

**PARISH OF ABBOTS LEIGH**  
**Meeting of Abbots Leigh Parish Council**  
Held in the John Butler Room of the Village Hall, Church Road  
**Monday 14<sup>th</sup> October 2024 at 7.30 pm**

**MINUTES**

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

1 Declarations of Interest in items on the agenda

- None

2 Minutes of the previous meeting held on Monday 02<sup>nd</sup> September 2024

- The minutes of the meeting held on Monday 02<sup>nd</sup> September, previously circulated, were signed as a true record.  
**Action Clerk.**

3 Matters arising

- None except those covered under flowing items

4 Planning

**Applications:-**

None

**Approvals/Refusals/Withdrawn:-**

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>AWAITING DECISION</b>
24/P/1311/FUH	Woodleigh House Manor Road Abbots Leigh BS8 3RR	Demolition of existing rear conservatory and proposed erection of a two-storey rear extension. <b>REFUSE</b>
24/P/1329/AOC	Flat The Barns Church Road Abbots Leigh Bristol BS8 3QU	Request to discharge condition number 13 (Remediation Validation Report) on application 21/P/2419/FUL <b>APPROVE</b>
24/P/1426/NMA	Leigh Farm 16 Church Road Abbots Leigh BS8 3QP Grid Ref: E 354324 N 173785	Non material amendment to application 22/P/0060/FUL (Redevelopment of the site to provide 2no. additional dwellings and alterations to the existing dwelling to create an eco community. Works to existing dwelling to include partial demolition with erection of two storey extensions to south east and north east elevations to create extension to existing house, shared workspace and annexe; alterations to windows and doors.) to allow for 1). Removal of the lightwell in Unit 2 and Unit 3 and replace with a 'winter garden' with a flat rooflight above. 2). Change a small area of wall in Unit 2 and Unit 3 from Wapan Stone to UK grown cedar cladding (shown in 1915_PA_152 Proposed Elevations Unit 2 & 1915_PA_153 Proposed Elevations

		Unit 3). 3). Change of Cladding Material on unit 1 from Oak to UK Grown Cedar Cladding and 4). Remove change in level between kitchen and living room in Unit 3 <b>APPROVE</b>
24/P/1699/AOC	Flat The Barns Church Road Abbots Leigh Bristol BS8 3QU	Discharge of Conditions 9 (External Lighting) and 11 (Ecological Mitigation) from 21/P/0459/FUL <b>APPROVE</b>
24/P/0227/FUL	Land Adjoining, Leigh Warren Bungalows, Abbots leigh Road BS8 3QD	Proposed creation of new vehicular access from Abbots Leigh Road. <b>REFUSE.</b>

#### Other Planning Matters

Roots –Roots have submitted two applications which have been validated following the request form NSC Enforcement Team that all matters should be included even though the applicant believe that planning permission is not required. Application ref: 24/P/1911/FUL Retrospective application for the siting of a storage container, the installation of 2 no. CCTV cameras, installation of 4 no. solar panels, and the formation of an access and access track involving the laying of a gravel hardstanding. 24/P/1911/FUL Retrospective Advertisement Consent for the placement of 1no. non-illuminated sign . Local residents are seeking legal advice as to the legal reason to be able to object and it was agreed that the Council should wait to read that advice before considering our response.

23/P/2527/FUH, Mere Green ,Glen Avenue. JHM has discussed this case with the planners as to it is taking so long to resolve and hopefully it will be decided soon

Denny House. A revised application has been submitted to overcome archaeological requirements, but was not validate because a Biodiversity Net Gain assessment had not been submitted.

Solar Farm. Concerns had been raised about the road works associated with installing the Electricity feed to the nearest substation along the A 369 and disruption caused. This has now been completed ahead of schedule, however on account of problem with the cable, further works have been needed to carry out a repair. Also concern about the noise from installing the panel post supports had been raised, but the post works are now substantially complete

#### 5. Ward Councillor's Report

- Rownham Hill – BSIP, The scope of works will probably be reduced to omit the bus lane and just improve the junction for buses and cyclists
- Local Plan, Following central government new rules the local plan housing number requirements is being increased and a revised draft plan will be submitted for consultation

#### 6. Neighbourhood Plan Implementation

Awaiting the new local plan

#### 7. Financial

- Approval of Accounts for Payment for October 2024 – The accounts for payment for October 2024 have been circulated. MW proposed approval, JHM seconded. Agreed. **Action Clerk**

