

BECKINGTON PARISH COUNCIL

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Date of Publication: Tuesday 3rd September 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 10th September 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

58. APOLOGIES FOR ABSENCE

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

59. 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.

60. MINUTES

To formally approve and adopt the minutes of the Beckington Parish Council meeting held on Tuesday 9th July 2024 (attached)

61. NEIGHBOURHOOD PLAN

- (a) **Progress Update** – To receive an update on progress. A ten minute slot has been allocated to this item.
- (b) **The Open Plan Views Assessment** – To resolve to accept the quote from Open Plan to undertake a Views Assessment on behalf of the Neighbourhood Plan at a cost of £1,271 plus VAT.
- (c) **Call for Sites Exercise** – As part of the Beckington NDP process it is proposed that a Call for Sites will be undertaken by Brodie Planning. Council is requested to resolve to accept the quotation received amounting to £6,720.00 + VAT to carry out this work.

62. PLANNING, LICENSING & TREE APPLICATIONS:

- (a) To receive an update from Cllr Wright. The following applications will be considered:

Proposal: Erection of single storey gym building ancillary to the public house and short-stay letting rooms and associated works
Location: The Full Moon Inn Rudge Lane Rudge Frome Somerset
Type: Full Application
Application: 2024/1310/FUL

Proposal: Introduction of steel supports to timber trusses for the stabilisation of the roof structure above the Great Chamber.
Location: 7 Frome Road Beckington Frome Somerset BA11 6TD
Type: Listed Building Consent
Application: 2024/1365/LBC

Proposal: Retrospective application to replace three timber framed sliding sash windows with uPVC framed sliding sash window.
Construction of standalone timber-framed classroom in the playground.
Location: Springmead School 13 Castle Corner Beckington Frome
Type: Listed Building Consent
Application: 2024/1392/LBC

TREES

Proposal: Lawson's Cypress (T1)- Section-fell to ground level.
Location: Tudor Court Bath Road Beckington Frome Somerset
Type: Works/Felling Trees in a CA
Application: 2024/1418/TCA

Proposal: Variegated Norway Maple (T1)- Reduce crown by 25% (2-3m).
Remove deadwood. Retain foliage of inner crown.
Location: Milestone Mill Lane Beckington Frome Somerset
Type: Works/Felling Trees in a CA
Application: 2024/1417/TCA

NOTIFICATION ONLY: No Comments Required:

Proposal: Prior Approval for a proposed change of use of agricultural building to 1no. dwellinghouse (Class C3) and for associated operational development. It is proposed to divide the present building into three sections along the lines of the steel portal frame. A mono pitched roof section of the building is to be removed and a section of cat slide roof replaced by a flat roof. A section of the latter is to be a green roof planted with Sedum or similar vegetation. The only external addition will be the Larch Boarding and Rendering well within the permitted 200mm depth.
Location: Dairy House Farm Stubbs Lane Beckington Frome Somerset
Type: Prior App CoU Agricult. to Residential
Application: 2024/1311/PAA

Proposal: Certificate of lawfulness of existing use to confirm material start on application 2020/1224/FUL (Conversion and alterations of stone barns to create three separate dwellings.)
Location: Eden Vale Farm Mill Lane Beckington Frome Somerset
Type: Certificate of lawfulness
Application: 2024/1437/CLP

Proposal: Certificate of lawfulness to confirm material start on application 2021/2115/HSE (Two-storey side and rear extensions).
Location: Riverside Cottage Mill Lane Beckington Frome Somerset
Type: Certificate of Proposed Use/Development
Application: 2024/1537/CLP

- (b) **Planning Board Referrals** – To review the process related to these referrals and to note that representations were made to the Somerset Planning Committee regarding planning application 2024/0511 & 0560/FUL on 3rd September 2024.

63. BAPTIST CHAPEL

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

64. S106 FUNDS

Funds of £17,256 have now been received from Somerset Council in respect of the Bus Shelter project to be funded from S106 funding.

- 65. ALLOTMENTS**
To receive an update. Cllr Bishop will speak to this item.
- 66. 20 MPH SCHEME**
To note that the request to partake in this scheme has been unsuccessful.
- 67. SALC**
To receive an update following the agreement to re-join the Somerset Association of Local Councils. An invoice to join is awaited.
- 68. BECKINGTON LOOP**
To receive an update regarding the registering of the Beckington Loop.
- 69. REFURBISHMENT OF FINGERPOSTS**
To note that this project is currently being undertaken.
- 70. ADOPTION OF STATEMENT**
To consider the revised Without Title Guarantee Statement (attached).
- 71. ENHANCED HIGHWAY MAINTENANCE (EHM) PILOT AND VOLUNTEER TRAINING LAUNCH**
To consider whether the Parish Council will take part in this scheme and the areas of enhancement.
- 72. 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. To review this grant request.
- (b) Payments** – To approve the payments outlined below:

Date	Supplier	Reason	Net	VAT	Total
19/08/24	HMRC Cumbernauld	PAYE Apr-Aug 24	£639.60	£0.00	£639.60
12/09/24	Paul Russell	RJ Tanner repayment	£250.00	£0.00	£250.00
12/09/24	Paul Russell	Expenses Aug/Sept 24	£77.45	£0.00	£77.45
12/09/24	Paul Russell	Salary Aug/Sept 24	£534.26	£0.00	£534.26
12/09/24	HMRC Cumbernauld	PAYE Sept 24	£159.60	£0.00	£159.60
12/09/24	Harris & Harris Solicitors	Costs from 14/06/24	£550.00	£110.00	£660.00
12/09/24	Microshade Business Consultants Ltd	Small Council package/email	£591.58	£118.32	£709.90
12/09/24	RYJ Retailing Ltd	NDP Leaflets	£474.00	£0.00	£474.00
12/09/24	Brodie Planning Associates	Attendance @ Meeting 3/9/24	£480.40	£80.00	£560.40
12/09/24	Open Plan Consultants Ltd	NPD Protective Views Assessment	£1,271.00	£254.20	£1,525.20
			£5,027.89	£562.52	£5,590.41

(c) **Income – Please see table below:**

Somerset Council S106	£17,256.00
Interest NatWest	£162.30
NP Grant	£9,716.00
	£27,134.30

(d) **Bank Reconciliation – Please see table below:**

Sep-24	
NatWest Current Account	£10.00
NatWest Reserve 29/07/24	£38,424.53
Unity Current 19/08/24	£14,576.40
Unity Instant Access	£145,000.00
Less Unpresented Cheques 2024/25	£4,659.96
	£193,350.97

73. NEXT MEETING

To note that the next scheduled meeting of Beckington Parish Council will be held on Tuesday 8th October 2024 commencing at 7:00pm.

BECKINGTON PARISH COUNCIL

Minutes of the Beckington Parish Council meeting held on Tuesday 9th July 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 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 4th 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 11th and Friday 28th 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 20th 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 20th 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 28th 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
			£152,346.53	£8.00	£152,354.53

(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 10th September 2024 commencing at 7pm.

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

CHAIR:

DATE: