

BECKINGTON PARISH COUNCIL

Minutes of the Beckington Parish Council meeting held on Tuesday 10th September 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 and Cllr Denton

Prior to the commencement of the meeting Cllr Denton and Cllr Boyden provided a number of updates which included the following items:

- Residents were being supported regarding issues being experienced at Castle Corner;
- Noted that S106 requirements cannot be enforced after 5 years and it was unlikely that Council would erect any signage discouraging inappropriate parking in the area;
- Concerns regarding the lighting outside Longmeadow would be revisited;
- Somerset Council finances were not as bad as originally feared;
- The revision of the Somerset Local Plan had commenced.

58. APOLOGIES FOR ABSENCE

No apologies were received.

59. DECLARATIONS OF INTERESTS

No Declarations of Interest were made.

60. MINUTES

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

61. NEIGHBOURHOOD PLAN

(a) Progress Update – Council received the following update report:

- A site assessment will be undertaken following the appointment of a new consultant who commenced duties on 4th September 2024;
- The views assessment is nearly completed. This received a very positive response in the survey;
- A Green & Blue infrastructure assessment and the site assessment will be undertaken in tandem;
- Among outstanding work to be completed is a requirement to collate the information relating to the parish;
- A brief outline of the Neighbourhood Plan process, which was quite lengthy, was provided.

- (b) **The Open Plan Views Assessment** – Council **RESOLVED** to accept the quotation 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** – Council noted that as part of the Beckington NDP process a Call for Sites would be undertaken. It was important that this must be independent and should review all sites focusing on whether they were both deliverable and accessible. The final methodology had yet to be finalised. Following the completion of this work parishioners would be given a chance to vote on the options presented.

Council **RESOLVED** to accept the quotation received from Brodie Planning Associates amounting to £6,720.00 + VAT to carry out this work.

Council further **RESOLVED** to accept the quotation received from Parish Online amounting to a maximum of £80 + VAT to access the Parish Online mapping system.

Some concern was expressed that the views in Rudge had not been included in the Views Assessment. It was agreed that Cllr Wright would pass on all the information to Cllr Fox to submit to the NPSG.

62. PLANNING, LICENSING & TREE APPLICATIONS:

- (a) Council **RESOLVED** to submit the following comments:

Proposal: Erection of single storey gym building and associated works (amended description 21.08.2024)
 Location: The Full Moon Inn Rudge Lane Rudge Frome Somerset
 Application: 2024/1310/FUL
 Comment: Council agreed to leave the determination of this planning application to the Case Officer but wished to submit the following concerns regarding this application:

- There has been no site notice erected onsite;
- The proposal is in close proximity to a Grade II Listed Building and is in a Bat Consultation Zone;
- The proposal is not in keeping with the existing development;
- The proposal indicates that no sanitary provision in the unit;
- There is a concern regarding the viability of the business in general as the public house is only open from noon on Wednesday to Sunday evening, so 4½ days a week.

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
 Application: 2024/1365/LBC
 Comment: As the applicant is seeking Listed Building consent and the project is being overseen by Historic England, Beckington Parish Council has no objection.

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

Application: 2024/1392/LBC

Comment: Council agreed to object to this retrospective planning application for the following reasons:

- The proposal would suggest an increase in school occupancy which will potentially have an impact on car parking in the locality;
- Residents have raised a number of concerns regarding the impact that traffic is having in the area especially at drop off and pick up times from the school and the Council and a lack of parking provision for the school;
- The Council would strongly recommend that the original School Travel Plan which was part of the original S106 agreement be updated and implemented as a matter of urgency;
- The proposal is a Grade II Listed Building and is in the Conservation Area. The Council wishes to express its concern regarding the use of uPVC framed sash windows which are out of keeping with the integrity of a Listed Building;
- There is an area in the vicinity that could be cleared to create additional space to help towards the mitigation of the existing traffic and parking issues.

TREES

Proposal: Lawson's Cypress (T1)- Section-fell to ground level.

Location: Tudor Court Bath Road Beckington Frome Somerset

Application: 2024/1418/TCA

Comment: The Council thanks Somerset East Planning for the courtesy of informing us and is content for the determination to be made by the Tree Officer.

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

Application: 2024/1417/TCA

Comment: The Council thanks Somerset East Planning for the courtesy of informing us and is content for the determination to be made by the Tree Officer.

Proposal: T1 - Yew - Two mature specimens forming one single large crown. Reduce height by up to 1.5m. T2 - Yew - Reduce height by 2m & reduce the spread (1-1.5m). T3 - Sycamore - Crown-lift to 5m.