#### 8. Village Matters

I. **Police Report** – No report available. We have a new Community Police Sergeant Gemma Hooper

#### II. **Village Hall -**

- a. Solar Panels – We are still awaiting a decision for the planning application for prior approval for the installation of Solar panels on the roof of the Village reference 24/P/1764/SJA. There had been a query about the proximity of the panels to the ridge line which has been addressed. Action to follow up with the planning officer. **Action STP**
- b. The structural survey has been carried, awaiting a response. **Action STP**

- c. Electricity supplier– letters to be sent to various suppliers for the best price available for a new contract. This will be taken forward when we have instructed the installation of the solar panels **Action Clerk/MW.**
- d. Septic tank has been emptied and there was a fault with the motor discovered. Andersons have been instructed to fix it. Still awaiting a date from Andersons for this to be fixed. **Action STP**
- e. Koala Tree Care– have given a quote for reducing the boundary hedge to be no higher than 6ft and removing the cuttings for £450,. Koala have been instructed and hope to complete the work by the end of November
- f. The front Garden was tidied by Mick and Naomi in mid September,
- g. A discussion was had about how to assist the caretaker with purchasing cleaning products with full documentation and whether a payment card system could be used. **Action STP/Clerk**
- h. A request had been made by Abbots Leigh Artists for a preferential rate to be able to use the Village Hall for North Somerset Arts week in May, as their income is unlikely to be able to meet the costs of hiring the hall. It was agreed that we should support the Arts group and a suitable discounted rate discussed with them **Action STP**
- i. Hall charges. Because the instruction for the solar panels has not been given, we can not yet finalise what the true running costs of the Village Hall will be. There will be large savings in electricity costs, but the standing charge has increased from 25p per day to £1.50/day. It was agreed to defer the decision until the system is up and running, hopefully by the beginning of the year, and we have some data on how much electricity we will be purchasing and at what tariff
- j. The caretaker will be away from Thursday 17<sup>th</sup> for a week. **Action STP**

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

IV. **Traffic Issues & Footpaths**

- a. STP met Jonathan Gall, NS Neighbourhood Traffic and Road Safety Engineering Team Manager, on 3<sup>rd</sup> October to discuss a number of long running highway issues in Abbots Leigh. **A note of the subjects discussed is attached to the minutes.**
- b. It was agreed that the Parish Council would negotiate, and potentially pay for, alterations to the posts supporting the canopy of Leigh Bank which obstructs the footway, as that section is not within the public highway. NS would adjust the levels of the footway/cycleway around the base. STP will negotiate. with the Landowner. **Action STP**
- c. Jon Gall will try to find out what has happened to the £10k given by Clifton College to NSC to improve the cycleway at the exit of the sports ground, he can not see it in the S106 contributions schedule. STP will check with CCS how it was paid. **Action STP**
- d. Fixed smiley SID – KD had received feedback from Flax Bourton PC. Refer also to in the notes of the discussion with Jonathan Gall. **Action KD & RD**
- e. Play Street – After the trial in August JHM is still awaiting further information. **Action JHM**

V. **Verges** –

- a. The Community Payback Team will be coming on 26<sup>th</sup> October and start to clear the footway between Church Road and Home Farm Road depositing the built up gravel in the former quarry owned by the PC. **Action STP**
- b. David Smith has been instructed to do the annual verge cut of the A 369 in places, Manor Road and Manor Lane with additional cutting on Weir Lane. Kevin Weekes has cut the Parish verges that are overgrown outside the church.
- c. The situation with regards to the tipped over timber bollards needs to be resolved, and then we can consider putting an access to Poundbatch only sign of the first timber bollard. **Action STP**
- d. Bob Buck has been paid the £500 grant for St Georges Flowerbank as agreed.

VI. **Playing Fields & Events** –

- a. The annual inspection report of the play equipment had identified a number of maintenance items that need attention. Quote for repairs required from JB Sport and Leisure. **Action Clerk/STP**
- a. Fireworks and Bonfire – The Civic Society will be holding the fireworks event on 5<sup>th</sup> November and have procured the necessary insurance. The PC will need to see the insurance cover. **Action Clerk/STP**

VII. **Abbots Pool** –

- a. Nothing to report.

