



A meeting of the Parish Council was held on. Monday 26th February 2024, 7.30pm, Sidcot School Art Centre

Those present at the meeting:

Parish Cllrs Present: Zak Aravantinos, Kevin Baber, Mark Boddy, Archie Forbes (Chair), Laurence Heaven, Kevin Joyce (Vice-Chair), Steve Pincher, Lynne Stephens (Vice-Chair), Jack Taviner, Larry van Haaren, and John Witcher

NSC Cllrs: Joe Tristram **Members of the public:** Five

Parish Council Staff: Lynne Rampton (Clerk), and Emma Buckland (Deputy Clerk)

Parish Cllrs Absent: Simon Crew, Dylan Morris, Tom Nicholson, and Paul Watkins

Cllr Heaven was welcomed to their first meeting of the parish council. The member had signed the declaration of acceptance of office in advance of this meeting.

- 162. TO RECEIVE APOLOGIES FOR ABSENCE AND TO APPROVE REASONS FOR ABSENCE WHERE APPROPRIATE** (*Agenda item 1*) Apologies had been received from Parish Cllrs Crew, Morris, and Watkins
- 163. DECLARATIONS OF INTEREST** (*Agenda item 2*). A non-pecuniary interest was declared by Cllr Forbes in agenda item 11h. The member was a friend of the property owner. Cllr Stephens declared a non-pecuniary interest in agenda item 13a. as secretary to the Cricket Clubhouse Committee. Cllr Aravantinos declared a pecuniary interest in agenda 11g as the property owner, and a non-pecuniary interest in agenda 11h. as a near neighbour to the planning application.
- 164. TO CONSIDER & DECIDE UPON ANY REQUESTS FOR DISPENSATION FROM MEMBERS TO ALLOW THEM TO PARTICIPATE IN A DISCUSSION OR VOTE ON A MATTER IN WHICH HE/SHE MAY HAVE A DISCLOSABLE PECUNIARY OR NON-PECUNIARY INTEREST** (*Agenda item 3*).
Dispensations are granted to Parish Councillors under section 33 of the Localism Act 2011 and the Parish Council delegated the power to grant dispensations (s101 of the Local Government Act 1972) to the Clerk or appointed Deputy (see PC meeting 23.07.12 min 52 iv.).
The request was granted to speak but not vote on the item for this meeting only to Cllr Forbes, Cllr Stephens, and Cllr Aravantinos (11h) as the interests were not deemed significant enough to exclude the members from the meeting discussion.
Cllr Aravantinos would address the meeting at a time set aside for public participation regarding agenda item 11g. but would withdraw from the meeting at the appropriate time of council debate.
- 165. APPROVAL OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 22ND JANUARY 2024** (*Agenda item 4*)
Resolved: That the minutes of the Parish Council Meeting held on the 22nd January 2024 were approved as a correct record of the meeting.
The resolution was correctly proposed and seconded (10 in favour with 1 abstention due to absence).
The minutes of the meeting would be signed by the Chair as a correct record.
- 166. MINUTE UPDATE FROM THE JANUARY PARISH COUNCIL MINUTES ALONG WITH THE FEBRUARY CLERK'S REPORT** *Annex 1 (Agenda item 5)*
There was none.
- 167. CRIME REPORT – to receive a monthly police report for the parish** *Annex 2 (Agenda item 6)*
A report was read to the meeting. There were no questions from parish councillors.
- 168. RESPONSE TO MATTERS RAISED DURING PUBLIC PARTICIPATION AT THE PREVIOUS MEETING OF THE PARISH COUNCIL** (*Agenda item 7*) There were no matters requiring a response.
- 169. PUBLIC PARTICIPATION** (*Agenda item 8*) *The Chair suspended the meeting.*

24/P/0061/FUH 7 Sidcot Lane. The applicant explained reasons for the alterations that would also provide secure off road parking for vehicles.

24/P/0112/FUL Mendip Outdoor Pursuits classrooms. Although providing residential school activities, there was currently no provision for classroom space. Questions were answered by the applicant in relation to external lighting and hours of operation.

24/P/0076/FUH 2 Nut Tree Cottages. Alterations mirrored works carried out to similar properties in the area with materials to match existing, as well as an oak-framed porch.

With no further members of the public wishing to speak, the meeting was re-convened by the Chair.

170. TO RECEIVE A WARD COUNCILLOR UPDATE (Agenda item 9)

The Banwell Bypass Compulsory Purchase stage of the application had now been granted following the public inquiry late 2023. Preparatory works for the bypass had commenced.

A recent visit to the Winscombe public conveniences by the West of England Centre for Independent Living had suggested that certain improvements could be made to the disabled facilities, for which grant funding may be available. Cllr Tristram would provide further details.

