

# BECKINGTON PARISH COUNCIL

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Minutes of the Annual Parish Council meeting of Beckington Parish Council held on Wednesday 21<sup>st</sup> May 2025 at 7:25pm following on from the Annual Parish Meeting in the Beckington Memorial Hall, Bath Road, Beckington, Frome BA11 6SH.

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**PRESENT:** Cllr Paula Fox (Chair), Cllr Kevin Bishop, Cllr Anne Owen, Cllr Simon Milner, Cllr Liz Wright and Cllr Clive Winterbourne.

**ALSO PRESENT:** Clerk to the Council.

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

**1. ELECTION OF CHAIR**

It was proposed by Cllr Winterbourne, seconded by Cllr Owen and **RESOLVED** to elect Cllr Fox as Chair of Beckington Parish Council for the 2025/26 civic year.

**2. DECLARATION OF ACCEPTANCE OF OFFICE**

Council received Cllr Fox's Declaration of Acceptance of Office of Chair.

**3. ELECTION OF VICE CHAIR**

It was proposed by Cllr Fox, seconded by Cllr Winterbourne and **RESOLVED** to elect Cllr Milner as Vice-Chair of Beckington Parish Council for the 2025/26 civic year. Council received Cllr Milner's Declaration of Acceptance of Office of Vice-Chair.

**4. APOLOGIES FOR ABSENCE**

Apologies had been received from Ward Cllr Boyden and Ward Cllr Denton.

**5. DECLARATIONS OF INTERESTS**

NO declaration of interest were made.

**6. ADOPTION OF PARISH COUNCIL POLICIES**

It was proposed by Cllr Owen, seconded by Cllr Fox and **RESOLVED** to adopt the following policies:

- Standing Orders – Revised version adopted.
- Financial Regulations– Revised version adopted.
- Freedom of Information Publication Scheme – Adopted with no revisions
- Data Protection Policy – Revised version adopted.
- Complaints Policy – Adopted with one revision.
- Code of Conduct – Somerset Council Code of Conduct adopted.

**7. APPOINTMENT OF MEMBER PORTFOLIOS:**

Council confirmed the appointments to the following posts:

- Planning & Development Portfolio – Cllr Wright

- Deputy Planning & Development Portfolio – Cllr Owen
- Local Environment Portfolio – Cllr Winterbourne
- Highways & Transport Portfolio – Cllr Bishop
- Footpaths & Rights of Way Rep – Cllr Wright
- Frome Vale Local Community Network – Cllr Bishop and Cllr Milner
- Allotments – Cllr Milner
- Rudge Rep – Cllr Wright
- S106 Projects – Cllr Fox
- Neighbourhood Plan Steering Group – Cllr Fox and Cllr Winterbourne
- Communications, Newsletter and Social Media – Cllr Owen
- Bus Stop, Cycle Paths & LCWIP – Cllr Milner

#### 8. **RISK ASSESSMENT:**

Council confirmed the adoption of the Risk Assessment with no amendments. A full review would be undertaken during the year.

#### 9. **PARISH COUNCIL ASSETS LIST:**

Council confirmed the adoption of the assets list with one amendment.

#### 10. **MINUTES**

It was proposed by Cllr Winterbourne, seconded by Cllr Owen and **RESOLVED** to formally approve and adopt the minutes of the Beckington Parish Council meeting held on Tuesday 8<sup>th</sup> April 2025.

It was noted that following the resignation of Cllr Ingelby-MacKenzie an election notice would be posted on the Council noticeboard.

#### 11. **NEIGHBOURHOOD PLAN**

##### (a) **Neighbourhood Plan Development** – The following update was received:

- The Housing site preference consultation had now been completed. The results of the consultation could be found on the Neighbourhood Plan website ([Home | Beckington Plan](#)). Surveys were delivered to 557 dwellings and 159 responses were received and 142 were validated;
- The clear preference for development was the small site on the Warminster Road. The second, third and fourth preferences were close with the land off Bath Road north of the memorial hall being a clear fifth;
- The Residents Consultation evening was held on 15<sup>th</sup> May 2025. 35 residents attended. A presentation on the Views and Local Green Spaces was delivered and the full report from the consultation was expected soon;
- Quotes to undertake the topographical survey had been received and were being reviewed;
- Confirmation of the housing figure allocation from Somerset Council was awaited;
- The proposal from Brodie Planning to complete the Neighbourhood Plan was being recommended as the preferred option.

