

# BECKINGTON PARISH COUNCIL

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Date of Publication: Wednesday 8<sup>th</sup> January 2025

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

## **NOTICE OF MEETING**

You are hereby summoned to attend the Beckington Parish Council meeting to be held on **Tuesday 14<sup>th</sup> January 2025 commencing at 6:45pm** 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**

### **115. APOLOGIES FOR ABSENCE**

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

### **116. 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.

**117. CO-OPTION**

To consider the co-option of an additional Councillor. An application from Mr Simon Milne has been received and shared with Members.

**118. MINUTES**

To formally approve and adopt the minutes of the Beckington Parish Council meetings held on Tuesday 10<sup>th</sup> December 2024 (attached)

**119. NEIGHBOURHOOD PLAN**

- (a) **NP Progress Update** – To receive an update on progress. A ten minute slot has been allocated to this item.
- (b) **NP Policy Drafting** – Council is requested to consider commissioning Brodie Planning to write the Neighbour Plan Policies if requested by the NP Steering Group. Cost would be £3,920 + VAT

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

- (a) The following applications will be considered:

**Proposal:** External alterations to two barns to include the construction of external walls  
**Location:** Priors Court Farm, Rudge Lane, Beckington, Frome.  
**Application Type:** Full Application  
**Application Number:** 2024/2314/FUL

**Proposal:** Convert existing garage space into ground floor bedroom for disabled access. Construct new garage with flat roof link.  
**Location:** 3 The Weavers, Beckington, Frome BA11 6SA  
**Application Type:** Full Application  
**Application Number:** 2024/2234/FUL

**Proposal:** Residential Development consisting of 24 dwellings including formation of vehicular access off Bath Road, associated landscaping and infrastructure  
**Location:** Land At Tower Hill Farm, Bath Road, Beckington BA11 6SH  
**Application Type:** Full Application  
**Application Number:** 2024/2309/FUL  
**Comment:** To be considered under Agenda item 120(b) below.

- (b) **Planning Application 2024/2309/FUL at Land At Tower Hill Farm** – To ratify the appointment of Context Planning to develop a formal response to this application from Beckington Parish Council. The cost is £3,000 + VAT. Council is also requested to consider whether to hold a public meeting to enable residents to discuss this application. An extension to Friday 14<sup>th</sup> February 2025 has been granted to submit a response.

## 121. NEW WEBSITE

Please see the attached quotations received for the provision of a new website. The costs are contained within the quotations provided to Members. Council is requested to consider appointing a suitable provider.

## 122. LAND REGISTRATION

An estimate from Wellers Law Group has been requested to formally register the Recreation Ground land with Council as Custodian Trustees. The estimate will be sent out to Councillors once it is received. Cost is expected to be in the region of £3,000 + VAT.

## 123. NETWORK MAGAZINE

Council is requested to consider supporting the Network Magazine by submitting a monthly article and make a contribution of £345.

## 124. FINANCIAL MATTERS

- (a) **Budget 2025/26** – To review the draft budget. Please see attached.
- (b) **Precept 2025/26** – To consider requesting a precept of £55,545 from Somerset Council for the 2025/26 financial year.
- (c) **Easypcaccounts** – Council is requested to consider taking out a subscription for this accounting package at a cost of £9 per month. A free three month trial is about to commence to ensure the package is fit for purpose. If agreed the charges would commence from 1<sup>st</sup> April 2025.
- (d) **Payments** – To approve the payments outlined below:

Supplier	Reason	Net	VAT	Total
Context Planning*	Planning Advice	£3,000.00	£600.00	£3,600.00
Unity Trust Bank*	Service Charge	£6.00	£0.00	£6.00
Paul Russell	Expenses Jan 25	£25.00	£0.00	£25.00
Paul Russell	Salary Jan 25	£551.25	£0.00	£551.25
HMRC Cumbernauld	PAYE Jan 25	£137.60	£0.00	£137.60
Network Magazine	Contribution	£345.00	£0.00	£345.00
Ben Richards	NP Website through WIX	£192.00	£38.40	£230.40
Beckington Memorial Hall	Room Hire	£32.00	£0.00	£32.00
Beckington Memorial Hall	Room Hire	£20.00	£0.00	£20.00
		<b>£4,308.85</b>	<b>£638.40</b>	<b>£4,947.25</b>

- **Note: Already paid. Ratification requested.**

## 125. NEXT MEETING

To note that the next scheduled meeting of Beckington Parish Council will be held on **Tuesday 11<sup>th</sup> February 2025 commencing at 7:30pm.**

# BECKINGTON PARISH COUNCIL

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Minutes of the Beckington Parish Council meeting held on Tuesday 10<sup>th</sup> December 2024 commencing at 6:45pm in the Beckington Memorial Hall, Bath Road, Beckington, Frome BA11 6SH.

