

BECKINGTON PARISH COUNCIL

Minutes of the Full Council meeting of Annual Parish Council meeting of Beckington Parish Council held on Tuesday 14th May 2024 following on from the Annual Parish Meeting that commenced at 7:00pm in the Beckington Memorial Hall, Bath Road, Beckington, Frome BA11 6SH.

PRESENT: Cllr Paula Fox (Chair), Cllr Kevin Bishop, Cllr Clive Winterbourne, Cllr Liz Wright and Cllr Rory Ingleby-MacKenzie.

ALSO PRESENT: Ward Cllr Boyden, ten members of the public and the Parish Clerk.

Prior to the start of the meeting fifteen minutes was allowed for questions and comments from members of the public.

1. ELECTION OF CHAIR

It was proposed by Cllr Winterbourne, seconded by Cllr Ingleby-MacKenzie and **RESOLVED** that Cllr Fox be elected Chair of Beckington Parish Council for the forthcoming year.

2. DECLARATION OF ACCEPTANCE OF OFFICE

Council received the Cllr Fox's Declaration of Acceptance of Office.

3. ELECTION OF VICE CHAIR

Council agreed to defer consideration of this appointment to a later date.

4. APOLOGIES FOR ABSENCE

Apologies were received from Ward Cllr Denton.

5. DECLARATIONS OF INTERESTS

NO Declarations of Interest were made.

6. ADOPTION OF PARISH COUNCIL POLICIES

Council **RESOLVED** to adopt the following policies but agreed that they would be reviewed during the year to take into consideration new advice specifically on Financial Regulations:

- Standing Orders
- Financial Regulations
- Freedom of Information

7. APPOINTMENT OF MEMBERS ROLES/PORTFOLIOS:

Council **RESOLVED** to approve the following appointments:

- Planning & Development Portfolio – Cllr Wright
- Deputy Planning & Development Portfolio – Cllr Ingleby-MacKenzie
- Local Environment Portfolio – Cllr Winterbourne
- Highways & Transport Portfolio – Cllr Bishop

- Footpaths & Rights of Way Rep – Cllr Wright
- Local Community Network – Cllr Bishop
- Allotments – Cllr Bishop
- Rudge Rep – Cllr Wright
- S106 Projects – Cllr Fox

8. **RISK ASSESSMENT**

Council **RESOLVED** to defer consideration of the Risk Assessment until the June meeting.

9. **PARISH COUNCIL ASSETS LIST**

Council **RESOLVED** to defer consideration of the assets list until the June meeting.

10. **MINUTES**

Council **RESOLVED** to formally approve, adopt and sign the minutes of the Beckington Parish Council meeting held on Tuesday 9th April 2024.

11. **NEIGHBOURHOOD PLAN**

The following update was noted:

- Surveys had been returned and were now being analysed. 240 had been received;
- A new Neighbourhood Plan grant had been launched by Central Government and Council would apply for the next tranche.
- Additional technical packages were available and the Steering Group would be applying for extra support.
- There was some confusion over the planning policy to designate green spaces. Clarification would be sought.
- It was confirmed that the final Plan would have to undergo an examination by a suitably qualified examiner prior to going to referendum.
- The 505 dwelling consultation would continue until October and may well be extended.

12. **PLANNING, LICENSING & TREE APPLICATIONS:**

Council considered the following applications and **RESOLVED** to submit the relevant comments to each application considered:

Proposal: Erection of a single dwelling and associated works.

Location: 22 Frome Road Beckington Frome Somerset BA11 6TD

Application: 2024/0511/FUL

Comment: Following discussion it was **RESOLVED** to recommend refusal to this application for the following reasons:

- The site is in the Beckington Conservation Area and meets the boundary along the site's northwest extent. Building this house would mean that the single house deep character of Frome Road would be compromised. A second row of houses was not appropriate for this area. There are a number of neighbouring listed buildings that will be impacted by the proposed development. No's 20, 24 and

26 Frome Road, The Haven and the Baptist Chapel which are all Grade 11 listed and The Abbey opposite which is Grade 11* listed.