Application: 2024/1589/TCA

Location: 6 Warminster Road, Beckington, Frome Somerset, BA11 6SP
Comment: The Council thanks Somerset East Planning for the courtesy of informing us and is content for the determination to be made by the Tree Officer.

NOTIFICATION ONLY: No Comments Required:

Proposal: Prior Approval for a proposed change of use of agricultural building to 1no. dwelling house (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

Application: 2024/1311/PAA

Comment: The Council thanks Somerset East Planning for the courtesy of informing us and is content for the determination to be made by the Case Officer.

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

Application: 2024/1537/CLP

Comment: The Council thanks Somerset East Planning for the courtesy of informing us and notes the application.

Application: 2024/1437/CLP

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

Comment: The Council thanks Somerset East Planning for the courtesy of informing us and notes the application.

(b) Planning Board Referrals – Council discussed the process related to referrals by the Planning Board

Council noted that representations were made to the Somerset Planning Committee regarding planning application 2024/0511 & 0560/FUL on 3rd September 2024 by Cllr Ingleby-MacKenzie. Council thanked him and Cllr Denton for their efforts.

With regard to future applications to be considered by the Planning Board the following process be observed:

- On receipt of the notification that the Planning Board would be considering any application related to Beckington the notification would be sent to all members with a request to nominate a representative;

- Once a representative had been agreed a slot would be booked by the Parish Clerk;
- A 3 minute response to the application would be drawn up to present the views of the Parish Council to the Planning Board.

63. BAPTIST CHAPEL

Council noted that the building had been formally registered as a Community Asset. It was noted that no community project had come forward following the article placed in the Network magazine.

64. S106 FUNDS

Council noted that funds of £17,256 had now been received from Somerset Council in respect of the Bus Shelter project through the S106 agreement. It was agreed to commence the project as soon as practicable.

65. ALLOTMENTS

Council noted that a new Chair was now in place and it was agreed to forward the Allotment Agreement to him for signing.

It was further agreed to inform the new Chair that the car park was currently locked and the existing sign clearly stated that it was for use by the GP Surgery as well.

66. 20 MPH SCHEME

Council noted that the request to partake in this scheme has been turned down by Somerset Council. It was agreed to request Cllr Boyden to investigate this response and send him all the information submitted.

67. SALC

Council noted that an invoice was still awaited from the Somerset Association of Local Councils to confirm the joining subscription.

68. BECKINGTON LOOP

It was agreed to recirculate all the PROW advice received during the summer to Members for information and to progress the next stage of registering the walk.

69. REFURBISHMENT OF FINGERPOSTS

Council noted that this project had been completed and it was **RESOLVED** to pay the invoice received amounting to £650.

70. ADOPTION OF STATEMENT

Council considered the revised Without Title Guarantee Statement as amended by the Management Committee. It was agreed that this required further investigation and that advice would be sought from Council HR and Governance.

71. ENHANCED HIGHWAY MAINTENANCE (EHM) PILOT AND VOLUNTEER TRAINING LAUNCH

Members discussed whether the Parish Council should take part in this scheme. Following discussion it was agreed to submit an Expression of Interest to Somerset Council.

72. FINANCIAL MATTERS

(a) **Grants** – Council agreed to defer the consideration of the grant application from the Beckington Memorial Hall to help towards the cost of grass cutting until the Without Title Guarantee wording had been formally agreed.

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

Supplier	Reason	Total
HMRC Cumbernauld	PAYE Apr-Aug 24	£639.60
Paul Russell	RJ Tanner repayment	£250.00
Paul Russell	Expenses Aug/Sept 24	£77.45
Paul Russell	Salary Aug/Sept 24	£534.26
HMRC Cumbernauld	PAYE Sept 24	£159.60
Harris & Harris Solicitors	Costs from 14/06/24	£660.00
Microshade Business Consultants Ltd	Small Council package/email	£709.90
RYJ Retailing Ltd	NDP Leaflets	£474.00
Brodie Planning Associates	Planning Meeting attendance	£576.48
Brodie Planning Associates	NP Consultancy Support	£4,032.00
Open Plan Consultants Ltd	NPD Protective Views Assess	£1,525.20
		£9,638.49

(c) **Income** – Council noted the income received outlined below:

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

(d) **Bank Reconciliation** – Council noted the bank reconciliation provided.

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	£9,196.89
BALANCE	£188,814.04

73. NEXT MEETING

Council considered the start times of future Parish Council meeting and following discussion, **RESOLVED** to commence meetings at 6.30pm rather than 7:00pm.

Council noted that the next scheduled meeting of Beckington Parish Council will be held on Tuesday 8th October 2024 commencing at 6:30pm.

There being no other business the Chair thanked Members for attending and closed the meeting at 10:04pm

CHAIR:

DATE: