

**PARISH OF ABBOTS LEIGH**  
**Meeting of Abbots Leigh Parish Council**  
Held in the John Butler Room of the Village Hall, Church Road  
**Monday 12<sup>th</sup> February 2024 at 7.30 pm**

**MINUTES**

**Present:** Cllrs Talbot-Ponsonby, Das, Ho Marris, Walker, Delany, N Rice (Clerk)  
**Apologies:** None

Murray Stewart and Rosemary Thomas were present

1 Declarations of Interest in items on the agenda

- Cllr Jenna Ho Marris is joint owner of property covered under planning application 24/P/0103/AOC

2 Minutes of the previous meeting held on Monday 08<sup>th</sup> January 2024

- The minutes of the meeting held on Monday 08<sup>th</sup> January, previously circulated, were signed as a true record. **Action Clerk.**

3 Matters arising

- None

4 Planning

**Applications:-**

24/P/0213/CQA	Barns B & C At Kingcott Farm Beggars Bush Lane Failand BS8 3TF	Prior approval for the change of use of Barn B into 1no. dwelling and Barn C into 4no. dwellings, with operational development including enclosing the open sides of the barn with brickwork & cladding and adding new openings to create windows & doors. <b>Objection as application before, 22/P/2655/CQA, on the grounds of lack of sustainability. No access to School or local services.</b>
24/P/0073/FUL	Denny House Pill Road Abbots Leigh BS8 3QY	Conversion and erection of a single storey extension to north elevation of existing dwelling to create 3no. new dwelling units (2no. flats and 1no. house) including associated works. <b>No objection in principle, but PC notes the concerns of the neighbour about the effect of the impact of them extension on the views from their adjacent kitchen and upstairs windows</b>
24/P/0111/CRA	Barn A, Kingcott Farm Beggars Bush Lane Failand BS8 3TF	Prior approval for the change of use of 1no. existing barn into office accommodation (Use Class E). <b>No objections</b>
24/P/0035/FUH	50 Church Road Abbots Leigh BS8 3QU	Demolition of rear conservatory and erection of two single-storey rear extensions and a single-storey front extension to provide a porch, with associated works <b>No objections</b>

24/P/0065/FUL	57 Church Road Abbots Leigh BS8 3QU	Installation of ground level solar panels on land to the rear of 57 Church Road. <b>No Objection in principle but the PC would like to know why the panels cannot be put on the roof. Loss of green belt. The application site also falls within the registered Historic Park and Garden of Leigh Court - a Grade II* Listed Building</b>
24/P/0103/AOC	Leigh Farm 16 Church Road Abbots Leigh BS8 3QP	Request to discharge condition numbers 6 (Construction Environmental Method Statement), 9 (Construction Method Statement), 12 (Drainage Scheme) and 13 (Archaeological written scheme) from application 22/P/0060/FUL. <b>No Comment</b>
24/P/0042/TPO	9 Lime Tree Grove Pill BS20 0HG	T1 - Lime Remove codominant stem and remove basal epicormic growth. <b>No Comment</b>

**Approvals/Refusals/Withdrawn:-**

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. <b>Approved</b>
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 <b>TBC</b>
23/P/2749/TPO	The Courtyard Leigh Court Business Centre Pill Road Abbots Leigh North Somerset BS8 3RA	(G1) Group of Ash trees: Fell. <b>TBC</b>
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. <b>TBC.</b>
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. <b>TBC.</b>

<b>23/P/2542/AOC</b>	<b>Glen Farm Sandy Lane Lower Failand North Somerset BS8 3SE</b>	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. <b>TBC.</b>
<b>23/P/2586/LDE</b>	<b>5 St Catherines Mead Pill North Somerset BS20 0HQ</b>	Certificate of lawfulness for the continued occupation of the dwelling in excess of 10 years in breach of ref: 61836/a condition no. 6. <b>TBC.</b>
<b>23/P/1797/FUL &amp; 23/P/1798/LBC</b>	<b>Stable Block Leigh Court</b>	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. <b>TBC</b>
<b>23/P/2286/FUH</b>	<b>4a Blackmoor Road</b>	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. <b>TBC</b>
<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>TBC.</b>

#### Other Planning Matters

- STP had taken the opportunity to address the Council Executive team to ask that they address enforcement resourcing issues using the example of dwellings without permission, and filling of the hollow below the kennels (Also raised with NS Flood Risk Manager who said he would take it up with Enforcement) and also trying to pre-empt actions that may be taken by Roots Allotments who believe that they have permitted agricultural rights when residents have legal advice (From planning appeal decision) that allotments do not have the same permitted development rights because each allotment is a small agricultural; unit and is less than 5 Hectares.
- Dobles land behind the former cattery Enforcement case 23/00074/UAW – Jenna has met with Cat Abel – The Enforcement officer said the landowner is keeping stone. According to the landowner it is being used for a stone wall. This is not possible as the stone stored is not used for stone walls in the area. Conclusion – Cat and Don have a collection of photos, Jenna has asked for the case not to be closed due to the dumping of rubbish, under the stone.
- Roots Allotments- Roots are stating that they have all the permission in place to build the allotments, despite the legal advice to the contrary received by residents who are blocking the proposed access point. Vehicle removal notices have been issued whose legitimacy has been questioned. They are hoping to start work this week. They held a publicity tree planting event on 3rd February.