171. TO AUTHORISE BILLS FOR PAYMENT Annex 3 (Agenda item 10)

Resolved: Direct payments, direct debits, standing order payments totalling £23,057.45 (incl. vat) as detailed were authorised for payment.

The resolution was correctly proposed and seconded (unanimous)

172. TO CONSIDER AND COMMENT ON CURRENT PLANNING APPLICATIONS IN THE PARISH (Agenda item 11):

a. 24/P/0012/FUL 74 Station Road

Change of use of dwelling to 10 bed House of Multiple Occupation (HMO) (sui generis) with bin storage and cycle parking.

It was noted that the parking was insufficient at the proposed HMO (1 parking space per 2 bedrooms), but it was accepted that as this was for staff accommodation, extensive parking was available next door at St Monica's, Sandford Station.

Resolved: The council voted to support the approval of the planning application.

The resolution was correctly proposed and seconded, (8 in favour, 2 against, 1 abstention)

b. 24/P/0061/FUH 7 Sidcot Lane

Proposed erection of a two-storey side extension with integral canopy carport, a single storey rear extension and a front porch extension. Erection of a detached Garage to the front of the dwelling with associated hard standing/landscaping alterations.

Concern was raised that the garage was too far in front of the building line, would negatively impact on the street scene, and could create a safety issue on that section of the road.

Resolved: The council voted to recommend approval of the planning application for the erection of a two-storey side extension with integral canopy carport, a single storey rear extension and a front porch extension.

The council voted to recommend refusal of detached Garage to the front of the dwelling.

The resolution was correctly proposed and seconded, (8 in favour, 2 against, 1 abstention)

c. 24/P/0054/FUH 3 Lynchmead

Proposed erection of a single storey extension to the North-West elevation, a two-storey extension to the North/East elevations and a canopy front porch to the South-East elevation.

It was noted that the proposed extension was an attractive update.

Resolved: The council voted to support the approval of the planning application.

The resolution was correctly proposed and seconded, (unanimous)

d. 23/P/2348/FUL Mendip Activity Centre

Construction of a Watersports Lake (non-motorised activity lake) (Use Class F2) and ancillary store building, with associated infrastructure and works including landscaping, parking, and track.

Deferred to March Parish Council Meeting due to information that is not yet available.

e. 24/P/0112/FUL Mendip Outdoor Pursuits

Erection of a timber outdoor classroom.

It was noted that this area is in the Mendip Hills AONB, but the timber building will be used solely as an educational classroom between the hours of 9am and 6pm and not for residential use.

Resolved: The council voted to support the approval of the planning application.

The resolution was correctly proposed and seconded, (10 in favour, 1 abstention)

- f. **24/P/0190/AOC Land South West of Drove Way** (for information only)
Request to discharge condition number 7 (Waste Strategy Statement) on application 23/P/1164/FUL

Due to a previously declared interest, Cllr Aravantinos left the meeting.

- g. **24/P/0076/FUH 2 Nut Tree Cottages**

Proposed erection of a front porch and single storey side extension.

It was noted that the Cottage is in a large plot and not overlooking neighbouring properties.

Resolved: The council voted to support the approval of the planning application.

The resolution was correctly proposed and seconded, (unanimous)

Cllr Aravantinos returned to the meeting.

- h. **24/P/0203/OUT Land at Nut Tree Farm**

Outline planning application for the proposed development of 2no. agricultural workers dwellings on land at Nut Tree Farm with access for approval; appearance, landscaping, layout and scale reserved for subsequent approval.

Resolved: The council voted to support the approval of the planning application so long as conditions under planning consent 21/P/2019/FUL for the access track, be applied to this application and that the properties remain Tied Agricultural Cottages to the Farm in perpetuity.

The resolution was correctly proposed and seconded, (9 in favour, 2 abstentions)

Due to a previously declared interest, Cllrs Aravantinos and Forbes abstained from the vote.

- i. **24/P/0258/FUH The Birches, Hillyfields Way**

Proposed erection of a single storey side extension.

It was noted that this application is similar to, and in keeping with developments made to nearby houses.

Resolved: The council voted to support the approval of the planning application.