- (b) **Land Ownership** – Council noted the letter received from the Neighbourhood Plan Steering Group regarding land ownership of the Recreation Ground annexed to the Beckington Memorial Hall.
- (c) **Reviewing the Neighbourhood Plan** – It was proposed by Cllr Fox, seconded by Cllr Winterbourne and **RESOLVED** to allocate £5,400 of funding towards the preparation of the draft Neighbourhood Plan Reg 14 by Brodie Planning.
- (d) **Topography Survey Budget** – It was proposed by Cllr Fox, seconded by Cllr Winterbourne and **RESOLVED** to allocate a further £1,500 to add to the £3,500 previously allocated to complete this survey. The total funding allocation amounted to £5,000.

## 12. PLANNING, LICENSING & TREE APPLICATIONS:

- (a) The following applications will be considered:

<b>Proposal:</b>	Erection of an agricultural building
<b>Location:</b>	Priors Court Farm Rudge Lane Beckington Frome BA11 6TS
<b>Type:</b>	Full Application
<b>Application:</b>	2025/0631/FUL
<b>Comment:</b>	Council resolved to object to this application for the following reasons: <ul style="list-style-type: none"> <li>• Other barns on the site have been the subject of planning applications and whilst two have remained “in agricultural use” the need for further storage is not clearly demonstrated and the fact that the farmyard is not operational.</li> <li>• The impact on the neighbouring property would be to create a mass, appearing greater than the original open sided barn on that site.</li> <li>• There is concern that the proposed barn would cause harm to the existing hedgerow/trees being close to the boundary.</li> </ul>
<b>Proposal:</b>	Proposed erection of 1no. dwelling using existing entrance; new planting and biodiversity enhancement measures; proposed live/work unit and garage.
<b>Location:</b>	Land At 382030 150840 Rudge Lane, Standerwick, Frome Somerset
<b>Application:</b>	2025/0715/FUL
<b>Comment:</b>	Council resolved to object to this application for the following reasons: <ul style="list-style-type: none"> <li>• This proposal is outside development limits and cannot be regarded as sustainable. A car is necessary to go further afield. There is no bus service.</li> <li>• The Beckington Family Practice is oversubscribed and this development could put further pressure on this service thus potentially disadvantaging the current patients.</li> </ul>

**Proposal:** Proposed single storey rear extension with flat roof.  
**Location:** 9 Horse Close Beckington Frome Somerset BA11 6SU  
**Type:** Householder Application  
**Application:** 2025/0779/HSE  
**Comment:** Council resolved to support this application as it will upgrade the living conditions by providing extra space and the building materials match the existing materials. It does not cause any overlooking of neighbours and there is a precedent in the adjoining semi-detached house.

**Proposal:** Proposed oak framed double carport  
**Location:** The Orchard Goose Street Beckington Frome Somerset  
**Type:** Householder Application  
**Application:** 2025/0769/HSE  
**Comment:** No objection. This will enable the applicant to garage all his cars rather than have them out in all weathers. Little impact on neighbours. Roof height does not exceed that of surrounding structures.

**Proposal:** Proposed new 4 bedroom dwelling with annex  
**Location:** 18 Warminster Road Beckington Frome Somerset BA11 6SY  
**Type:** Full Application  
**Application:** 2025/0851/FUL  
**Comment:** Council resolved to object to this application for the following reasons:

- The proposal is outside the Development Area of the village;
- At a recent planning board meeting a decision on the application which refers to the Cotswold Home application 2024/1865/FUL was deferred on the basis that the doctors' surgery is oversubscribed and that the sewage treatment plant for Beckington is inadequate. Clearly this proposed application would potentially result in increased use of these and as such that deferral should be respected here.

**Proposal:** Western red cedar (T2 & T3) - Fell.  
**Location:** 22 Bath Road Beckington Frome Somerset BA11 6SW  
**Type:** Works/Felling of TPO Trees  
**Application:** 2024/2233/TPO  
**Comment:** Council thanks the Tree Officer for informing us about this application. Whilst the comment is made in the application that the Leylandi trees are out of proportion to the garden they form a significant part of the view looking up Bath Road and the Council would ask that the Tree Officer take this into account when making his decision and should felling be necessary provide advice as to a suitable replacement for replanting which the applicant has clearly stated he would do.

**(b) Application Number: 2024/1865/FUL** – Council noted the information previously distributed by Cllr Owen providing an update on this application

following the deferment of decision by the Planning East Committee. It was agreed:

- That the Council would write to the Planning Officer outlining all its objections based on water quality, bathing water quality and water quality issues in the River Frome;
- To invite a Councillor to be nominated to sit on the Steering Group to assess the water quality issues;
- To consider undertaking a sewage study to investigate local issues relating to discharges into the River Frome. It was proving a challenge to identify a suitable consultant to carry out this work. Council would try to work through the Steering Group to address this issue and undertake the survey if required.

