

PARISH OF ABBOTS LEIGH
Meeting of Abbots Leigh Parish Council
Held in the John Butler Room of the Village Hall, Church Road
Monday 11th March 2024 at 7.30 pm

MINUTES

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

Murray Stewart and Joanna McLaughlin were present.

1 Declarations of Interest in items on the agenda

- No

2 Minutes of the previous meeting held on Monday 08th January 2024

- The minutes of the meeting held on Monday 12th February, previously circulated, were signed as a true record. **Action Clerk.**

3 Matters arising

- None

4 Planning

Applications:-

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. No Objections.
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, the original application for a permitted development for an extension to the "front" pf 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>

Approvals/Refusals/Withdrawn:-

24/P/0213/CQA	Barns B & C At Kingcott Farm Beggar 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 Beggar 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/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. Prior approval not required
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. Approve 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. Approve
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. Spilt Decision

Other Planning Matters

- Article 4 – Consultation on the potential removal of Article 4 direction overing land at Blackmoor Road.
A site visit had been carried out by JHM and KD
Before the meeting Joanna McLaughlin a resident of Blackmoor Road addressed the Council outlining the background and why the application had been made to remove the Article 4 direction
The PC re-considered their position and now considered that the Article 4 Direction is inappropriate for it to cover only 8 houses out of the 20 or so on Blackmoor Road. Some of those covered have already had permission to be rebuilt or extended. The PC voted that they now support the removal of Article 4. **Action Clerk**
- Roots allotments – No further developments have been agreed.

5 Ward Councillor’s Report

- Nothing new to report.

6 Neighbourhood Plan Implementation

- Nothing to report.

7 Financial

- Approval of Accounts for Payment for February 2024 – The accounts for payment for February 2024 had been circulated. MW proposed approval, STP seconded. Agreed. **Action Clerk**
- Sian Narracott has requested an annual donation from the Parish Church Council towards printing costs for the Link Parish Magazine (last year was £175) – **agreed Action Clerk.**

8. Village Matters

I. **Police Report** - January 2024. 1 x Burglary Denny View. 1 x Anti-social behaviour, Ashgrove Avenue.

II. **Village Hall.**

Before the meeting Murray Stewart had presented his plans for celebrating Village Hall Week beginning 18th March. There will be displays in the Hall all week and there will be a community event on Saturday at which local organisations will having tables. This will be a free for entry and refreshments will be provided. It was agreed that there will no hire charge for the hall and that a contribution will be made towards the costs of the refreshments. The Parish Council thanked Murray for his initiative and work in preparing the displays and organising the event

- a. Ian McFeat's letter, A draft response had been circulated and agreed. MW will send the response. **Action MW**
- b. STP has received a new consumer unit quote from for a new consumer unit and testing the circuits for £590+ VAT for the Village Hall flat from Dan Gregory from CPS Electrical and Mechanical- **Agreed we should accept it.**
- c. There had been comments that the VH might not be as clean is as clean as it could be. RD agreed to meet MD to discuss the issues and agree if there are ways that it can be improved if necessary.

III. **Former Skittle Alley** - NR to invoice Fit Tank for services provided for 023/2024 and the follow-up with quarterly invoices.

IV. **Traffic Issues & Footpaths** -

- a. KD to complete a NS Council Councillor, Town & Parish Council highway improvement request form regarding potential traffic calming measures on Manor Road Highway . **Action STP & KD**
- b. Additional forms for new soak away in verge opposite Leigh Warren and make A369 a Red route clearway through the whole village. **Action STP & KD**

V. **Verges** - Litter picking up date confirmed as 24th March 2024. It was agreed that if there were enough volunteers we could try to scrape back the edges of some footways set back from the carriageway at the same time. JHM with STP to organise. **Action JHM/STP**

VI. **Playing Fields & Events** – Price for path, STP to go to safety Green for a quote.

VII. **Abbots Pool** - The car park is in a very bad state, due to lots of new springs. Jason Cox at North Somerset have asked a contractor to investigate. STP will assist

VIII. **Civic Society** - Nothing to report.

9 Communications

- Link Editor – Positive feedback received for the work that Mick Scanlon has done as editor on his first edition of the Link.

10 Clerk's Report

- NR and MW to meet in early April to go through year-end accounts.
- NR to find the last report for the annual inspection report from GB Sport to send to STP

11 AOB

Meeting dates to be agreed. MW is away June, July and September. Can we have TEAMS Meetings? **Action Clerk**

Annual council meeting date was decided – 15th May 2024