- The appearance of the Conservation Area would most certainly be impacted and the style of the proposed modern building being in close proximity to the Grade 11 listed buildings would be a significant change. It does not seem appropriate for the Conservation Area. The opinion of the Conservation Officer in this matter would seem to be paramount in its determination.
- The proposed development will take up a large part of the plot and as such will impact on the wildlife. There is a proposed buffer zone but there is also a lot of land given over to grass. Bats are often seen here. Indeed it is well known from previous planning applications that the site contains a bat flight corridor understood to be followed by Mells bats going to their feeding grounds. Whilst we are aware that other animals, for example reptiles, are on site and mitigation measures are proposed to be deployed, notably for slow worms, the ecological balance will surely be impacted. Thus we would wish to have the benefit of further surveys, particularly of bat flight lines the requirement for which is noted in the developer's own report, and reassurance from Somerset Council's Ecologist that the "natural" environment was not being compromised before we could be satisfied on this aspect of the application.
- The Parish Council has concerns about the impact on the disposal of foul water and sewerage at the site.
- Residents of the proposed dwelling would overlook the garden of No. 18 thus taking away their privacy and enjoyment.
- The application allows for garaging and parking for 4 vehicles on site. Together with the garaging and parking arising from the applicant's other application for two semi detached houses on the same site at 22 Frome Road (2024/0560/FUL), this would potentially result in up to 10 vehicles using the access onto Frome Road in place of the current one or two vehicles.
- The two houses will block views of the open countryside landscape from the MacMillan Way and the Conservation Area. That open countryside is the agricultural landscape setting of the Conservation Area.
- If the case officer is minded to approve this application in her report we would politely request that the Chair and Vice Chair consider this application for bringing to Somerset East Planning Committee.

Proposal: Demolition of existing dwelling and outbuildings. Erection of two dwellings and associated development.

Location: 22 Frome Road Beckington Frome Somerset BA11 6TD
Application: 2024/0560/FUL
Comment: The Parish Council recommends refusal of this application for the following reasons:

- The proposed development is overbearing, the footprint being considerably larger than the original single detached house. The accommodation would provide two four-bedroom units replacing a three bedroom house.
- The height of the proposed development is greater than those houses towards the north east and this would allow considerable overlooking and consequent lack of privacy at numbers 20 and 18 Frome Road. Loss of light is another consequence of the height and proximity to the Neighbouring property.
- The proposed development sits in the Beckington Conservation Area and as such does not reflect the "village vernacular". The large roof area and overall design and height are not in keeping with neighbouring properties. There are a number of neighbouring listed buildings that will be impacted by the proposed development. No's 20, 24 and 26 Frome Road, The Haven and the Baptist Chapel are all Grade II listed and The Abbey opposite is Grade II* listed. The opinion of the Conservation Officer in this matter would seem to be paramount in its determination.
- There are concerns about surface water run-off from Frome Road and major concerns about sewage disposal. Beckington has a longstanding and well documented sewerage problem and this proposed development can only make matters worse especially as we are also in a time of climate emergency.
- There is also concern about the increased number of vehicles which could use the site. There could be six vehicles associated with two houses, a considerable increase on the previous use of one or two.
- The proposed two new houses would block the view of the open countryside landscape and the Conservation Area for those driving or cycling into Beckington on the Frome Road. That open countryside is the agricultural landscape setting of the Conservation Area.
- It would also block the view of those walking the MacMillan Way (a Nationally recognised long-distance footpath that links Boston, Lincolnshire to Abbotsbury in Dorset) which runs along the Frome Road at this point), and the Conservation Area.
- The views of the Somerset Council Environmental Officer should be considered in this determination.
- If the case officer is minded to approve this application in her report we would politely request that the Chair and Vice Chair consider this application for bringing to Somerset East Planning Committee.