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

**ALSO PRESENT:** Ward Cllr Dawn Denton, one member of the public and the Clerk to the Council.

Prior to the commencement of the meeting Council was informed that no vehicular access had now been enforced from the farm gate in Pot Lane and along Dark Lane and Berkley Lane following issues with flytipping.

Cllr Denton provided Council with the following update:

- The lights reported had not as yet been actioned though they had been reported.
- The lights in Long Meadow met with the regulations and nothing further could be done.
- Contact had not as yet been received from Highways regarding the 20mph zone survey.
- Parking at Springmead School would be revisited in the New Year.
- It was noted that the Community Speedwatch initiative was not operating in the parish of Beckington.

## 105. APOLOGIES FOR ABSENCE

None.

## 106. DECLARATIONS OF INTERESTS

The following Declaration of Interest was made:

- Cllr Winterbourne informed Council that he had submitted a parcel of land in his ownership as part of the Neighbourhood Plan Call for Sites. He had sought advice on 13<sup>th</sup> November 2024 from the Clerk, who had replied on 15<sup>th</sup> November 2024, and had been advised that until a decision regarding the parcel of land had been made he should declare this interest at each meeting.

## 107. CO-OPTION

Council noted that the applicant had been unable to attend the meeting. It was agreed to defer consideration of the application until the Co-optee could be present. This would be reconsidered at the next meeting in January 2025.

## 108. MINUTES

Council **RESOLVED** to formally approve and adopt the minutes of the Beckington Parish Council meeting held on Tuesday 12<sup>th</sup> November 2024.

## 109. NEIGHBOURHOOD PLAN

- (a) **Progress Update** – The following progress report was received:
- The Parish Council had agreed to take responsibility of the Site Assessment report being developed by the consultant if requested to by the Steering Group;
  - It was noted that the lack of a five year land supply for the County could be counteracted by a Neighbourhood Plan provided the Plan area met its housing numbers. Unfortunately, Beckington did not have a housing number as yet as it had already exceeded the previous one and the Local Planning Authority could not supply a new housing number until it had received an update of the NPPF, which was currently being considered by the Government.
- (b) **Green Space Assessment Funding Request** – It was proposed by Cllr Fox, seconded by Cllr Ingleby-MacKenzie and **RESOLVED** to agree that the Parish Council allocates up to £1,650 for a Green Spaces Assessment. It was further **RESOLVED** to commission Openplan planning consultants to undertake a Green Space Assessment for the Neighbourhood Plan.
- (c) **Topography Character Assessment** – It was proposed by Cllr Fox, seconded by Cllr Bishop and **RESOLVED** to agree in principle that the Parish Council sets aside up to £1,650 budget to commission planning consultants to undertake a Topography Character Assessment for the Neighbourhood Plan if requested by the Steering Group;
- (d) **Green & Blue Infrastructure Assessment** – It was proposed by Cllr Owen, seconded by Cllr Winterbourne and **RESOLVED** to agree in principle that the Parish Council sets aside up to £2,721 budget to commission planning consultants to undertake a Green and Blue Infrastructure Assessment for the Neighbourhood Plan if requested by the Steering Group.
- (e) **Writing the Draft Neighbourhood Plan** – It was proposed by Cllr Fox, seconded by Cllr Ingleby-MacKenzie and **RESOLVED** to agree in principle that the Parish Council sets aside a budget of £750 to commission the Parish Clerk to draft the Neighbourhood Plan. This work would be undertaken in January and February 2025.

## 110. PLANNING, LICENSING & TREE APPLICATIONS:

- (a) The following applications were considered:

**Proposal:** Erection of 20 dwellings (including affordable housing) with associated highway access, public open space, landscaping and external works, including demolition of outbuilding and installation of sewage pumping station and electricity sub-station.

**Location:** Land At 380227 152171 Great Dunns Close Beckington Frome, Somerset

**Type:** Full Application

**Application:** 2024/1865/FUL

**Comment:** It was **RESOLVED** to object to this planning application for the reasons outlined in the objections developed by the Planning Lead and Deputy Lead and those contained in the Context Planning document commissioned by the Parish Council.

