

PARISH OF ABBOTS LEIGH
Meeting of Abbots Leigh Parish Council
Held in the John Butler Room of the Village Hall, Church Road
Monday 10th February 2025 at 7.30 pm

MINUTES

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

1 Declarations of Interest in items on the agenda

- None

2 Minutes of the previous meeting held on Monday 13th January 2025.

- The minutes of the meeting held on Monday 13th January, previously circulated, were signed as a true record.
Action Clerk.

3 Matters arising

- None except those covered under following items

4 Planning

Applications:-

24/P/2718/FUH	Acorn Meadows Pill Road BS8 3RF	Proposed demolition of existing porch and rear/side extensions. Erection of a detached canopy carport to the front of the property. Construction of a 2-storey wraparound front/side/rear extension the, along with replacement of existing flat-roof dormer with 2no dormers and 1no. rooflight. Fenestration alterations including the removal, replacement and installation of windows, doors and rendering to all elevations. No objection in principle, on the basis that it's the same size as the adjacent houses. Impact on neighbours. However a street view comparing with the neighbouring housing would confirm this. Also noted that the increased area is greater than 50% which it wasn't in earlier layout drawings. Concern about the car port structure adjacent to the front highway boundary which replaces the garage which is now converted into living accommodation. There are no other permanent structures in front of the building line of that row of houses so close to the highway boundary.
25/P/0147/AOC	7 Church Road Abbots Leigh BS8 3QP	Request to discharge condition number 12 (Construction Method Statement) on application 22/P/2502/FUL. Doesn't accord with conditions imposed with Planning permission.
24/P/2629/FUH	2 Manor View Manor Lane Abbots Leigh BS8 3RY	Proposed erection of a 1.5 storey extension to the North of the property and the addition of 1no. dormer to the rear elevation. Demolition of the existing conservatory to the front elevation and erection of a replacement new porch. New cladding to 2no. existing dormers and re-location of the existing driveway to the Southern boundary to give wider and safer access onto the site and infilling of the original site entrance. TBC
24/P/2717/FUH	Woodleigh House Manor Road Abbots Leigh BS8 3RR	Demolition of the existing rear conservatory and annex extension, and proposed erection of a two-story rear extension. TBC

Approvals/Refusals/Withdrawn:-

Other Planning Matters

Roots – PC have submitted an additional objection to NSC, as previously circulated and agreed before the Parish Council Meeting.

Ward Councillor's Report

- Additional sites for consultation have just been released. Councillors will hold a separate meeting in a week. The deadline is 21st March 2025.
- The council budget has been released, and the papers are available. A vote will take place next week. Up to £9 million may be drawn from reserves.
- The National Government's highways allocation from the DfT is £6.676 million, with 24.47% designated for B and C roads. There is no funding available for cycleways.
- The shortfall for the Pill Railway has been given by W.E.C.A (West of England Combined Authority) £27 million and NSC are giving £3 million.

5. Neighbourhood Plan Implementation

New local plan – Cllrs will be holding a separate meeting regarding this.

6. Financial

- Approval of Accounts for Payment for February 2025 – The updated accounts for payment for January 2025 have been circulated. STP proposed approval, seconded RD. Agreed. **Action Clerk**
- Following a reminder from Church Treasurer It was agreed that the Church parish should be paid the same contribution of £175 towards Link Magazine costs for the previous year, which had been forgotten and the current year. **Action Clerk**
- Mick Dillon's salary was discussed, and it was decided to wait and reconsider at the next meeting.

7. Village Matters

I. **Police Report** – November 4 x Violence and Sexual crime (1 Church Road and 3 Roots)

II. Village Hall –

- a. Tesla Battery will be delivered on Wednesday 11th February 2025.
- b. The Village Hall will soon be carbon neutral. A decision needs to be made regarding what to charge our tenants for their electricity supplies and it will be monitored and reviewed as we progress through the year, with monthly meter readings being taken
- c. The Link magazine will have an article about Solar panel surveys. 81 responses were received.
Action STP
- d. STP had circulated a progress report (attached to the minutes) including immediate payment of invoices in order to be able to claim the grant from NSC, which was all agreed. The costs for the solar panels increased slightly due to the wiring being placed under the flooring and the installation of a third meter. Additionally, two extra trip switches were installed, resulting in an overall additional cost of £875.

III. **Former Skittle Alley** – Nothing to report.

IV. **Traffic Issues & Footpaths**

- a. KD will contact Tarmac Community Fund, via telephone regarding the SID. **Action KD**
- b. Jenna will ask if there a review of SID at Flax Bouton. **Action JHM**
- c. The Clean Air Zone extension into Clifton and the Suspension Bridge has been requested. Data will be provided by BCC, but it is unlikely to proceed.
- d. A quote of £1,860 has been received for new brackets for Leigh Bank House, allowing the removal of the posts. Residents will be consulted to determine if this is acceptable. **Action: STP.**

V. **Verges**

- a. The Community Payback Team. Community payback worked well on the last visit. The path alongside Clifton College Sports Ground has now been partly cleared.

VI. **Playing Fields & Events**

- a. Further quotes have been received for the replacement and repair of the play equipment. Further clarification is needed before a decision can be made.

VII. **Abbots Pool**

All entrances to Abbots have been closed due to the removal of numerous dangerous trees this week.

9 Civic Society

There is nothing to report.

10 Communications

STP had drafted copy about the solar panels, litter pick and community payback work for the next addition of the Link which he would circulate

11 Clerk's Report

- Nothing to report.

12 AOB

- Book swap - Kamala is having difficulty getting a response from The George. It was decided to take some books over to the pub and ask them to either put up some shelves or suggest a suitable place for them.
- The Governance consultation email from NSC – Do we need to consider revisiting changing the Parish Boundary to include Leigh Woods? A meeting outside of this meeting to consider response needs to be held.
- It was noted that a message was sent to Cllr's via WhatsApp on Saturday regarding attendance at the Parish Councillors monthly drop in session at the Bike Shed Café.. Although not formally mentioned during the meeting, all Cllr's would have seen the message. As 2 people had attended this month, the decision was made to continue for the time being.

13 Next Meeting - 10th March 2025

NR -10th February 2025.

Solar Panel Completion

The solar panel installation, rewiring of the caretakers flat supply and the rerouting of the skittle alley feed cable was all completed by Friday 24th January. The battery is due to be delivered Monday 10th February and the battery installation and final system commissioning is planned for Tuesday 12th, after which time the scaffold will be taken down.

Upon completion a certificate will be sent to National Grid (formerly Western Power) for them to confirm that they can accept the electricity into the grid, preliminary permission has been granted. Once that confirmation has been received we can apply to our supplier Eon to be able offer a price for exported electricity and also a charge for off peak electricity, so that we can charge our batteries off peak during the winter. An application will be made to National Grid to disconnect the old supply to the caretakers flat and hopefully take down the overhead cable into the hall.

At the final connection it was established that as the village hall is earthed to ground, rather than through the electricity supply, both the additional supplies of the gym and caretakers flat need to have their own RCDs (Safety trip switches) which have cost an additional £375.

The grant was offered against the quote received for the solar panel installation, a quote for the structural survey of £500 and a considered estimate for a new metered connection to the caretakers flat of £2,500. The minimum capital sum allowed for in the bid was £1,000 so that was the amount put in for the survey and a smaller amount for £1,500 for the new supply to the caretakers flat. The firm quote, already agreed, included an additional meter for the hall usage and the rerouting the supply to the gym from along the outside wall to below the floor, and also tidying the electricity cupboard layout to incorporate the 5 meters (Smart meter, incoming charged supply, solar generated electricity, hall, gym, flat). The breakdown of costs is on the following spread sheet. Total cost £24,125 plus VAT, Grants £23,250 being 96.4% of the cost. Net cost to PC £875.

We can only claim our grant from North Somerset Council once we have got receipted invoices from Roland Bell. I would propose that provided that Roland Bell invoice the sums listed below, that we should pay them upon receipt to be able to then claim the sums from NSC who want to get it all cleared by the beginning of March

Until we know our new electricity charges from Eon we will not be able to establish what might be a fair rate to charge our tenants, the Gym and the caretaker, for the electricity we supply them and a proportion of our standing charge. Hopefully we will be in a position to do so soon. Also we do not yet know how much we will import and how much we generate over the year, so we propose to take monthly meter readings and review our on charges and negotiate with our two tenants after the summer months. The electricity running costs for the Parish Council should be zero, in fact we may make a surplus towards the costs of running the hall.

The pre commencement survey had 81 responses, we need to agree a follow up survey with NSC and also demonstrate greater satisfaction with the hall and greater usage, as a result of installing the panels.

Village Hall Solar Panels Costs				
Item	Cost	Quote/Inv	In bid	Supplier
Solar panels	£8,925.00	3834	£8,925.00	Roland Bell
Scaffold	£1,750.00	3834	£1,750.00	Roland Bell
Tesla Battery	£10,150.00	3834	£10,150.00	Roland Bell
Caretakers flat supply	£2,235.00	4293	£1,500.00	Roland Bell
2 Additional RCDs	£375.00			Roland Bell
Structural Survey	£500.00	98071	£1,000.00	DEA
Planning application	£190.00			NSC
Total	£24,125.00		£23,325.00	
Income				
Income	Grants			
NSC REPF	£13,250.00			
PS Renewables	£10,000.00			
Self funding		£875.00		
Total	£23,250.00			

STP 10th February 2025

Update: Batteries arrived at distributors on February 10 so expected delivery is 11th February with installation and commissioning on 12th February.

Three names chosen using random number generator for the survey 79 Tracey Dodds, 24 Fergus Macbeth and 6 Damon Cooper.