#### 5 Ward Councillor's Report

- Last week's executive meeting on 07 February 2024 – An agreed consultation to a new black bins collection every 3 weeks.
- Parking strategy - some of NSC are to apply parking fees in places such as Nailsea and Portishead. This does impact Abbots Leigh.
- Technically Long Ashton ward – 2 bus lanes on either side of Rownham Hill Junction with Bridge Road on the A369. BSIP Scheme

#### 6 Neighbourhood Plan Implementation

- Nothing to report.

#### 7 Financial

- 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**

## 8. Village Matters

- I. **Police Report** - December 2023. 2 x Violence and Sexual Offences, Haberfeild Hill and Blackmoor lane. 3 x Burglary Manor Lane (2) and Church Road (1).
- II. **Village Hall.** Village hall bookings systems and invoicing to be reviewed by MD, STP and NR – meeting to be held on 20<sup>th</sup> February 2024 **Action Clerk and STP.**
  - a. Increase in rents needed to cover the increase in electricity costs who will come into to place when our currenet electricity contract expires. **Action STP/MW**
  - b. It was agreed that the Charity Quiz planned on 19<sup>th</sup> April for the Pill Food Bank, with all food preparation costs met by donations, would be able to use the Village Hall with no hire fee.
- III. **Former Skittle Alley** - Nothing to report..
- IV. **Traffic Issues & Footpaths** - Draft A369 drainage problems summary report to go to NS Council
  - a. STP reported on meeting with Michael Michael and Simon Bunn NS Flood Risk Manager about flooding from Haberfield Farm side of A 369 overtopping the A 369 and running down Blackmoor Roads. There was a good understanding of the issues. It was agreed that Michael Michael would repair the culvert which channels Deynes Stream on his land, Simon Bunn agreed that NS should build a manhole on Deynes steam at the point where it goes under the A 369 and the pipe is broken in that location, and that NS would be responsible for the culvert under the road. Once the manhole has been built the culvert can be checked for obstructions. There will also be checks on the existing flood overflow gully and relief culvert under the A 369 about 30 metres towards Markham Brook when they are checking the other culvert. NS will also investigate other drainage issues in the area which they believe are not their responsibility, but to guide the residents of Blackmoor Road in finding a solution
  - b. Red Route Manor Road. Allan Taylor NSC Parking Services Manager contacted us to say that he had been issuing parking notices on Manor Road, Weir Lane and Beggar Bush Lane when their team are in the area for football and rugby matches at Ashton Gate
  - c. STP has written to Darren Gilbert Technical Manager requesting that the Red Route signs be moved as discussed with Dave Murphy, no response has been received as yet
- V. **Verges** - Litter picking up date confirmed as 24<sup>th</sup> March 2024. JHM with STP to organise. **Action JHM/STP**
- VI. **Playing Fields & Events** – Replacement Tree Bench has been ordered and deposit paid, £290. Total, £1450 including VAT. It will need to be installed by Kevin with suitable small concrete block foundations for the legs to ensure that the ground doesn't erode.

JHM and STP had a meeting with Murray Stewart and Jon Brewer of the Civic Society on 30th January. We agreed that the Parish Council would seek prices from contractors to build a path between the pedestrian gate (And make good just outside) to join the boules pitch, and then from the boules pitch down to the bottom corner of the play area and then from the play area to the gazebo. The Civic Society has offered to pay for the extension to the lower area of the field but We said that because several people had expressed concerns about the overall impact of the green space nature of the field the PC would carry out phase 1 and get feedback from the village before continuing. This path would significantly improve the access to the lower field as it would avoid the very steep (1 in 5) section on the line of the public footpath. It was agreed that plans should be drawn up and get quotes to do the work. **Action STP**
- VII. **Abbots Pool** - The Car park is in a dreadful state with several large potholes – STP has written to NSC.
- VIII. **Civic Society** - AGM Held on 7<sup>th</sup> February. John Brewer and Mel King have been elected to co-chair the civil society.

## 9. Communications

- Regarding threatened Vehicle removal at Coronation Avenue, Abbots Leigh – Kamala to call tomorrow 13.02.2024.
- Link Editor. Arrangements have been made for Mick Scanlon to take over as editor for the next month. It was agreed by the PCC and Mike Hector from Adroit has handed everything over. David Davies the former editor has been offering guidance

## 10. Clerk's Report

- Next Parish Council meeting will be held on Monday 11th March 2024.

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AOB

Carbon Footprint research of Abbots Leigh has not been achieved – Although an impact tool has been found, Which has a calculator for sustainable energy. It uses 30 data sets, such as credit ratings. Abbots Leigh shows per household on average uses 17 tonnes of carbon. Additionally, Pill PC gave Jenna some literature.

Annual council meeting date was decided – 15<sup>th</sup> May 2024

NMR - 13 March 2024