**Proposal:** Construction of single storey rear extension.  
**Location:** Mulgrave, Rudge Lane, Rudge, Frome Somerset  
**Type:** Householder Application  
**Application:** 2024/2052/HSE  
**Comment:** No objection.

**Proposal:** T1- Maple reduce all around by up to 1m. T2- Magnolia reduce all over by 1-2 metres, crown lift to max 3.5 metres.  
**Location:** 10 Church Street Beckington Frome Somerset BA11 6TG  
**Type:** Works/Felling Trees in a CA  
**Application:** 2024/2091/TCA  
**Comment:** It was acknowledged that this is a notification only application and the Council was happy for the Tree Officer to determine the application.

**Appeal Proposal:** Application to vary condition 3 (Hours of Use) of planning approval 2021/0868/FUL (Change of Use of Agricultural Field to Sui Generis Use of field for exercising dogs.) to 8am - 6pm. (updated location plan)  
**Appeal Location:** Land At 379803 152200 Bath Road Beckington Frome Somerset  
**Application No:** 2023/1863/VRC  
**Comments:** Council **RESOLVED** to delegate the collation of a response to the Appeals Panel to Cllr Wright and the Clerk to be submitted on behalf of the Parish Council.

A letter received from a parishioner was read out to Members of the Council requesting action about this planning application from the Parish Council. Council agreed to respond by clarifying that it was not the Planning Authority and had no legal powers to determine the status of the original planning application.

- (b) **Consultation, Land South of Bath Road, Beckington** – Council considered the letter received from M7 Planning. It was agreed to respond and confirm that the Council would meet with M7 to obtain further information about the proposed outline application being drafted.
- (c) **Local Plan Response** – Council formally ratified the response submitted to the Local Plan early engagement exercise.

#### 111. **NEW WEBSITE**

Council considered the information provided regarding the website package developed by Aubergine at a cost of £499 + VAT plus various add-ons including a link to planning applications and a members' area. It was agreed to

clarify the website compatibility with various technical options on the market and to review at the next meeting.

## 112. COUNCILLOR TRAINING

Council noted that Cllr Wright and Cllr Ingleby-MacKenzie had attended a training session hosted by CPRE.

Three Councillors agreed to attend the New Councillor training. The Clerk would book them on the course. It was further agreed to commence the start of the Council meeting scheduled for 11<sup>th</sup> February 2025 to 7:30pm to enable Members to attend the Code of Conduct Training course.

It was agreed to request further information about planning training and it was noted that the LCN was hoping to deliver some planning training.

## 113. FINANCIAL MATTERS

(a) **Budget 2025/26** – Members further reviewed the draft budget and agreed that a number of amendments were required to support the cost of retaining a planning consultant and a number of other costs. The final budget would be considered at the Council meeting to be held on 14<sup>th</sup> January 2025.

(b) **Grant Request** – It was **RESOLVED** to support the two grant applications received:

- The Hub: £150.
- The Christmas Tree: £500.

(c) **Bath Road Maintenance** – Council agreed to approve the sum of £287.00 for works that had not been undertaken by the Highways Department along Bath Road.

(d) **Payments** – Council approved the payments outlined below:

Supplier	Reason	Net	VAT	Total
Unity Trust Bank	Service Charge	£6.00	£0.00	£6.00
Paul Russell	Expenses Nov 24	£52.45	£0.00	£52.45
Paul Russell	Salary/PAYE Dec 24	£688.85	£0.00	£688.85
Beckington Memorial Hall	Room Hire	£16.00	£0.00	£16.00
Council HR & Governance	HR & Governance support	£700.00	£140.00	£840.00
Tree Grant	Grant Christmas Tree	£500.00	£0.00	£500.00
Hub Grant	Grant Hub	£150.00	£0.00	£150.00
		<b>£2,113.30</b>	<b>£140.00</b>	<b>£2,253.30</b>

In addition to the above payments Council agreed to take out the following two subscriptions:

- CPRE: Annual membership to the Somerset branch at a cost of £65 per annum;
- Open Spaces Society: Annual membership at a cost of £45 per annum.

Council noted the Baptist Chapel update provided by Cllr Bishop.

**114. NEXT MEETING**

Council noted that the next scheduled meeting of Beckington Parish Council would be held on Tuesday 14<sup>th</sup> January 2025 commencing at 6:45pm.

There being no other business the Chair thanked Members for attending and closed the meeting at 9:40pm.

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**CHAIR:**

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**DATE:**