The resolution was correctly proposed and seconded, (unanimous)

173. TO NOTE PLANNING DECISIONS AND APPEAL NOTIFICATIONS SINCE THE LAST PLANNING COMMITTEE MEETING (Agenda item 12)

Planning Approvals

Application no	Address	Brief description
23/P/2554/FUH	43 Sidcot Lane	Proposed demolition of existing front porch and rear extensions with subsequent erection of a replacement single storey rear extension
23/P/2486/FUH	Coombe Valley, Eastwell Lane	Proposed full renovation of existing dwelling, works to include:- creation of a canopy front porch to dwelling.
23/P/2476/FUH	Rainbow House Oakridge Lane	Proposed erection of a rear dormer to provide more headroom to rear of existing bedroom.
23/P/2657/FUL	Land East of Hillview, Greenhill Lane	Proposed erection of 1no. dwelling with detached garage.
23/P/2616/TPO	101 The Lynch	Red horse chestnut (T1) - Reduce height by 1.5m and lateral spread by 2m
23/P/1493/FUL	Land To the West Of Barton And Situated On The Southern Side Of Barton Road	Change of use of land for the storage of agricultural contracting machinery and vehicles and the construction of hardstanding (part retrospective) and the proposed erection of an extension to existing agricultural building

Withdrawn Applications

23/P/2326/LBC	Myrtle Farm Station Road	Listed building consent for the proposed replacement of 4no. existing windows to the front of the property and the porch
23/P/1505/FUH	48 Greenhill Road	Proposed demolition of the north existing garage and erection of a new garage to the north elevation

174. **TO RECEIVE A REPORT FROM A MEETING OF THE WMRG ADVISORY COMMITTEE HELD ON 19TH FEBRUARY 2024 AND TO CONSIDER RECOMMENDATIONS MADE TO THE COUNCIL** (*Agenda item 13*):
- a. ***It is recommended to the parish council that permission be given to the Cricket Club to host a community Harvest Home at the recreation ground, subject to satisfying parish council insurance criteria for a large event and agreeing all detail such as marquee size and location with the football club.***
- A negotiable date including 14th or 21st September had been suggested, and it was believed that this fund raiser for the cricket club would have community support. Initial plans were for a marquee, hay bales on the field for the evening, live music and stage, temporary toilets, children's entertainment etc. All activities would meet parish council insurance requirements. The WMRG Committee supported the proposed event, although concern was raised for potential damage to the football second team pitch, especially in wet weather conditions.
- Resolved: That permission be given to the Cricket Club to host a community Harvest Home at the recreation ground, subject to satisfying parish council insurance criteria for a large event and agreeing all detail such as marquee size and location with the football club.**
- The resolution was correctly proposed and seconded (10 in favour, 1 abstention)**
- Due to a previously declared interest, Cllrs Stephens abstained from the vote.*
- b. ***Water entering skatepark from adjacent playing field - Sidcot School as landowners should be approached for permission to clear and access the water overflow pipe in the adjacent pond. Machinery hire costs should be met by landowners, although Orderly time would be met by the parish council.***
- Photos had been made available to members in advance of the meeting showing water cascading under the skatepark fence from the neighbouring Sidcot/Rugby Club training pitch. A pond had previously existed on school land, from which a drainage pipe discharged surface water into the recreation ground drainage system. Due to overgrowing vegetation the entrance to this pipe had become blocked and the pond largely filled causing current surface water flooding issues across the skatepark, as well as contributing to flooding issues across the grounds. As the pond land was leased/owned by others, contact should be made regarding clearance of this by parish council orderlies/councillors.
- Resolved: That Sidcot School as landowners be approached for permission to clear and access the water overflow pipe in the pond. Machinery hire costs should be met by landowners, although Orderly time would be met by the parish council.**
- The resolution was correctly proposed and seconded (unanimous).**
175. **TO RECEIVE A REQUEST FROM THE PARISH COUNCILS' AIRPORT ASSOCIATION (PCAA) TO LOBBY DISTRICT COUNCILLORS TO OPPOSE REMOVAL OF GREENBELT FROM BRISTOL AIRPORT IN NSC PROPOSED LOCAL PLAN TO 2039** (*Agenda item 14*)
- Considerable debate took place on this agenda item with some members opposing removal of the greenbelt from Bristol Airport land as current restrictions imposed added additional scrutiny on land use and removal would weaken or remove control that NSC had over the discharge of conditions associated with airport expansion plans (18/P/5118/OUT). Others empathised that the airport had been granted permission for expansion at an appeal and beyond the control of NSC. Current greenbelt restrictions could create additional works in planning application terms.
- Resolved: That the parish council lobby district councillors to oppose removal of the greenbelt from Bristol Airport owned land.**
- The resolution was correctly proposed and seconded (5 in favour, 5 against, 1 abstention)**
- The Chair used their casting vote and voted in favour of lobbying district councillors to oppose removal of greenbelt on Bristol Airport owned land.
- MOTION CARRIED**
176. **WINSCOMBE COMMUNITY ASSOCIATION (WCA) AND CENTRE** (*Agenda item 15*)
- a. ***To confirm that documentation has now been signed to transfer the registered title from the parish council as custodian trustees to the Winscombe Community Association a Charitable Incorporated Organisation,***
- In accordance with parish council minute 88c. (25.09.2023), documentation had been signed by the Chair, Vice-Chair and Clerk.
- b. ***Parish Council to consider proceeding to professional opinion regarding finance for the grant and loan for the new centre.***

Resolved: With the WCA to meet all parish council legal and professional costs, parish council solicitors and Avon Local Councils Association (ALCA) should now be approached for opinion on the loan application (£500k), and possible subsequent onward loan (£250k) to the WCA.