10 Communications

RD is away so the November Link report will be done by STP. **Action STP**

10 Clerk's Report

Nic has had a successful operation and is recovering well. She has been signed off sick for convalescence until 4th November

11 AOB

- Verges to be cut in response to NSC cut backs. PC's will have a think about what they could do themselves and use email to communicate their ideas. Deadline for collecting ideas 14<sup>th</sup> October 2024.
- Book swap – in principle it has been agreed. It needs to be decided where and what houses them. RD will ask the Civic Society if they will make a donation to the costs. **Action RD** (from previous meeting)
- Abbots Leigh Charities. MW had met with Steve Livings and is proposing to hold the next AL charities meeting at 6.45pm on 11<sup>th</sup> November before the next PC meeting at 7.30pm that day

STP -15<sup>th</sup> October 2024

**Notes on informal meeting between STP and Jonathan Gall, NS Neighbourhood Traffic and Road Safety Engineering Team Manager, in Castlewood discussing a number of long running highway issues in Abbots Leigh. 3<sup>rd</sup> October 2024**

1. Clifton College Exit. There is a £10k section 106 contribution from the rebuilding of the tennis bubble towards improving the safety of cyclists and pedestrians using the cyclepath. This had not appeared on the outstanding projects list and will be developed.
2. Incorrectly located cycle route sign which should be opposite Coronation Avenue access road to FE Leigh Woods.
3. Footway/ Cycle keep clear markings at the entrance to the George Car Park.
4. Canopy Posts to Leigh Bank next to George blocking the cycle path. The threshold under the canopy is not designated highway, as a result JG said that they can not do that. NS do not have structural engineers available. However if someone else (PC maybe) agreed with the landowner and paid and arranged for the installation of the brackets. NSC could lift the surface of the path in advance lift the surface of the path so that it is flush with the top of the slabs.
5. Safety improvements for Dennyview Road Junction. Renew SLOW markings but do not renew central hatching (They tend to increase traffic speeds because the traffic is separated) . Also possibly move the edge line markings inwards towards the centre. Additional junction warning sign closer to Dennyview Road with a yellow backing board with a "Concealed Junction" information board beneath. Could possibly remove existing illuminated advanced junction warning sign just below Sandy Lane, or at least disconnect it to save money.
6. Red Route sign on Manor Road by Abbots Pool car park entrance. NS will not put the sign the other side of the junction because that is beyond the designated TRO. Agreed that when the second pole is removed (already planned), the sign can be moved about 4 metres towards the car park access road so that it is exactly at the end of the TRO. This will restrict cars that park in front of the sign in its current location.

All the above items could be bundled together as an Abbots Leigh minor improvement works which could possibly be covered by S106 contributions.

JG has said that he can't find the Clifton College S106 contribution on the latest spreadsheet so he has got an enquiry in to try and track the money down. The descriptions on the spreadsheet are all a bit vague so it doesn't mean it isn't there. If NS can find the S106 money then he can get the scheme onto the programme for next year so he will then have the authority to spend the money. Otherwise all the little bits and pieces will need to go onto the Minor Schemes List which he plans to work through chronologically. NS have run out of money for this year so the list is growing so it is uncertain when these will get to the top of the list.

The signing and lining officer is just about to get a package of road marking maintenance work out before the weather really turns bad so we might see the SLOW markings suddenly appear.

#### Other issues discussed

- Extend Double yellow lines on the left side of Manor Road to enable cars to turn off A369. PC to apply to include with 6 monthly TRO review. Parking Restriction or Keep Clear Markings on Manor Road opposite Applehaze to be considered to stop obstruction to wide emergency and refuse vehicles, STP to forward John Carson correspondence. JG favoured double yellow lines rather than Keep Clear markings, this would clash with private (non highway) pull in. Ideal solution to be resolved. Before Christmas we need to complete the form [northsomerset.gov.welcomesyourfeedback.net/s/99m86n](https://northsomerset.gov.welcomesyourfeedback.net/s/99m86n)
- Damage to highway opposite Orchard Lodge at junction of Manor Road and Weir Lane. This should be reported on the website and also maybe through the Area Officer Shelley Lee.
- SID installation in Flax Bourton is being evaluated, now that the problems with overhanging TPO trees and other teething issues have been resolved. The result of this review may result in the existing NSC VAS Strategy/ Rules prepared in 2008/9 being updated. A lot of Parish Councils want SID signs.
- A369 Flooding at Leigh Warren. This should continue to be pursued with the drainage team Thomas Hartfield and Terry Bridgwood. Acknowledged that there is very little budget.