

PARISH OF ABBOTS LEIGH
Meeting of Abbots Leigh Parish Council
Held in the John Butler Room of the Village Hall, Church Road
Monday 08th January 2024 at 7.30 pm

MINUTES

Present: Cllrs Talbot-Ponsonby, Das, Ho Marris, Walker, Delany, N Rice (Clerk)

Apologies:

1. Declarations of Interest in items on the agenda

None.

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

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

Action Clerk.

3. Matters arising

Item i Councillors believe that the suspension bridge issue has been resolved (December 2023).

Item ii Regarding Ian Mcfeat's letter querying MD's salary and as a Live-in caretaker, MW will draft a letter in response.

4. Planning

Applications:-

23/P/2176/MMA	Atcost Barn, Glen Farm Sandy Lane Lower Failand	Minor material amendment to prior approval 22/P/2390/CQA (Prior approval for the 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) consisting of the provision of rooflights and changes to floor plan. No comment
23/P/2719/AOC	Leigh Warren Bungalow Abbots Leigh Road Abbots Leigh BS8 3QD	Request to discharge condition numbers 1 (Development shall begin before the 9th August 2022), 2 (Approved Plans and Documents), 3 (Demolition of Garage and Bungalow), 4 (Finished floor, ground and ridge height levels) ,5 (No Extensions to the dwelling), 6 (No Garages, shed or other structures shall be erected), 7 (No means of enclosure), 8 (External Materials), 9 (Hard and soft landscape scheme), 10 (Tree Protection Method Statement), 11 (Ecological Assessment), 12 (External Lighting), 13 (Construction Method Statement), 14 (Parking Area), 16 (Bicycle Parking), 17 (Surface Water Drainage Details), 18 (Renewable Energy) and 19 (Waste and recycling materials) on application 21/P/1526/MMA. PC's Object as they question: why there is so much external lighting. This could have an adverse impact to local habitat and wildlife?
23/P/2749/TPO	The Courtyard Leigh Court Business Centre Pill Road Abbots Leigh North Somerset BS8 3RA	(G1) Group of Ash trees: Fell. No comment.

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Approvals/Refusals/Withdrawn:-

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. TBC.
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 roofspace, solar panel array to the rear roof and other minor internal and external alterations. TBC.
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. TBC.
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. TBC.
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. REFUSED.
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.

Other Planning Matters

- i. List of enforcements – Case number; 23/00074/UAW, the land is owned by a civil engineering company **Doble** – They seem to be continually dumping rubbish. **JHM to follow up**
- ii. Follow-up letter regarding Air BNB. STP asked that JHM should follow up the lack of response to the concerns raised with Lucy Shomali at North Somerset dated 27th April 2023 about the lack of enforcement at Grangewood house. **Action JHM**
- iii. EPIC planning 23/P/2185/FU2 – we will raise our concerns regarding the use of the A369, via the M5. PC will raise the concerns. **JHM to respond to original email.**
- iv. Allotments – At least 20 residents will be writing and sending through objections regarding the allotment backers. Christian Samuel and Ed Morrison had a formal meeting with STP and JHM on 13th December when the positions of both parties were outlined, but no agreement reached. The residents have legal opinion that whilst NS approved the use of the land as allotment, they gave no approvals for access or any other development. Agricultural permitted development rights do not apply to allotments. Each allotment is a separate small unit of agricultural activity. Therefore, operational development, including laying hard surfaced tracks, is not permitted under Part 6 of the GPDO. **STP to send out detailed report.**

5. Ward Councillor's Report

- i. Flooding – NSC confirmed 50% rain fell in two days (2nd & 3rd Jan 2024). JHM spoke to an executive member for Soakaways, who agreed we needed a better plan. Suggestions included flood ponds to be dug. **STP and JHM to follow up with a detailed plan/letter.**
- ii. Update on Councils budget – NSC has a budget of 200 million. 672K overspend Sept 2023 figures, revised figures is 2.3 million overspend. NSC has proposed emergency measures, such as spending controls and complete hire ban.
- iii. Finally, welcome Nicola

6. Neighbourhood Plan Implementation

Nothing to report. **STP to respond to NSC consultation about Local Plan alterations to AL settlement boundary as per previous minutes**

7. Financial

- i. Approval of Accounts for Payment for January 2024 – The accounts for payment for January 2024 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 has gone through Budget – precept to keep the same as 31K. 1.3% increase for everyone in the village. MW to find out why more band D - £31500 increase and 1.3% increase – both agreed by all PC. **Action MW**
- iv. VH Charges reviews to be done next month pending the changes in our electricity costs at the end of the current contract. Put on next month's agenda. STP and MW to make proposals

8. Village Matters

- i. Police Report - No updates.
- ii. Village Hall - Mick Dillion Hours – Nic and STP to chase. Simon to get a 2nd quote for testing electrics and a new distribution board. Update contacts for Fire report. They need to let us when you are due next. Music Licence – request a formal invoice.
- ii. Former Skittle Alley - Nothing to report. A long waiting list for Fit Tank, which means a thriving business.
- iii. Traffic Issues & Footpaths - Rownham Hill, STP met James Padgham and has got the go ahead for the path to be widened. STP to message Sam Cordrey regarding plans to be sent through. SIDs display as died. **STP and NR** to investigate. Nic to buy a computer adapter to download the data from the card. Speed watches were out today. Approx. 35 speeders recorded.

- iv. Verges - Litter picking up date confirmed as 24th March 2024. JHM with STP to organise.
- v. Playing Fields & Events – New benches have been delivered and Kevin has removed old benches. The circular bench around the Hornbeam tree needs replacing. We have received a quote from Teak Garden Furniture suppliers to replace it for £1350 inc VAT for a standard 1200mm inside diameter bench or £1450 inc VAT for a bespoke 1300mm inside diameter bench. It was agreed to order the larger bespoke Bench. **STP to Order** STP to email Civil Society regarding dates to discuss footpaths.
- vi. Abbots Pool - parking by AP is going onto the road. KD to write to NSC. STP to forward correspondence with Dave Murphy at NSC about moving the Red Route signs.
- vii. Civic Society - Nothing to report.
- viii. AOB – Climate emergency declared 2019, discussion to be had, nothing has been discussed since 2019. JHM proposes to measure carbon emissions. JHM husband has been volunteered to look into emissions. JHM to do a stock take of PC actions to date. A climate literacy workshop for the village has been suggested to engage with the community to discuss eg Climate Fresk (<https://climatefresk.org>). **JHM** contact former PC members re PC actions to date, instruct Dunstan re village carbon emissions estimate, and report back next meeting.

9. Communications

STP still not heard anything more about The Link possible editor. **Action STP**

10. Clerk's Report

Nothing to report.