The resolution was correctly proposed and seconded (unanimous).

177. TO APPROVE A REQUEST FROM CHURCHES TOGETHER TO HOLD THEIR ANNUAL GOOD FRIDAY SERVICE ON THE VILLAGE GREEN ON 29TH MARCH 2024 AT 10.30AM (Agenda item 16)

The Parish Council approved the request from the Churches Together to hold the annual Good Friday Service on the Village Green. The green was owned by the Woodborough Inn, and separate consent would also be sought by the group from them.

Resolved: That the council should support approval of the application

The resolution was correctly proposed and seconded (unanimous)

178. TO CONSIDER QUOTATIONS FOR REPLACEMENT OF A PICNIC TABLE AT THE RECREATION GROUND (Agenda item 17)

Resolved: That a replacement picnic bench be ordered for the recreation ground from British Recycled Plastics, Denholme bench, rainbow colours at a cost of £476.50 (plus £120 delivery) + vat

The resolution was correctly proposed and seconded (unanimous)

179. PARISH COUNCIL TO RESOLVE TO OPEN A NEW INVESTMENT SAVINGS ACCOUNT TO ENABLE COMPLIANCE WITH THE ADOPTED INVESTMENT STRATEGY AND FINANCIAL SERVICES COMPENSATION SCHEME (FSCS) LEVELS. (Agenda item 18)

With an adopted financial forward plan in place for the next 12-month period, funding had been earmarked towards longer term financial projects such as replacement items for the play areas and skatepark, as well as eventual replacement of the Sandford Sports Pitch fencing. Funds were currently being allocated in cemetery reserves towards replacement of the picket fence at Ilex Lane. It was not considered that these funds would be called upon in the next financial year. Longer notice accounts currently attracted higher interest rates and further accounts for parish councils had been sourced that were covered under the FSCS.

Resolved: That the following additions to current banking arrangements be made

- 1. That a one year fixed rate bond should be opened with Redwood Bank for a sum of £23,000 along with a 95-day notice saver account with an initial balance of £12,000.**
- 2. Four authorised signatories for the new accounts should be the Chair, two Vice-Chairs and the Clerk**
- 3. Monies in the Nationwide 35-day saver account should be placed under notice to fund the new investments.**

The resolution was correctly proposed and seconded (unanimous)

180. TO CONSIDER AGE AND ABILITY OF CURRENT WEBSITE AND CONSIDER QUOTATION TO UPGRADE THIS. (Agenda item 19)

It was noted that the current website was over 5 years old, had limited functional ability and any changes were charged for by the website provider. The new website would allow complete self-design and any changes required would be made by the Parish Office at no cost. It was discussed that comparisons from other providers had been sought.

Resolved: Works should be instructed to update and redesign the current Parish Council website working with the current provider (Vision ICT Ltd) at a cost of £1,650 plus vat.

The resolution was correctly proposed and seconded (unanimous).

181. TO RECEIVE A BRIEF ON UPDATING PARISH COUNCIL LOGO, AND TO ANY PRIZE PAYABLE? (Agenda item 20)

Resolved: To hold a competition with local schools to redesign the parish logo. To offer a prize to the winner – a voucher kindly donated by Mendip Activity Centre

The resolution was correctly proposed and seconded (unanimous).

182. GREAT BRITISH SPRING CLEAN – parish litter pick arranged for weekend of 23rd March. (Agenda item 21) The event would be promoted through social media channels, on-line newsletter and volunteer litter pickers would be advised.

183. MATTERS FOR INFORMATION (Agenda item 22)

- Parish Council Office lease at Myrtle Farm – negotiations between solicitors were on-going, with a final lease anticipated shortly.**
- Mendip Hills AONB had now been rebranded as ‘Mendip Hills National Landscape’.**

With no further business, the meeting concluded at 9.25 pm.

Signed..... (Chair)

Date.....

DRAFT

Winscombe and Sandford Parish Council acknowledge the general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, race, gender, gender reassignment, sexual orientation, marital status, religion & belief, pregnancy & maternity, and disability) Crime and Disorder, Health & Safety and Human Rights.