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**A meeting of the Parish Council was held on.**

**Monday 24th June 2024, 7.30pm,**

**at Winscombe Community Centre, Amesbury Room**

Those present at the meeting:

**Parish Cllrs Present:** Kevin Baber, Mark Boddy,Simon Crew, Archie Forbes (Chair), Laurence Heaven, Kevin Joyce (Vice-Chair), Dylan Morris, Tom Nicholson, Steve Pincher, Lynne Stephens (Vice-Chair), Jack Taviner, Larry van Haaren, and John Witcher

**Clerk**: Lynne Rampton **Deputy Clerk:**  Emma Buckland

**Members of the public:** Two

**Parish Cllrs Absent:** Zak Aravantinos andPaul Watkins

*The declaration of acceptance of office as Vice-Chair had been signed by Cllr Stephens in the presence of the Clerk in advance of this meeting.*

# **22.** **TO RECEIVE** APOLOGIES FOR ABSENCE **AND TO APPROVE REASONS FOR ABSENCE WHERE APPROPRIATE** *(Agenda item 1)* Apologies had been received from Parish Cllrs Aravantinos, and Watkins as well as NSC Cllr Tristram.

**23.** DECLARATIONS OF INTEREST *(Agenda item 2)*. A non-pecuniary interest was declared by Cllr Joyce in agenda item 12 a. planning TPO application as a near neighbour, along with 12.f as he sat on a committee with the applicant. Cllr Crew declared a non-pecuniary interest in agenda item 12 g. due to his involvement as part of the National Members CO-OP Group

## 24. 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.).* Dispensation was granted to members for this meeting only for all three requests as it was not considered that the interests declared were significant enough to exclude the members from the discussion or vote.

## 25. **APPROVAL OF MINUTES OF THE PARISH COUNCIL MEETING HELD ON 20TH MAY 2024** *(Agenda item 4)*

**Resolved –** That the minutes of the Parish Council Meeting held on the 20th May 2024 were approved as a correct record of the meeting.

**The resolution was correctly proposed and seconded (unanimous with 7 abstentions due to absence).** The minutes of the meeting would be signed by the Chair as a correct record.

## 26 . **MINUTE UPDATE FROM THE MAY PARISH COUNCIL MINUTES ALONG WITH THE JUNE CLERK’S REPORT** *Annex 1 (Agenda item 5)* None.

**27.** **CRIME REPORT *– to receive a monthly police report for the parish*** *Annex 2 (Agenda item 6)*

The police report for the parish for that last month period was read to the meeting.

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## 28. 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.

## 29. PUBLIC PARTICIPATION *(Agenda item 8) The Chair suspended the meeting to allow public participation and stated that this was the only time during the meeting members of public present would be allowed to address the Council.*

## *NSC planning matters.*

**24/P/0486/FUL The Coach House, Barton Road**

A representative for the applicant explained that the retrospective application had been made to regularise the property as a dwelling. The applicant had been living in the property and paying council tax for a number of years.

## *With no further members of the public wishing to address the meeting, the Chair re-convened the meeting.*

1. **TO RECEIVE A WARD COUNCILLOR UPDATE REPORT** *(Agenda item 9)*

A report was read to the meeting by the Chair. Fewer meetings had taken place with NSC Officers in the pre-election period. Resurfacing works would be taking place on A38, Bridgwater Road between the Sidcot traffic lights and Shute Shelve over the coming weeks.

1. **TO AUTHORISE BILLS FOR PAYMENTS** *Annex 3**(Agenda item 10)*

**Resolved:** Direct payments, direct debits, and standing order payments as detailed totalling £27,710.45 (incl. vat) were authorised for payment.

**The resolution was correctly proposed and seconded (unanimous)**

1. **PUBLIC WORKS LOAN BOARD APPLICATION FOR WINSCOMBE COMMUNITY CENTRE GRANT – *to receive an update on current loan progress and to agree mitigation action to honour loan repayments should the council enter financial difficulty in the next 3-5 years (such as a call on existing reserves or re-adjusting budgets and forward financial plans).*** *(Agenda item 11)*

Works were in progress regarding a Public Works Loan Board application of £250,000 as a grant/gift from the parish towards the build costs for the new Winscombe Community Centre. Community support had been demonstrated through two public consultations and the application had been agreed by the council at a meeting of the full parish council (min 197, 25.03.2024).

