

PARISH OF ABBOTS LEIGH
Meeting of Abbots Leigh Parish Council
Held in the John Butler Room of the Village Hall, Church Road
Monday 10th June 2024 at 7.30 pm

MINUTES

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

Murray Stewart and Joanna McLaughlin were present.

1 Declarations of Interest in items on the agenda

- JMh has, regarding to Planning at 18 Church Road.

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

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

3 Matters arising

- None

4 Planning

Applications:-

24/P/0708/FUH & 24/P/0709/LBC	Leigh lodge 3 Church Road BS8 3QP	Proposed replacement of existing wooden/wire fencing with estate 'steel' fencing to the NORTH BOUNDARY. Additional, listed building consent. No Objection
24/P/1010/AOC	18 Church Road, BS8 3QP	Discharge of conditions 5 and 6 on application 21/P/3232/FUH. No Comment.
24/P/0994/FUH	Staddlestone House, Sandy Lane, BS8 3Sa	Proposed erection of a new detached single storey outbuilding for use incidental to the main dwelling. The reasons given for the need for this building are not grounds under planning rules for which permission should be granted. The scale of the vehicle storage building being approximately 12 metres by 8.5 metres and 6 metres high is inappropriate and contravenes planning policy for development in the green belt. To grant permission for a development of this scale would set a dangerous precedent for other future development in the green belt.Object

Approvals/Refusals/Withdrawn:-

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. REFUSE
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24/P/0671/FUL	Oaklea Lodge Blackmoor Road Abbots Leigh BS8 3RH	Proposed conversion of the existing single storey detached Garage to a 1no. self-contained residential unit. TBC
24/P/0227/FUL	Land Adjoining, Leigh warren Bungalows, Abbots leigh Road BS8 3QD	Proposed creation of new vehicular access from Abbots Leigh Road. 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). Prior approval - refuse (not PD)
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. 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. Approve
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. Approve.
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. Approve.

Other Planning Matters

- Roots allotments – The site has been opened and a third of the plots have been built. NSC have issued 3 PCN's which require a response from Roots.

5. Ward Councillor's Report

- Pre Election. Full meetings and Executive meetings have been cancelled due to upcoming elections. The CLT had a devolution meeting, giving Parish Councils more power and responsibility and possibly more money. Planning can now be attended by a parish representative.

6. Neighbourhood Plan Implementation

- Local plan and BSIP is paused due to the pre-election period.

7. Financial

- Approval of Accounts for Payment for June 2024 – The accounts for payment for June 2024 had been circulated. STP proposed approval, KD seconded. Agreed. **Action Clerk**
- Signing of the 'Conflict of interest Form' for the annual AGAR 2023-2024 by the Chairman. **Signed by STP.**

8. Village Matters

- I. **Police Report** - March 2024 is still showing on the website. No updates for May. STP had correspondence from a local resident, STP forwarded it onto James Coglan.

II. **Village Hall.**

- a. Solar Panels can be applied for. Rural England Prosperity Fund does apply to us. Grant to be applied for applications close by 28th June 2024. **Action STP & JHM**

- III. **Former Skittle Alley** - NR to invoice Fit Tank for next quarterly invoice.

IV. **Traffic Issues & Footpaths** -

- a. Simon refers to Jonathan Gall email today. He would ask all PC's to check that all schemes and plans are on the schedule that have been discussed before, such as Leigh Warren, flood issues, traffic calming by Denny View Road. **Action all.**
- b. JMH has emailed the Long Ashton Parish Clerk who have a permanent Smiley SID. We would like to know how they have this placed permanently. Actioned by **JMH**

- V. **Verges** - There is an issue with people thinking its funny to push the new logs that have been cut and placed Pound Batch Farm. Thoughts are being given on how to reduce this happening. **Action STP**

VI. **Playing Fields & Events** –

- a. The order has been passed/placed for the Path and the work should start by the end of June 2024.
- b. Fireworks and Bonfire – There is work being done to put in place the insurance to cover this. **Action STP & Clerk**

VII. **Abbots Pool** –

- a. STP would like to report Murray and Di's event was very successful at the weekend.
- b. The car park has been sorted out since the last Parish Council Meeting.

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

9 Communications

- Link Editor – We have nothing that needs to go in. STP will maybe write something about the Path is going in.
- Councillors Surgery, PCs to sort out when and have a rota. It was agreed that they will be held on the 2nd Saturday of every month to be held at the Bike Shed from 9.30-10.30am. This will also be put into the Link.

10 Clerk's Report

- NR has nothing to report.

11 AOB

- NR has completed her probationary period, and it has been agreed that her salary will go up one scale point. **Action Clerk**
- Fairtrade Village – Sue Tuckwell has contacted Jenna, Sue is looking to if Abbots Leigh would like to become a Fairtrade village. Action JMH to introduce To Civic Society.
- Play Streets – JMH would like to introduce this for Children to be able to play safely outside. **Action JMH**

NMR - 10 July 2024