

# TICKENHAM PARISH COUNCIL

Minutes of the meeting held on Thursday 10<sup>th</sup> September 2015 at 7.30 p.m.  
at the Village Hall Committee Room

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Prior to the formal business Emma Edwards spoke to the meeting about services offered by the Curo Group. These included support, assistance and signposting services for the over 50s to help them to live independently at home, as well as a wider range of assistance such as setting up community groups.

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

## 81/15 APOLOGIES

Apologies for absence were received from Cllr Mike Perrott.

82/15 MINUTES of the meeting held on 9<sup>th</sup> July 2015, copies of which had been circulated, were approved and signed as a correct record.

## 83/15 MATTERS ARISING FROM THE MINUTES

There were no matters arising other than those included on the agenda.

## 84/15 HIGHWAYS AND FOOTPATHS

Stone Edge Batch/Jacklands Traffic: The Clerk reported that North Somerset Council had responded, stating that the Highways Manager was aware of the pinch point but did not think that signals would be appropriate; building a new road was not affordable without funding from a significant new development. Alternative ways of addressing this type of pinch point for HGVs were being investigated.

Following discussion the Clerk was asked to convey the following points to the Highways Manager:

1. Is access taken into account when planning applications are received, for example, for the proposed Lidl store in Nailsea?
2. Why are traffic lights considered inappropriate? There is no visibility up or down the hill.
3. Are there lights which can be triggered by large vehicles on approach?
4. Land was purchased some time ago under a Cumpolsory Purchase Order which was allowed to lapse: could the widening line be reinstated?

Cadbury Camp Lane West: The meeting was suspended to allow members of the public to speak and reconvened thereafter.

Cllr Franks said that the situation had escalated from speed control and now encompassed vehicular access, car parking and dog fouling. The Lane was owned by Clevedon Court Estate with private rights of vehicular access issued to property owners.

Cllr Hooley believed the Council should support the issues of speed and dog fouling (the latter might be resolved by the provision of a bin). He was concerned, however, that Tickenham residents could no longer drive to the parking area to access the woods and suggested that the Council might set up an access/parking permit scheme. It was recognised that this would need to be negotiated with Clevedon Court Estate.

Cllr Brock believed that fly-tipping had increased due to the restrictions now imposed at recycling centres.

In response to a point raised by Cllr Trenchard, Cllr Franks said that the Highway Department would not consider adopting part of Cadbury Camp Lane West unless it were up to adoptable standard: he believed that this was not achievable.

With regard to Hill Lane, it was considered that speed restrictions and improved signage, e.g. 20 mph and 'No Through Road', would significantly reduce the number of vehicles using the that lane and subsequently Cadbury Camp Lane West.

In summary –

- I. The Council fully supported a speed reduction on Hill Lane and the provision of improved signage including a No Through Road sign.
- II. The provision of a dog bin, with the implication of emptying costs, would be considered.
- III. The suggestion for speed bumps on Hill Lane (made by a resident) would be further investigated.
- IV. The suggestion for access/parking permits was a matter for decision by Clevedon Court Estate.

Bridge on the Moor: The bridge over the river near to Tickenham Court had been repaired.

Junction of B3130 and Old Lane: The accident which had occurred here would be recorded on the 'accidents involving injury' list. The chevrons had been reinstated.

Incidents: No new incidents were noted.

Emergency Vehicles: A resident had written to the Clerk about the perceived over-use of sirens by emergency vehicles. Councillors agreed that sirens were necessary particularly in a village where visibility from many driveways was obscured.

Summerhouse: Following an enquiry from a resident, the Clerk had followed up the question of resurfacing the road at Summerhouse, which had been scheduled in the North Somerset Council's (NSC) 2014/215 programme of works. The response from NSC was that an asset management approach was being taken to highway maintenance and low cost treatments were favoured rather than expensive resurfacing/reconstruction. Roads in poor condition would continue in that state because funds were not available to resurface them. Filling potholes would continue with a first time permanent repair although in some instances the adjacent surface was also in a poor state. Summerhouse was not included in the works programme drafted up to 2017/18.

The Council was appalled at this response: the road surface was in such a poor state as to be dangerous. The Clerk would follow up with the Highways Manager.

## 85/15 PLANNING MATTERS

### (a) Applications considered by email consultation

15/P/1661/F: 40 Clevedon Road: Conversion of garage to habitable accommodation: no objections had been raised.

15/P/1779/TPO: High Trees, Cadbury Camp Lane: Tree works: Councillors generally were content with the proposals but noted that no reasons had been given for the felling of two of the trees. Trees should not be removed unless a genuine reason had been established.

15/P/1803/TPO: Pine Trees, Cadbury Camp Lane: Tree works: No objections had been raised

### (b) New Applications

15/P/1855/F: Stone Edge Cottage: Demolition of infill and construction of building to link cottage and barn; renovations, remodelling and reconfiguration of barn. No objections were raised

15/P/1871/F: 107 Clevedon Road. Erection of single storey rear extension. No objections were raised

15/P/2043//F: Beechwood, Cadbury Camp Lane: Removal of Condition 9 of planning permission requiring construction to min. Code Level 3 of the Code for Sustainable Homes. No objections were raised.

### (c) Up-Dates

Hatchintan, Clevedon Road: The Clerk had previously circulated notice that the current Appeal had been passed back from the Secretary of State to the Planning Inspectorate. The Inspector would now determine the Appeal on the basis of current circumstances and given the time which had passed it was considered that the Hearing must be reopened to examine the updated position.

