

BECKINGTON PARISH COUNCIL

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Date of Publication: Wednesday 3rd June 2024

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

NOTICE OF MEETING

You are hereby summoned to attend the Beckington Parish Council meeting to be held on Tuesday 9th July 2024 commencing at 7:00pm in the Beckington Memorial Hall, Bath Road, Beckington, Frome BA11 6SH.

Paul Russell
Locum Clerk

PUBLIC PARTICIPATION

Prior to the start of the meeting fifteen minutes will be allowed for questions or comments from members of the public. Any resident wishing to address the Council will have a maximum of 3 minutes to speak.

Questions may not be answered at the meeting but a written reply will be provided within 7 days. Once the meeting has started members of the public are reminded that they have no right to speak.

The Somerset Councillors are invited to make a report to the Parish Council in this time as well.

AGENDA

40. APOLOGIES FOR ABSENCE

To receive any apologies for absence and resolve to accept the reasons.

41. DECLARATIONS OF INTERESTS

Members to declare any 'Pecuniary' or 'Other' interests under the council's code of conduct. Members are reminded of their responsibility to register their interests with Somerset Council and to keep that register up to date.

42. MINUTES

To formally approve and adopt the minutes of the Beckington Parish Council meetings held on Tuesday 11th June and 28th June 2024 (attached)

43. NEIGHBOURHOOD PLAN

To receive an update on progress. A ten minute slot will be allocated to this item.

44. PLANNING, LICENSING & TREE APPLICATIONS:

To receive an update from Cllr Wright. The following applications will be considered:

Proposal: Re-unification of building from four dwellings into one single dwelling house known as Beckington Abbey.

Location: The Grange Frome Road Beckington Frome Somerset

Application: 2024/1017/FUL

Proposal: Re-unification of building from four dwellings into one single dwelling house known as Beckington Abbey.

Location: The Grange Frome Road Beckington Frome Somerset

Application: 2024/1018/LBC

Proposal: Prior notification of agricultural development: Excavation of 3no. attenuation ponds across the farm to collect and intercept rain and flow pathways for natural flood management purposes.

Location: Ivy House Farm Berkley Lane Beckington Frome Somerset

Application: 2024/1090/AGE

Proposal: Erection of first floor side extension above car port.

Location: 2 Green Park Lane Cottages Green Park Lane Beckington Frome Somerset

Application: 2024/1103/HSE

45. Mendip Local Plan Part II (Sites and Policies) Limited Update

Somerset Council is consulting on a Submission Policies document from **Friday 28 June to Monday 12 August 2024**. Following a statutory review (Judicial Review) judgment upheld on 16th December 2022, Mendip Council was subject to a High Court Order to strike out and re-consider five housing sites in the Part II Plan totalling just over 505 dwellings. The Submission Policies document sets out the sites identified for allocation to meet this requirement and their individual policies. No changes are proposed to the adopted Mendip Local Plan Parts I and II.

46. BAPTIST CHAPEL

To receive an update on the future of this building and to note that a request has been submitted to Somerset Council to register the Chapel as a Community Asset. A Network article has also been published seeking volunteers to help develop this project.

- 47. S106 FUNDS**
To receive an update on the S106 projects being developed.
- 48. ALLOTMENTS**
To receive an update. Cllr Bishop will speak to this item.
- 49. 20 MPH SCHEME**
To receive an update regarding this matter.
- 50. SALC**
To receive an update following the agreement to re-join the Somerset Association of Local Councils.
- 51. CLLR TRAINING**
To receive an update and to confirm which training events Members would like to attend..
- 52. BECKINGTON LOOP**
To receive an update regarding the registering of the Beckington Loop.
- 53. REFURBISHMENT OF FINGERPOSTS**
To receive an update on this project if available.
- 54. ADOPTION OF STATEMENT**
To consider the revised Without Title Guarantee Statement (attached).
- 55. POTENTIAL GRANT FUNDING**
To discuss potential grant funding opportunities that may be available to the Parish Council through various grant funding sources.
- 56. FINANCIAL MATTERS**
- (a) **Grants** – At its previous meeting Council agreed to defer the consideration of the grant application from the Beckington Memorial Hall to help towards the cost of grass cutting.
- (b) **Footpath Maintenance** – To receive an update following the meeting held on 28th June 2024.
- (c) **Payments** – To approve the payments outlined below:

| Chq | Supplier | Reason | Net | VAT | Total |
|------|------------------|------------------|--------------------|--------------|--------------------|
| 1186 | Paul Russell | Salary June 24 | £666.73 | £0.00 | £666.73 |
| 1186 | Paul Russell | Expenses June 24 | £25.00 | £0.00 | £25.00 |
| 1186 | Paul Russell | Postage | £10.80 | £0.00 | £10.80 |
| 1187 | Unity Trust Bank | Cash Transfer | £150,000.00 | £0.00 | £150,000.00 |
| | | | £150,702.53 | £0.00 | £150,702.53 |

- (d) **Budget and bank reconciliation Quarter One** – Please see the attached report indicating the current financial position and budget report.
- (e) **Banking** – To receive an update on the progress of changing banks to Unity Trust.