The parish council had agreed a robust financial budget for the current financial year 2024/25 which includes two half year repayments for the new loan over a 30-year period on an Annuity basis at an interest rate of 5.32% which was correct at the time of setting the parish precept. Current interest rates as of 24th June 2024 had increased to 5.48% and repayments for the same loan equated to £17,072.22 pa (£72.22 over original budget prediction). An existing PWLB loan for the sport changing rooms would end in December 2024.

The council had an adopted ‘Forward Financial Plan’ for 2024/25 as well as a ‘Reserves Policy’. This dealt with the level of General Reserves that would be held by the council along with Earmarked Reserves held for specific reasons, including an effective program of equipment replacement. The level of General and Earmarked Reserves was detailed to the meeting.

The council had little in the way of self-generated income with the vast majority of income being received from the parish precept. Therefore, situations that may lead to a significant loss of revenue were unlikely. It was noted that income generated from cemetery fees were earmarked in reserves for future cemetery improvements and not estimated as income in council accounts.

**Resolved: As part of the loan application process, the parish council must demonstrate loan affordability for a period of 3 – 5 years in the event of future financial difficulty. In the unlikely event of this happening, it was recommended that an initial call should be made on council General Reserves, with the council to revisit current budgets for that year with a view to cutting back on other expenditure where appropriate. In line with the adopted ‘Reserves Policy’, reserves would be replenished in the following budget setting period, and possibly through an increase to the precept.**

**The resolution was correctly proposed and seconded (unanimous)**

1. **TO CONSIDER AND COMMENT ON CURRENT PLANNING APPLICATIONS IN THE PARISH** *(Agenda item 12)***:**

*With the consent of the meeting, the Chair varied the order of the agenda to allow planning application**24/P/0486/FUL The Coach House, Barton Road to be considered first. For the purpose of the minutes, items are recorded in the same order as the meeting Agenda.*

* 1. **24/P/0759/FUL Winscombe Community Centre**

*Variation of conditions 5, 6, 10, 11, 12, 13, 16 and 18 of permission 21/P/1037/FUL (Erection of a purpose built two storey community centre building to replace 3no. existing temporary buildings. Alterations to the Old School Building - including demolition of single storey side extension, erection of single storey rear extension, new hipped roof over flat roof building and new ramped entrance on rear elevation. Alterations to access onto Sandford Road) to allow for the community centre to be built on a phased basis.*

Parish Councillors supported the phased approach to reduce the initial cost burden and spread-out costs.

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

**The proposal was correctly proposed and seconded (unanimous)**

* 1. **24/P/0950/EA1 Mendip Activity Centre**

Screening Opinion request to determine as to whether proposed development is EIA development. Works proposed: 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 THIS IS NOT A PLANNING APPLICATION – **for information only**

* 1. **24/P/1088/TPO 34, The Chestnuts Winscombe**

*Sycamore at southwest corner of the back garden to raise the crown of the tree by 2 metres above the roof to allow for a roof repair to take place.*

It was noted that damage had been made to the roof by the tree branches.

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

**The proposal was correctly proposed and seconded (unanimous)**

* 1. **24/P/0486/FUL The Coach House, Barton Road**

*Retrospective application for the use of existing building as a dwelling.*

Councillors questioned the complex planning history of the property and noted the split lawful use planning decision on this (23/P/2663/LDE) in December 2023.

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

**The proposal was correctly proposed and seconded (12 in favour, 1 abstention)**

* 1. **24/P/1066/CM2A Meadowside, Oakridge Lane**

Prior Approval for the change of use from student boarding accommodation (Use Class C2 Residential Institutions) to 1no. residential dwelling (Use Class C3). **For information only**

* 1. **24/P/1123/FUH 9 Belmont Road, Winscombe**

*Proposed erection of a single storey rear/side wrap around extension following demolition of the existing attached garages.*

It was noted that there would be no change to the current access or parking and the same materials would be used. The proposed changes were considered in keeping with the street scene.

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

**The proposal was correctly proposed and seconded (unanimous)**

* 1. **24/P/1126/ADV Co-op, Woodborough Road**

*Advertisement consent for 2no. externally illuminated fascia signs, 1no. externally illuminated projecting sign, 1no. set of nonilluminated 5mm white Perspex welcome letters on fascia and a set of 7no. nonilluminated internal window vinyls.*

It was agreed that the proposed advertising signs would not be in keeping with other shop fronts surrounding the property nor reflect the style of shop frontage in the village as a whole. It was considered that the proposed design did not reflect the design guidelines issued by North Somerset Council.

**Resolved: The council recommended REFUSAL of the planning application.**

**The resolution was correctly proposed and seconded (11 in favour, 2 abstentions)**

*Cllr Tom Nicholson abstained from the vote*

1. **TO NOTE PLANNING DECISIONS AND APPEAL NOTIFICATIONS SINCE THE LAST PARISH COUNCIL MEETING** *(Agenda item 13)*

**Approved Applications**

|  |  |  |
| --- | --- | --- |
| **Application no** | **Address** | **Brief description** |
| 24/P/0616/FUH | 33 Wimblestone Road, Winscombe | Proposed erection of a porch to the East elevation. |
| 24/P/0554/FUH | Quarry Close, Winscombe Hill | Demolition of the existing conservatory garden room and proposed erection of a single storey extension to form a new garden room and kitchen. |
| 24/P/0112/FUL | Mendip Outdoor Pursuits | Erection of a timber outdoor classroom |
| 24/P/0054/FUH | 3 Lynchmead, Winscombe | 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 |

**Withdrawn Applications**

|  |  |  |
| --- | --- | --- |
| 24/P/0061/FUH | 7 Sidcot Lane, Winscombe | 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 hardstanding/landscaping alterations. |

1. **TO RECEIVE A REPORT FROM, AND APPROVE RECOMMENDATIONS FROM A MEETING OF THE ENVIRONMENT WORKING GROUP HELD ON 17TH JUNE 2024** *(Agenda item 14)*
   1. ***Parish Council to progress a grant application, and start work on a new woodland management plan for the Award Land***
   2. ***To increase empty frequency to twice weekly for the dog waste bin located on The Strawberry Line at The Grove (an additional cost of £7.20 per week)***
   3. ***To agree a further Parish Litter pick on 7th September, with refreshments offered to volunteers at the event.***

Resolved: That recommendations a,b & c above were approved en-masse

**The proposal was correctly proposed and seconded (unanimous)**

1. **ILEX LANE CEMETERY – *following removal of all Box Hedging due to the presence of Box Moth Caterpillar, to consider planting of new vegetation to prevent unauthorised vehicular access to burial areas.*** *(Agenda item 15)*

Resolved: That Lonicera nitida 'Baggesen's Gold' Hedge Plants to match hedging on opposite side of the pedestrian path are purchased and planted at same density levels at a plant purchase cost of £400. A knee rail (also to match opposite side of the path) should be installed to protect the security of the cemetery.

**The proposal was correctly proposed and seconded (unanimous)**

1. **CHANGING ROOM IMPROVEMENTS AT RECREATION GROUND – *to authorise the creation of a new working group of the WMRG Advisory Committee to explore possibility of grant funding for works.*** *(Agenda item 16)*

A working group of the War Memorial Recreation Ground Advisory Committee should be formed to investigate funding possibilities, including grant applications towards improvements/demolition and rebuild costs for new sports changing rooms at the recreation ground.

**Resolved: That a new working group is formed, and Parish Councillors Joyce, Morris and Stephens were duly co-opted onto the group. Sports Club representatives would be invited to join the group along with others with relevant experience. All recommendations from the group would be agreed through either the WRMG Advisory Committee or full Parish Council, and the group would write their terms of reference (for agreement) at their first meeting.**

**The proposal was correctly proposed and seconded (unanimous)**

## MATTERS FOR INFORMATION *(Agenda item 79)*

## *A meeting of the Chair’s Committee* had taken place on 19th June to authorise electricity contracts for street lighting and sports changing rooms. The minutes would be included for approval at the July pc meeting.

## *PROW AX29/34 was reported as overgrown.* The member would report this into NSC for action.

## *The junction of Nippors Way with Sandford Road* was again highlighted as an area of concern due to parked cars *(post meeting note: NSC had now included this junction for consultation in changes to parking proposals for the parish)*.

## *New Parish Council logo competition.* Churchill Academy had submitted a number of excellent entries that would be considered at the close of the competition.

## *Foul Sewer works* at the recreation ground entrance roadway had now been completed.

With no further business, the meeting concluded at 8.30 pm.

Signed................................................................... (Chair) Date.......................................

*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.*