Council was reminded that the Appeal was for the removal/variation of conditions imposed with planning permission, as follows: *To add 'Natasha Curtis, Luke Turner and resident dependants' to Condition no. 1 and replace 'no more than 2 caravans' with 'no more than 3 caravans' and 'no more than one ..' with 'no more than two ...'*

The Council had considered this application previously (13/P/2100/F) and expressed concerns which had been forwarded to NSC. These comments would have been taken forward to Appeal and would remain in place for the new Hearing. NSC would welcome any relevant local information and individual councillors could attend the Hearing and give their views.

(d) Gypsies' & travellers' sites

The Clerk had received notice that councils no longer had an obligation to provide suitable sites for gypsies and travellers unless applicants could prove that they 'travelled permanently'. Unless such evidence could be provided they would face the same considerations as those making a planning application for a home. In addition, councils would no longer be obliged to provide sites for people evicted from large-scale unauthorised encampments in their area. The government's new policy was introduced to ensure fairness in the planning system, tackle unauthorised development and protect the green belt. Noted.

(e) Enforcements

The Clerk had received the current enforcement list, notably including that the former dwelling at Furze had been demolished. It was noted, however, that the land should have been reverted to paddock, as required by the planning permission conditions: this would be monitored.

(f) Licensing

The Clerk reported that in future Parish Councils would be notified of applications to the Licensing Authority. Lists of current applications would be circulated to allow councils to identify any contentious issues in their areas. Noted.

86/15 FINANCIAL MATTERS

(a) Payments: The following were approved:

Clerk's salary July	£213.35
Clerk's expenses July	£9.60
Clerk's salary August	£213.55
Clerk's expenses August (including plaque)	£35.00
HMRC July	£53.40
HMRC August	£53.20
North Somerset Council (dog bin x 2)	£28.80
Grant Thornton (audit fee)	£240.00

(b) Annual Return

The Annual Return had been approved by the external auditors.

(c) South West Air Ambulance

It was agreed that a grant of £100 be approved.

87/15 VILLAGE HALL CAR PARK

The Clerk reported that the Hall Management Committee had approved the handing over of responsibility to the Council with immediate effect. It was hoped that work on installing the drainage system would begin shortly. It was agreed that Ian Trenchard be asked to continue to look after the front car park with regular trimming, tidying, weeding etc. It was not envisaged that any regular maintenance of the rear car park would be required during the winter months and the situation would be reviewed in the Spring.

It was reported that at a recent Village Market there had been an incident whereby a child had run out of the hall side door to go to the play area thus identifying a potential risk from passing vehicles. It had been suggested that a barrier might be installed outside the door or appropriate signage provided by event organisers. Cllr Loader commented that during the Flower Show stewards were on duty in the car park and some responsibility must fall on the Village Market organisers to take control: this was something which might be included in the terms of hire. It was agreed that the matter be referred to the Hall Management Committee to determine the best option.

88/15 JEAN BURROWS FUND

Replacing stiles with gates: The Clerk had met with the landowners and a summary of their views was circulated. The landowner was not in favour of replacing the stile identified as No. 1 on the plan (immediately off Moor Lane) due to fears that it could be propped open, allowing cattle to stray onto the road. Whilst this was understandable, it was felt that this might defeat the whole object of making the total route more accessible: therefore the Clerk would enquire about the possibility of providing a kissing gate at this location.

Stile No. 3 on the plan was adjacent to a field gate owned by the Environment Agency (EA): The landowner was contacting the EA to find out if they would replace the rotting gate posts as he considered this should be done before a pedestrian gate could be installed. Costs would vary considerably depending on the EA's response.

A decision was deferred pending the outcomes of the further enquiries as above.

Cllr Franks mentioned a possible location for a gate near the Land Yeo should funds become available.

89/15 VILLAGE FIELD

(a) Report: Cllr Hooley reported on progress particularly referring to the installation of fencing to the west, south and part-east of the levelled area. The play and games areas had been well-used throughout the summer and the development had inspired the creation of a Tickenham cricket team. Fund raising continued, with a village sports day planned for next year. Councillors were pleased to hear that the field had won third place in the Somerset Playing Fields competition and Cllr Hooley was congratulated and thanked for his hard work in bringing the project to fruition.

(b) Annual Accounts: The accounts for the year ended 31<sup>st</sup> March 2014 had been received by the Clerk: the clerk was asked to circulate copies to councillors. Cllr Hooley confirmed that the Annual General Meeting would be arranged shortly.

90/15 CORRESPONDENCE

The following were noted:

- Tickenham School newsletters
- Avon & Somerset Police newsletter
- CPRE newsletter
- Bristol Airport newsletter

91/15 BUS SERVICES

Cllrs Trenchard and Loader spoke of the difficulties experienced by both adults and children now that the bus services had been re-arranged. Children from Nailsea School wishing to go to Clevedon had been advised to catch a bus to Tickenham Hill (Summerhouse), cross the road and wait forty minutes for the X6 bus coming from Bristol to Clevedon. Alternatively children would have to wait until 4.55 p.m. for a direct bus. Furthermore, as buses were now less frequent through Tickenham, people could not get to Clevedon for their work or other visits. Because there was no appropriate bus for school children, NSC currently issued free bus passes and it was suggested that instead of funding the passes, the money could be used to hire the Nailsea and District Community Bus. The outcome of a meeting between NSC and First Bus today was not known but the Council agreed to write a strong letter of support for parents and others affected by the changes.

92/15 DATES OF MEETINGS 2015: 8<sup>th</sup> October, 12<sup>th</sup> November, 10<sup>th</sup> December.