

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

MINUTES

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

1 Declarations of Interest in items on the agenda

- No

2 Minutes of the previous meeting held on Monday 11th March 2024

- The minutes of the meeting held on Monday 11th March, previously circulated, were signed as a true record. **Action Clerk.**

3 Matters arising

- None

4 Planning

Applications:-

24/P/0573/FUH	12 Knightcott Road Abbots leigh BS8 3SB	Demolition of the existing detached Garage and proposed erection of a replacement detached Garage with guest accommodation at first floor and 1no. dormer to the front roof slope and solar panels to the rear (southwest) roof slope. Blocking up of the existing vehicular access and formation of a new access to the south-eastern boundary together with a set of 1.8-metre high sliding gates to the entrance. <i>On the understanding that no separate planning unit is being created, we have no objection.</i>
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Approvals/Refusals/Withdrawn:-

24/P/0209/FUH	14 Knightcott Road Abbots leigh BS8 3SB	Proposed erection of a single storey front /side extension to form a new entrance and office / bedroom area. <i>No Objections.</i>
24/P/0227/FUL	Land Adjoining, Leigh warren Bungalows, Abbots leigh Road BS8 3QD	Proposed creation of new vehicular access from Abbots Leigh Road. <i>Object, The new access creates a danger for cyclists, they cite Clifton College exit as an example which is known to be dangerous with several collisions with cars exiting the site, but this site has a narrower grass verge to be able to divert cyclists away for the wall and they propose taking out half of the cycle way making it narrower with "give way" markings in the middle . No extra entrance is needed. The existing exit with better visibility splays could be improved to accommodate the existing house and the new houses whilst also arriving a solution to ease the flooding at the exit, which is made worse by all the rainwater running off the existing property into the highway. Furthermore,</i>

		<i>the original application for a permitted development for an extension to the "front" of the bungalow was granted on appeal after a refusal decision without an additional entrance and subsequent applications which applied for an additional entrance were turned down. The applicant knew that this was the case when they started the building works, so no new concessions should be made</i>
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. Objection as application before, 22/P/2655/CQA, on the grounds of lack of sustainability. No access to School or local services. TBC
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. 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 TBC
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). No objections TBC
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 No objections TBC
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. 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 TBC
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. No Comment TBC
24/P/0042/TPO	9 Lime Tree Grove Pill BS20 0HG	T1 - Lime Remove codominant stem and remove basal epicormic growth. No Comment TBC
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 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/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

Other Planning Matters

- Denny view – Surprised
- Roots allotments – Bollards should have a bar on top to make it look like a gate, to try to suit the planners, but not confirmed. Skylarks are nesting in the fields. A draft letter addressed to Roots advising them that they should not carry out works which will disturb the red listed nesting skylarks on the field as it is illegal to disturb them has been drafted by the local residents with ecological consultants input. This is to be checked by Kamala for the Parish Clerk to send to Roots with a copy to the Police Rural Crime unit. **Action STP/KD/Clerk**

5 Ward Councillor's Report

- NSC: Waste Collection. Recommend residents to fill in forms. This will be sent out via, Mailchimp, what's app, posters and the link.
- Parking Charges. Parish Councillors will do their own survey answers and KD and RD will also draft a Parish Council response to the survey for comment by other PCs before submitting. There was divided opinion as to whether it should be focussed just on the impact on the geographic parish or the experience of residents as they visit other parts of the parish

6 Neighbourhood Plan Implementation

- Nothing to report.

7 Financial

- Approval of Accounts for Payment for March 2024 – The accounts for payment for March 2024 had been circulated. RD proposed approval, MW seconded. Agreed. **Action Clerk**
- EOY results to be sent out as soon as done. **Action NR**

8. Village Matters

I. **Police Report** - January 2024. No updates

II. **Village Hall.**

- Consumer unit has been done and the circuits tested in the VH Flat. Invoice to be forwarded to Parish Clerk for payment.
- Cleanliness of VH has improved. RD has been told that the standard has improved and MD is working hard.
- Solar Panels on the roof. Grants can be applied for, STP will look into this. **Action STP**
- Price increases have been deferred until the Autumn. We are waiting for the price increases to be introduced. More discussions will be had later on in the year. **New electricity tariff needs to be negotiated with EDF. Action Clerk/MW**

III. **Former Skittle Alley**

IV. **Traffic Issues & Footpaths** -

- a. KD sent the Highway improvement request for Traffic calming in Manor Road and Weir Lane form and David Bailey has responded, it has been put into the stage 1 long list. Application re: IT1316. Also, STP filled in the form regarding the soakaway required on the A 369 outside Leigh Warren, but this was rejected as it should be maintenance, but STP has challenged this as it requires capital expenditure.
 - b. Community Payback – Pete Mellen met with KD and RD. It was suggested that cleaning the front of the Village Hall could be done and at Poundbatch farm. Also, verges along the main road. A place for drink and toilet facilities would be required and it would be every 3 weeks.
 - c. KD suggested bollards or large felled/fallen wood to act as bollards at Pound Batch to prevent people turning around and ruining the verges. Costs will be approx. £300 PC's agreed to cost. STP will talk to Dave Radford of Kleen Kutt the contractors currently felling trees in Leigh Woods as he sees him daily. Maybe 6 or 8 x 600/700mm rings, 600 tall. **Action STP**
 - d. Poundbatch sign, Poundbatch Farm only. KD will ask Rosemary if she wants to contribute to costs and discuss whether she wants it.
- V. **Verges** - Thanks to all that did the litter pick, more than 30 people turned up.
- VI. **Playing Fields & Events** – STP met with Safety Green asking for a quote. Still awaiting a response. The circular bench will be ready shortly. A letter was sent to Murray also to advise him what we are planning.
- VII. **Abbots Pool** - STP to ask Jason to place a camera in the culvert to establish whether there is a blockage or not.
- VIII. **Civic Society** - Nothing to report.
- 9 Communications
- Link Editor
- 10 Clerk's Report
- End of Year finances are to be done. MW will go back to BDO regarding us being picked for a big audit.
- 11 AOB
Discussion regarding the possibility of, a 'Drop in' centre on Saturdays to meet Parish Councillors. **Action JHM/STP**