- (c) **Appeal: Planning Application 2024/2309** – Council noted that an appeal had been lodged by the applicant. It was agreed to ratify the appointment of Context Planning to develop a response on behalf of the Council by 6<sup>th</sup> June 2025. The response must be submitted by 9<sup>th</sup> June 2025. (Appeal Reference: APP/E3335/W/25/3364308). It was confirmed that the Context Planning response would be the only submission made by the Parish Council.

The following actions were agreed:

- Cllr Wright to work with Context Planning to finalise the submission;
- The response would be reviewed by Councillors prior to submission;
- The final agreed response would be submitted by the Clerk.

The Hearing would take place between 11<sup>th</sup> July and 8<sup>th</sup> August 2025. The Council should be informed of the date by 20<sup>th</sup> June 2025. CPRE would be contacted to encourage them to make a response.

It was proposed by Cllr Milner, seconded by Cllr Bishop and **RESOLVED** that a Bat Evaluation Report be commissioned. Cllr Winterbourne and Cllr Milner would oversee this. A sum of up to £2,000 was allocated.

It was further agreed that Context Planning would represent the Parish Council at the Hearing with any village representations being organised separately.

- (d) **Sewage Study** – It was proposed by Cllr Winterbourne, seconded by Cllr Wright and **RESOLVED** to allocate funding of up to £10,000 towards undertaking a water quality and sewage study.

### 13. **COLLABORATION PROPOSAL**

Rode had indicated an interest in collaborating with Beckington PC but this would need to be undertaken separately.

### 14. **30MPH SIGNAGE**

This item was deferred.

## 15. COMMUNICATIONS

It was agreed to use the Annual Parish Meeting report presented as the basis of this month's Network article.

## 16. SHAREPOINT FOR DOCUMENTATION

This item was deferred.

## 17. END OF YEAR ACCOUNTS

Council considered the adoption of the end of year accounts:

- (a) Council **RESOLVED** to accept and approval the Internal Auditors Report for End of Financial Year Accounts 2024-25. A full review would be undertaken of the comments as it was felt that some of the comments were inaccurate.
- (b) Council **RESOLVED** to accept and approval the Annual Governance Statement and to authorise the Chair to sign it on behalf of Council (Section 1)
- (c) Council **RESOLVED** to accept and approval the Accounting Statements and to authorise the Chair and RFO to sign it on behalf of Council (Section 2)
- (d) Council confirmed that the dates for publication of the Notice Period for the Exercise of Public Rights would be from 3<sup>rd</sup> June to 14<sup>th</sup> July 2025.

## 18. FINANCIAL MATTERS

- (a) **Payments** – Council approved the following payments outlined below:

Supplier	Reason	Net	VAT	Total
Paul Russell	Salary May 25	£568.97	£0.00	£568.97
Paul Russell	Expenses May 25	£25.00	£0.00	£25.00
HMRC Cumbernauld	PAYE May 25	£142.00	£0.00	£142.00
Beckington Memorial Hall	Hire BMH36519017	£24.00	£0.00	£24.00
Beckington Memorial Hall	Hire BMH42690695	£64.00	£0.00	£64.00
Zurich	Insurance Premium	£470.54	£0.00	£470.54
SALC	Subscription	£552.76	£0.00	£552.76
Hillside Business Services	Internal Audit	£400.00	£0.00	£400.00
PATAS	NDP Plan drafting	£1,400.00	£0.00	£1,400.00
Open Plan Consultants Ltd	NDP Green Space Assessment	£1,005.00	£201.00	£1,206.00
Open Plan Consultants Ltd	Attendance at NDP consultation	£904.00	£186.80	£1,090.80
RYJ Retailing Ltd	Poster NDP	£33.33	£6.67	£40.00
RYJ Retailing Ltd	Leaflets NDP	£284.00	£0.00	£284.00
		<b>£5,873.60</b>	<b>£394.47</b>	<b>£6,268.07</b>

- (c) **Bank Mandate** – Council noted that a new Bank Mandate with the Unity Trust Bank for an additional signatory would be actioned as soon as possible.

## 18. NEXT MEETING

Council noted the following meeting dates:

- Wednesday 11<sup>th</sup> June

- Wednesday 9<sup>th</sup> July
- Tuesday 9<sup>th</sup> September
- Tuesday 14<sup>th</sup> October
- Tuesday 11<sup>th</sup> November

There being no other business the Chair thanked Members for attending and closed the meeting at 10:14pm.

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**CHAIR:**

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**DATE:**