

# BECKINGTON PARISH COUNCIL

Minutes of the Beckington Parish Council meeting held on Tuesday 9<sup>th</sup> July 2024 commencing at 7:00pm in the Beckington Memorial Hall, Bath Road, Beckington, Frome BA11 6SH.

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

**ALSO PRESENT:** Ward Cllr Boyden, the Chair of the Neighbourhood Plan Steering Group, two members of the public and the Parish Clerk.

Two planning questions relating to the emerging Neighbourhood Plan and the potential development of the former Redrow2 site were raised and addressed.

Cllr Boyden provided a report covering the new MP elected on 4<sup>th</sup> July 2024 and the financial situation at Somerset Council which was not as bad as had been expected.

## 40. APOLOGIES FOR ABSENCE

No apologies were received.

## 41. DECLARATIONS OF INTERESTS

No Declarations of Interest were made.

## 42. MINUTES

Council **RESOLVED** to formally approve and adopt the minutes of the Beckington Parish Council meetings held on Tuesday 11<sup>th</sup> and Friday 28<sup>th</sup> June 2024.

## 43. NEIGHBOURHOOD PLAN

Council received the following update report:

- Residents had been surveyed and responses had been fully analysed. The final report would be distributed to all houses in the Parish. A 40% response had been achieved;
- The Steering Group had engaged with Locality and two technical reports relating to a Housing Needs Assessment and Design Guidelines had been commissioned and undertaken by AECOM. These were currently being assessed;
- A Landscape Character Assessment was also going to be undertaken but the exact mechanism had not yet been decided upon;
- The Steering Group were aware that a potential application regarding the former Redrow2 site was potentially going to be submitted. The new Government had also indicated a support to develop 1.5 million homes during the life of the new parliament;
- Two meetings to discuss and confirm the Neighbourhood Plan priorities had been called;
- The second grant funding application had now been submitted;

- Nine sites had been identified as potential development sites. The Steering Group were considering a fair way to assess all nine sites;
- The Steering Group acknowledged that there was a formal process that had to be followed and they would be complying with that process and engaging with the community.

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

Council **RESOLVED** to submit the following comments to the Planning Authority:

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

Comment: Beckington Parish Council supports the views of both the Conservation Officer and Historic England to help return the Grange (“the Abbey”) to its former status. The new owner is to be applauded in their wish to remove the worst of the modern 20<sup>th</sup> Century changes and renovate the Grange in conjunction with Historic England.

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

Comment: Beckington Parish Council supports the views of both the Conservation Officer and Historic England to help return the Grange (“the Abbey”) to its former status. The new owner is to be applauded in their wish to remove the worst of the modern 20<sup>th</sup> Century changes and renovate the Grange in conjunction with Historic England.

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

Comment: Beckington Parish Council appreciates this application being sent to us as a matter of courtesy. We are most pleased that action is being taken to improve the drainage at Ivy House Farm and to prevent flooding on local roads, as well as reducing soil erosion and providing drinking water for livestock.

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

Comment: The Parish Council objects to this application for the following reasons:

- The planned first floor extension at No 2 extends beyond the first floor of No 3, so there is a real concern regarding loss of light;
- No planning notice has been erected onsite and the neighbours were unaware of the application.

The following item was also considered:

**Street Lighting, Warminster Road** – Three new street lights had been erected as part of the original planning application but were having a detrimental effect on existing residents. Cllr Boyden agreed to contact the Highways Department to highlight the issue and request a suitable solution as new lighting should not have an adverse impact on residential dwellings.

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

Council noted that Somerset Council was consulting on a Submission Policies document from Friday 28 June to Monday 12 August 2024. No changes are proposed to the adopted Mendip Local Plan Parts I and II.

Concern was expressed that the Parish Council's submission to this consultation had been totally ignored. It was **RESOLVED** to explore with Norton St Philip Parish Council options to challenge this legally. The Chair would liaise directly with Norton St Philip Parish Council.

**46. BAPTIST CHAPEL**

Council noted the update on the Baptist Chapel provided. Issues relating to traffic congestion and a lack of car parking had been raised. Council noted that there was some land nearby that might help alleviate residents parking issues and Cllr Boyden agreed to see whether he could identify the owner of the land.

Cllr Boyden also agreed to review the community asset application and liaise with the relevant officer.

**47. S106 FUNDS**

Council noted that the original invoice submitted to Somerset Council, which was still outstanding, had been resubmitted with the new bank details included.

**48. ALLOTMENTS**

Cllr Bishop informed Council that he had been in contact with the Solicitor and was awaiting a reply.

**49. 20 MPH SCHEME**

Council noted that this had been reapplied for and a response was awaited. It was confirmed that the Council did have speed monitoring information and this would also be forwarded to Somerset Council. Members would consider formalising the area to be covered by a 20mph zone.

**50. SALC**

Council noted that the application form had been completed and submitted to the Somerset Association of Local Councils to re-join. Fees were still being updated and an invoice would be received in due course.

**51. CLLR TRAINING**

This was deferred until membership of SALC had been renewed.

**52. BECKINGTON LOOP**

A request had been submitted to the Public Rights of Way Department to apply to formally register the Beckington Loop. Confirmation of the process to follow was now awaited. Cllr Boyden agreed to contact the PROW Officer for an update.

**53. REFURBISHMENT OF FINGERPOSTS**

Council noted that the order had been submitted to refurbish the fingerposts. To date no acknowledgement had been received.

**54. ADOPTION OF STATEMENT**

Council noted that a response had been received from the Council's Solicitors raising some questions. However, it was agreed that the Without Title Guarantee Statement be forwarded to the Memorial Hall Management Committee for comment.

**55. POTENTIAL GRANT FUNDING**

It was agreed to send details of the REPF grant funding to all members for consideration. The fund offered grants of between £5,000 to £50,000 for community projects.

**56. FINANCIAL MATTERS**

- (a) **Grants** – Council had agreed to forward the Without Guarantee Statement outlining financial responsibilities to Beckington Memorial Hall.

Council noted the application from St George's and requested the Clerk to clarify the legal position regarding grant payments to religious bodies.

- (b) **Footpath Maintenance** – Council noted that the works had been undertaken and had cost significantly less than originally estimated. Authority to spend the money had been given at the meeting held on 28<sup>th</sup> June 2024.

- (c) **Payments** – Council approved the following payments:

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
1188	J M Fencing	Bus Stop repairs	£40.00	£8.00	£48.00

1189	David West	Footpath maintenance	£854.00	£0.00	£854.00
1190	Dr Hickling	History of Beckington grant	£500.00	£0.00	£500.00
0	R J Tanner	Footpath maintenance	£250.00	£0.00	£250.00
			<b>£152,346.53</b>	<b>£8.00</b>	<b>£152,354.53</b>

(d) **Budget and Bank Reconciliation Quarter One** – Council noted the report indicating the current financial position and the budget report.

(e) **Banking** – Council noted that the Unity Trust bank account was now open and ready to be used subject to funds being transferred.

**57. NEXT MEETING**

Council noted that the next scheduled meeting of Beckington Parish Council would be held on Tuesday 10<sup>th</sup> September 2024 commencing at 7pm.

There being no other business the Chair thanked members for their attendance and closed the meeting at 9:50pm.

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**CHAIR:**

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**DATE:**