57. NEXT MEETING

To give consideration to holding a meeting in August 2024 and to note that the next scheduled meeting of Beckington Parish Council will be held on Tuesday 10th September 2024 commencing at 7pm.

BECKINGTON PARISH COUNCIL

Minutes of the Beckington Parish Council meeting held on Tuesday 11th June 2024 commencing 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 Denton, the Vice Chair of the Neighbourhood Plan Steering Group, one member of the public and the Parish Clerk.

17. APOLOGIES FOR ABSENCE

No apologies were received.

18. DECLARATIONS OF INTERESTS

No Declarations of Interest were made.

19. MINUTES

Council **RESOLVED** to formally approve and adopt the minutes of the Beckington Parish Council meeting held on Tuesday 14th May 2024.

20. NEIGHBOURHOOD PLAN

Council received the following update report:

- The analysis of the recent survey was currently being undertaken. A 40% response had been achieved with around 33% online and the remainder in hard copy.
- Other matters of concern that did not impact on the Neighbourhood Plan included litter, dog waste and the poor state of footpaths and highways. It was suggested that some of these could be addressed through community/voluntary action;
- A summary of the survey results would be produced. It was intended that the main highlights would be included in a leaflet and distributed to all households in the village;
- It was hoped that the survey analysis would be complete by the end of June. It would also be submitted to Network Magazine for inclusion;
- A Housing Needs Assessment had also been undertaken by Locality and was currently being reviewed;
- A Design Code was being developed also through Locality and this would be assessed as well;
- The Steering Group was also hoping to undertake a Landscape Assessment either using consultants or volunteers;
- An application was being prepared for the next tranche of funding;
- A further village event was being planned and held in September. This would be aimed at local businesses and community activity.

Standing Orders were suspended to allow the Public Session. Matters raised included various planning matters, the Neighbourhood Plan and highway issues.

Cllr Denton provided a Somerset Council update.

Standing Orders were reinstated.

21. PLANNING, LICENSING & TREE APPLICATIONS:

To receive an update from Cllr Wright. The following applications will be considered:

Proposal: Erection of conservatory and installation of treatment plant.

Location: The Bungalow Staffords Mead Rudge Lane Beckington

Application: 2024/0831/HSE

Comment: In principle Council has no objection provided that planning and building regulations are complied with. Clearly a new treatment plant is needed. Please note that the Council is of the view that discharge to the ditch running alongside Rudge Lane would be more appropriate than a soak away due to the underlying sandy/clay soil. If the Planning Officer is minded to approve the application then Beckington Parish Council requests that this be included as a condition of that permission.

Proposal: Installation of 15 x solar panels to Garden Barn

Location: The Old Manor Rudge Lane Rudge Frome

Application: 2024/0839/LBC

Comment: Council wishes to support this application for the following reasons:

- The harm done to the barn is outweighed by the potential benefits in terms of electricity generation.
- We are in a time of climate emergency.
- The impact on the street scene is minimal, and there are already three other properties in the hamlet with solar panels clearly visible from Rudge Lane.

Proposal: Prior notification of agricultural development: Excavation of 4no. attenuation ponds across the farm to collect and intercept rain and flow pathways for natural flood management purposes.

Location: Ivy House Farm Berkley Lane Beckington Frome

Application: 2024/0850/AGE

Comment: Council appreciates this application being sent to it as a matter of courtesy. Council is most pleased that action is being taken to improve the drainage at Ivy House Farm and to prevent flooding on local roads.

Proposal: Application for prior notification of agricultural development for the re-siting of an existing steel portal frame agricultural building for storage of fodder and machinery.

Location: Eden Vale Farm Mill Lane Beckington Frome

Application: 2024/0866/AGB

Comment: The Council appreciates that this application has been sent to it as a matter of courtesy. Council has no specific comment to make on the application.

Proposal: Construction & operation of a solar photovoltaic farm with battery storage & associated infrastructure, including inverters, security cameras, fencing, access tracks & landscaping. (Revised information received 29/02/2024)

Location: Land To The South East Of Bradford Road Rode Frome

Application: 2023/2183/FUL

Comment: Council **RESOLVED** to delegate authority to Cllrs Wright and Ingleby-MacKenzie to draft an appropriate response based on previous comments submitted,

22. RISK ASSESSMENT

Council reviewed the Council Risk Assessment and agreed to adopt it.

23. PARISH COUNCIL ASSETS LIST

Council reviewed the Asset Register and agreed to adopt it subject to the agreed amendment to include the litter pickers on it that had been donated.

24. END OF YEAR ACCOUNTS

Council considered the adoption of the end of year accounts

- (a) Council **RESOLVED** to accept and approval of Internal Auditors Report for End of Financial Year Accounts 2023-24
- (b) Council **RESOLVED** to accept and approval the Annual Governance Statement and to authorise Chair to sign on behalf of Council.
- (c) Council **RESOLVED** to accept and approval Accounting Statements and to authorise Chair and RFO to sign on behalf of Council (Section 2)
- (d) Council **RESOLVED** to confirm the dates for publication of the Notice Period for the Exercise of Public Rights which would take place between Monday 17th June to Friday 26th July 2024.