Proposal: T1 - Horse Chestnut - crown reduction by 25-30% (8-10m) and install brace support.
Location: Beckington Castle 17 Castle Corner Beckington Frome Somerset
Application: Works/Felling Trees in a CA Application Number: 2024/0653/TCA
Comment: Noted

Proposal: 1no. replacement dwelling and 1no. additional proposed dwelling
Location: Cherrycroft 12 Mill Lane Beckington Frome Somerset
Application: 2024/0618/FUL
Comment: Following discussion it was **RESOLVED** to leave the decision to the Case Officer for the following reasons:

- Council has concerns regarding highway and traffic issues that will result from this proposal, especially the danger to pedestrians from vehicles exiting the private road onto Mill Lane which accesses the existing public footpath network;
- The pre-application advice required any development to enhance the local identity. The Council feels that the proposal does not meet that objective;
- The pre-application advice requires an ecological survey to be undertaken. This has not been fully satisfied;
- The Parish Council has concerns about the impact on the disposal of foul water and sewerage at the site;
- The loss of trees to enable the development to be delivered is against the pre-application advice;
- Beckington has met its current development requirements;
- The Council considers that all objections would be addressed by the number of dwellings proposed being reduced to one as currently exists.

Council **RESOLVED** to delete planning application 2024/0669/L6PA as it was sent in error to the Parish Council.

Proposal: Improve access to Eastcote Farm and events centre and improve highway visibility.
Location: Eastcote Farm Warminster Road Beckington Frome Somerset
Application: 2024/0721/FUL
Comment: Following discussion it was **RESOLVED** to leave the decision to the Case Officer for the following reasons:

- In light of the Tree Officer's comments and the absence of an ecologists report, and with the knowledge that the land was good agricultural land, the Parish Council did not feel it had sufficient information to fully comment on this development proposal;
- There were a number of concerns regarding the provision of car parking on site;

- The Case Officer was requested to collate all the relevant information prior to making an informed decision on this development proposal.

Proposal: Erection of single-storey rear annex and works to associated tree.

Location: 14 Frome Road Beckington Frome Somerset BA11 6TD

Application: 2024/0762/HSE

Comment: Following discussion it was **RESOLVED** to recommend refusal to this application for the following reasons:

- The proposal is in the conservation area and is considered to be too large bearing in mind its location and appears to be a new build with relevant services being connected;
- The proposal is a bedroom and not a garden annex;
- The proposed materials were not in keeping with the surrounding area;
- The Parish Council has concerns about the impact on the disposal of foul water and sewerage at the site.
- The proposal is located on a bat corridor.

13. BECKINGTON LOOP

Council agreed to defer this item until the June meeting as no further update was available at present.

14. BECKINGTON HISTORY BOOK

Council had received a presentation regarding this publication during the Public Open Session.

Following consideration it was **RESOLVED** to award a grant of £500 to enable this history book to be published.

15. FINANCIAL MATTERS

(a) **Insurance Cover** – Council agreed to defer this item to allow the Clerk to obtain a second quotation from Zurich.

(b) **Grants** – Due to the length of the meeting Council agreed to defer the consideration of the grant application from the Beckington Memorial Hall to help towards the cost of grass cutting.

(c) **Payments** – Council **RESOLVED** to approve the payments outlined below:

Supplier	Reason	Net	VAT	Total
Paul Russell	Salary April 24	£666.73	£0.00	£666.73
Paul Russell	Expenses April 24	£25.00	£0.00	£25.00
Paul Russell	Curry's Computer Purchase	£307.50	£61.50	£369.00
AJGIBL GBP client NST A/C	Hiscox Insurance Policy	£592.19	£0.00	£592.19
Mrs Joanna Rozycka	Replacement Cheque 1170	£216.46	£27.24	£243.70
Ben Richards	SmartSurvey NDP	£45.00	£9.00	£54.00
		£1,852.88	£97.74	£1,950.62

(d) **Banking** – Council noted the update and agreed to review this item at its next meeting.

16. NEXT MEETING

Council noted that the next meeting of Beckington Parish Council would be held on Tuesday 11th June 2024 commencing at 7pm.

There being no other business the Chair thanked members for their attendance and closed the meeting at 10:07pm.

CHAIR:

DATE: