70 metres; 2) have a maximum height of 3.00 metres and 3) have eaves that are 3.00 metres high. Prior approval - refused (not PD)

Other Planning Matters

The implications of the Allotments Certificate of Lawful development decision 23/P/1828/LDP, which was approved by NSC was discussed.

NSC had approved the application, but just for the change of use to allotments. The permission did not cover anything else. STP & JHM would be meeting with Roots Allotments on Wednesday.

5. Ward Councillor's Report

Clifton Suspension Bridge – works to change the debit and credit card readers to commence this week and take two weeks.

Rowham Hill BSIP scheme – JHM had requested that Abbots Leigh PC be consulted on this scheme. Clerk to confirm Teams meeting on Thursday 14th 1.00pm to 2.00pm with Samantha Cordrey and James Padgham (NSC).

NSC Local Plan – PC comments deadline 22nd January. **Action STP.** NSC Corporate Plan deadline 10th January.

JHM suggested a plan for Cohens Chemist pharmacy, should it need to close due to lack of government funding.

6. Neighbourhood Plan Implementation

Nothing to report.

7. Financial

i. Approval of Accounts for Payment for December 2023 – The accounts for payment for December 2023 had been circulated. MW proposed approval, STP seconded. Agreed. **Action Clerk**

ii. Community Infrastructure Levy – Clerk to check when the CIL payment dates from NSC are. **Action Clerk.**

iii. MW would be meeting with JS & NR tomorrow to go through the budget for 2024-2025. **Action MW, JS & NR.**

8. Village Matters

i. Police Report – October Crimes Figures: Blackmoor Road = 1 x Anti-Social behaviour, Dennyview Road = 1 x Theft, Ashgrove Ave = 2 x Anti-social Behaviour and 1 x Violence and Sexual Offences. STP reported there had been numerous thefts from sheds in the last couple of weeks.

ii. Village Hall - Clerk to follow up on MD's weekly hours. STP had asked for a quotation from Dan Gregory (electrician) to inspect VH electrics and quote for a replacement distribution board. MW agreed to respond to

Mr McFeat's requests. **Action MW.**

- ii. Former Skittle Alley - Nothing to report.
- iii. Traffic Issues & Footpaths - STP had circulated Smiley Sid data (see attached report) . It was suggested extending the 'red route Clearway' from Beggar Bush Lane to Junction 19 of the M5 to prevent parking on verges which is likely to happen should the allotments go ahead and that route is treated as such anyway . ALPC together with Pill & EIG PC to write to NSC to request this be considered. Action STP/ Clerk
- iv. Verges - See above.
- v. Playing Fields & Events – Members of the PC to meet with the Civic Society Working Party to discuss the proposed path. The replacement picnic benches had been ordered and were due for delivery by the end of January 2024.
- vii. Abbots Pool - MW reported wild swimming last Sunday at the pool. STP reported more volunteers were joining the working party.
- viii. Civic Society - Nothing to report.

9. Communications

STP not heard anything more about The Link possible editor.

10. Clerk's Report

PCC Precept increase Survey.

- i. Police and Crime Commissioner Mark Sheldorf has launched a survey asking if local people support his proposal to increase the precept by, at least £10 a year for the average band D household. They want to share the survey amongst our contacts and colleagues. Survey closes 22nd January 2024. **Action STP.**