25. BAPTIST CHAPEL

Council discussed the potential future of this building. It was understood that it was not yet on the market. Council agreed to contact the Baptist Church and request an opportunity to discuss the future of the building and to make some additional enquiries related to trying to secure the building.

26. S106 FUNDS

Council noted that the S106 funding had not yet been transferred from Somerset Council to the Parish Council. It was agreed to follow this up and request that the payment be made.

27. ALLOTMENTS

Council noted that an enquiry had been received from the Solicitors regarding the allotments. It was agreed that Cllr Bishop reply to the Solicitors.

28. 20 MPH SCHEME

Council noted that the original cheque sent to Somerset Council had not cleared. It was agreed to follow this up and establish what had happened to the payment.

29. SALC

Following discussion, Council **RESOLVED** to rejoin the Somerset Association of Local Councils. Membership entitled the Council to access advice and to make use of document templates such as Standing Orders and Financial Regulations.

30. CLLR TRAINING

Council discussed training options for Councillors. It was agreed to review the training available from SALC in the first instance and to contact the Somerset Monitoring Officer to find out whether additional training could be secured.

31. BECKINGTON LOOP

Council considered the Beckington Loop which was currently available under permissive use. Following discussion it was agreed to make further enquiries about registering this popular route and having it formally adopted as an official footpath.

32. REFURBISHMENT OF FINGERPOSTS

Following consideration Council **RESOLVED** to refurbish the two fingerpost signs at a cost of £600. This cost included all labour and materials.

33. ADOPTION OF STATEMENT

Council considered adopting the Without Title Guarantee Statement. Following discussion it was agreed to amend the draft and forward it to the Memorial Hall Committee for consideration.

34. FINANCIAL MATTERS

- (a) **Insurance Cover** – Council noted that the quotation received from Zurich Insurance had been accepted. Cover commenced on 1st June 2024.
- (b) **Grants** – Council agreed to defer the consideration of the grant application from the Beckington Memorial Hall.
- (c) **Wooden Bus Shelters** – Following consideration Council agreed to renovate the wooden bus shelters as outlined by Cllr Winterbourne. It was agreed to allocate a sum of £300-£600 towards this works plus any additional funding for materials.
- (d) **Payments** – Council **RESOLVED** to approve the payments outlined below:

| Supplier | Reason | Net | VAT | Total |
|----------------------------------|---------------------------|------------------|---------------|------------------|
| Paul Russell | Salary June 24 | £666.73 | £0.00 | £666.73 |
| Paul Russell | Expenses June 24 | £25.00 | £0.00 | £25.00 |
| Zurich T&P Insurer Trust Account | Insurance Policy | £494.08 | £0.00 | £494.08 |
| Beckington Memorial Hall | Hall Hire | £144.00 | £0.00 | £144.00 |
| Ben Richards | SmartSurvey NDP May-Jun | £45.00 | £9.00 | £54.00 |
| CHRGs | Internal Audit | £150.00 | £0.00 | £150.00 |
| J M Fencing | Grass cutting, Sue's Walk | £160.00 | £32.00 | £192.00 |
| | | £1,684.81 | £41.00 | £1,725.81 |

(e) **Banking** – Council noted that the application had been finalised and a cheque sent to open the account. A further update would be sought from Unity Trust regarding timescales.

(f) **Additional Items** – Council noted the following additional information:

- An email regarding the five-year land supply had been sent round to all members;
- It was agreed to send out the survey that had been undertaken to all Members for information.
- A sample of the new Beckington History book had been received. It was agreed that a digital copy be forwarded to all Members.

35. NEXT MEETING

Council noted that the next meeting of Beckington Parish Council would be held on Tuesday 9th July 2024 commencing at 7pm.

There being no other business the Chair thanked members for their attendance and closed the meeting at 10:30pm.

CHAIR:

DATE:

BECKINGTON PARISH COUNCIL

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Minutes of the extraordinary meeting of Beckington Parish Council held on Friday 28th June 2024 at 4:30pm in the Beckington Memorial Hall, Bath Road, Beckington, Frome BA11 6SH.

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

There were no members of the public present. No matters were raised.

36. APOLOGIES FOR ABSENCE

Apologies were received from the Clerk to the Council who was unable to attend due to traffic issues on the M5.

37. DECLARATIONS OF INTERESTS

There were no Declarations of Interest made.

38. MAINTENANCE OF BECKINGTON FOOTPATHS

The Council discussed the cutting back of overgrown greenery on some key footpaths in Beckington to preserve protected countryside views. It was agreed that priority areas needed to be established, including along Stubbs Lane and the Beckington Loop.

Cllr Winterbourne had sought quotes and where possible would request hedges to be cut by the relevant landowners.

The Council resolved to allocate up to £2,500 plus VAT and equipment and fuel costs to carry out the work.

39. NEXT MEETING

Council noted that the next meeting of Beckington Parish Council would be held on Tuesday 9th July 2024 commencing at 7pm.

There being no other business the Chair thanked everyone for their attendance and closed the meeting at 5pm.

CHAIR:

DATE