

## TICKENHAM PARISH COUNCIL

Minutes of the meeting held on Thursday 12<sup>th</sup> March 2015 at 7.30 p.m.  
at the Village Hall Committee Room

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PRESENT: Cllr Bruce Ralfs in the chair, Cllrs John Banks, Jane Brock, David Franks, Alan Hooley, Ann Loader, Pam Trenchard, Roger Triggol and Mike Woodey.  
In attendance: Vena Prater (Clerk)

22/15 APOLOGIES for absence were received from Cllrs Matthew Bracey and Mike Perrott.

23/15 MINUTES of the meeting held on 12<sup>th</sup> February 2015, copies of which had been circulated, were approved and signed as a correct record.

24/15 MATTERS ARISING FROM THE MINUTES

Telephone Kiosks

Two local tradesmen had expressed interest in the refurbishment work but to date no prices were available.

25/15 HIGHWAYS MATTERS

(a) Stone Edge Batch Signage: The Clerk reported that Cllr Nigel Ashton had asked that trimming of overhanging trees and shrubs be included in the NSC regular maintenance programme. The 'wig-wag' slow sign and the cats eyes were the only outstanding items.

(b) Dog Bin Emptying Service: The Clerk reported that the private collection service being organised by several other councils would be more expensive as the bin would have to be emptied weekly rather than fortnightly. It was therefore agreed to ask NSC to empty the bin fortnightly at a cost of £6 plus VAT per empty.

(c) Incidents: There had been an incident on Stone Edge Batch when a car had made a late turn onto Tickenham Hill; luckily the driver of the car coming down Tickenham Hill had managed to avoid the wall to Stone Edge Farm. There was evidence of a second incident outside the car sales on the B3130.

26/15 PLANNING MATTERS

(a) New Applications

15/P/0484/F: 77 Clevedon Road: Change from single storey dwelling to two storey dwelling. The Clerk was asked to draw attention to the fact that no Access and Design Statement was included in the application. No objections were raised.

(b) Up-Dates

14/P/2083/F: Avon Plants (Garden Park), 100 Clevedon Rd: Variance of condition regarding permitted sales in the railway carriage. Approved with conditions, including the fact that the carriage should not be used at any time as a separate café/restaurant or when the nursery is closed. It was noted that in accordance with a previous approval the railway carriage should be removed before the end of January 2017.

14/P/0075/F: 7 Summerhouse: Two storey side extension: Approved

(c) Landside, Stone Edge Batch: High Court Challenge

The Clerk reported that Mr Holt had been successful in gaining permission to pursue his appeal on the following grounds: (i) failure to lawfully address need as a material consideration; (ii) failure to lawfully address the grant of a temporary planning permission; (iii) failure to lawfully address the matter of inequality and prejudice specifically relied upon

by the appellant and (iv) breach of Article 6 within a reasonable time requirement. The Appellant had until 12<sup>th</sup> March to submit further information.

(d) Enforcement Orders

Golden Acres: The equestrian shop appeared to have closed. The Clerk was asked to report the introduction of a large container style building apparently used as an office.

Furze – demolition of previous dwelling: A letter had been sent regarding compliance with conditions. The Clerk was asked to report the existence of outside lighting at this property, which was also in contravention of planning conditions.

27/15 FINANCIAL MATTERS

(a) The following were approved for payment:

Clerk's salary February	£213.35
Clerk's expenses February	£10.90
HMRC February	£53.20
NSC (dog bin)	£9.60
ALCA subscription	£160.74

(b) VAT and the Village Hall

The Clerk reported that following further detailed investigation it had been established that the Council could not reclaim VAT on behalf of the village hall. The Council could reclaim VAT if it were the managing trustee, but not as custodian trustee. Reconstituting the management committee as a legally established committee of the parish council was not a viable option.

The above led to discussion around the management of the village hall, car park and field, with a suggestion that responsibility for the car park might be removed from the hall Management Committee and placed with the Parish Council as owners. Cllr John Banks stressed that it was important to establish the best way to manage all the Council's assets. Discussion moved to the proposal by the hall Management Committee that the car park might be refurbished and the Clerk suggested that this was a project which the Council, as owner of the land, might well undertake. It was agreed that the question of the management of the Council's assets and in particular the car park be placed on the agenda for future discussion and decision.

28/15 VILLAGE FIELD

Cllr Alan Hooley said that the second inspection of the children's play area had highlighted two or three low risk areas which would be addressed by the Field Committee. The circular seat around the tree had been delivered but needed some modification before final fitting.

Cllr Hooley hoped to provide goal posts etc on the new games surface but this would necessitate the installation of a section of the planned fencing to screen a neighbour's garden. The Field Committee currently had approximately £2,000 in hand, which was insufficient to fully fund this fencing. The Council approved a grant from the Jean Burrows Fund of up to £3,000 towards the cost.

The seats at Barrow Court had been installed and were already appreciated by walkers.

Cllr Pam Trenchard commented on the increased number of children using the play area and that some were causing nuisance in the village. Neighbourhood Watch had been asked to keep an eye on the situation.

29/15 JEAN BURROWS FUND

The Clerk reported that three of the four assessors' meetings had taken place with the final meeting planned for 20<sup>th</sup> March. The reports would be circulated to councillors by the 23<sup>rd</sup>

March when initial comments or questions could be submitted prior to decisions being made on 9<sup>th</sup> April.

30/15 CORRESPONDENCE

School newsletters - The Clerk had been informed that the local governors had met and there had also been a meeting with the three schools involved in the academy trust. All was proceeding well.

North Somerset Council: Sites and Policies Plan Part 1 was available for consultation.

31/15 ANY OTHER BUSINESS

Notified by Cllr John Banks:

Village Hall: In response to a point raised by Cllr Banks the Clerk was asked to enquire whether the Management Committee had in place an asbestos management plan.

Notified by Cllr John Banks:

Construction and Design Management Regulations 2015: Cllr Banks drew attention to new regulations coming into force on 6<sup>th</sup> April 2015, which might affect projects undertaken by the Council. He was happy to provide more detailed information if and when required.

32/15 DATES OF MEETINGS

2015: 9<sup>th</sup> April (*Annual Parish Meeting and Jean Burrows decisions*), 14<sup>th</sup> May (*Annual Parish Council Meeting – election of officers*), 11<sup>th</sup> June, 9<sup>th</sup> July, [13<sup>th</sup> August], 10<sup>th</sup> September, 8<sup>th</sup> October, 12<sup>th</sup> November, 10<sup>th</sup> December.

It was noted that the meeting on 9<sup>th</sup> April would commence at 7.00 p.m. and be followed by the Annual Parish Meeting at 8.00 p.m.