

# TICKENHAM PARISH COUNCIL

Minutes of the meeting held on Thursday 11<sup>th</sup> February 2016 at 7.30 p.m.  
at the Village Hall Committee Room

ACTION/BY

PRESENT: Cllr Bruce Ralfs in the chair, Cllrs John Banks, Jane Brock, Ranjit Chuhan, David Franks, Ann Loader, Mike Perrott, Pam Trenchard and Mike Woodey.

In attendance: Vena Prater (Clerk) and six members of the public.

16/16 APOLOGIES

Apologies for absence were received from Cllr Alan Hooley.

17/16 MINUTES of the meetings held on 14<sup>th</sup> and 27<sup>th</sup> January 2016, copies of which had been circulated, were approved and signed as correct records subject to a typographical error in minute no. 05/16: Monkey Bridge.

Clerk/immediate

18/16 MATTERS ARISING FROM THE MINUTES

(i) Post Office: The Clerk had provided laminated signs for display in the Committee Room windows and an article had been included again in the parish magazine. There was nothing further to report on other signage possibilities.

(ii) Visit Somerset: Visit Somerset had suggested that Tickenham might like to host an event for local councils. It was agreed that a representative be invited to attend the meeting on 10<sup>th</sup> March and that neighbouring councils be invited to attend.

Clerk/17.02.16

19/16 HIGHWAYS AND FOOTPATHS

(i) Cadbury Camp Lane West: Cllr David Franks circulated a paper for discussion. It gave the history of and background to the use of the land, including recent events and legal information. It was noted that the group campaigning for the reinstatement of the access and parking area had written to the landowner requesting a meeting to seek an amicable solution. Cllr Brock stressed that members of the group were acting privately as residents, not as parish councillors, and were simply reporting back to the Council. If no solution were found they proposed to exercise prescriptive rights to which they considered they were entitled.

The paper circulated contained the following recommendation:

*"That Tickenham Parish Council supports the re-designation of the western end of Bridleway no. LA16/9, as shown on the attached plan, to that of a Byway and that an appropriate application for modification be made to the local highway authority."*

Cllr Franks explained that the intention of his proposal was that the land should be returned to its former state, i.e. including the parking area as part of the Byway. After discussion it was unanimously **AGREED**

- that the recommendation be approved;
- that Cllr Franks produce a letter of application to the local highway authority and circulate to all councillors for their approval/observations;
- that when finalised the Clerk be asked to forward the letter to NSC.

DF  
Clerk

(ii) Gas Supply Pipe: The Clerk was asked to follow up the Council's enquiry to Wales and the West Utilities.

Clerk/17.02.16

(iii) Footpaths: The Clerk would report/follow up the following as appropriate: Tickenham Hill and B3130 west of 100 Clevedon Road: grass edges encroaching and making the pavement narrow; weeds and growth in pavements/edges at western end of the village.

Clerk/17.02.16

(iv) Monkey Bridge: The Monkey Bridge had been repaired and the plaque re-instated.

(v) Parking in Lay-bys: The Clerk had received copy correspondence from a resident concerned about the dangers created by vehicles parking in the lay-by immediately east of Barrow Court and had been informed that NSC were considering installing curbs. In order that the matter might be properly considered, the Clerk was asked to obtain more information about the proposals. Clerk/17/02/16

(vi) M5 Closure: Cllr Trenchard spoke about the confusing overnight traffic diversions which caused HGVs to find an alternative route through the village. The highway engineers Skanska had now agreed to divert HGVs off the motorway at J21. It was anticipated that the works would be completed on 12<sup>th</sup> February. It was **AGREED**

- that a letter be sent to NSC as the responsible authority requesting that correct signage be used in future. Clerk/17/02/16

(vii) Incidents: There had been a single car accident on Tickenham Hill.

20/16

### VILLAGE HALL

(i) Car Park: Mr Paul Loader joined the meeting for this item. He said that on further consideration he proposed to amend the specification with regard to drainage in order to avoid possible flooding of neighbours' properties. He considered it prudent to address the natural drainage of the water down the car park and believed that adding to the soakaways in the field would be inappropriate and could lead to flooding of the property immediately adjoining. He considered that proper gullies and traps would allow water to be intercepted and prevented from flooding on to the highway. However, changes in levels could present problems and it might be necessary to increase the length of the low wall at the rear of the hall to create a physical barrier.

A revised specification would be prepared (which it was hoped would be available at the March Council meeting) and revised tenders would be obtained. As it was likely that the car park would be closed, the work would need to be carefully co-ordinated with the hall and the school.

(ii) Tickenham Drama Group: In order to comply with child protection requirements the Drama Group proposed to site a caravan at the rear of the hall to be used as a children's changing room for their next production. The proposal was noted and it was suggested that a notice be displayed stating that the caravan was being used temporarily by the Drama Group. Clerk/17/02.16

(iii) Management Committee Report: Cllr John Banks reported on issues raised at the recent meeting including a healthy treasurer's report with lettings increased by just under 10%. . An asbestos survey would be undertaken in due course. It had been noted that while the Parish Council was responsible for the maintenance of the car park, the Hall Management Committee was responsible for its management. Cllr Trenchard commented that there were two air pistol holes in the window to the Committee Room: Mr Loader said that this damage would be addressed.

21/16

### PLANNING MATTERS

(i) 16/P/0032/O: former Tickenham Garden Centre: Development to include 41 dwellings and access detail.

This application had been considered previously at an extraordinary meeting of the Council on 27<sup>th</sup> January 2016.

The Council examined the proposal and made the following comments:

## ACCESS:

- 1 Access proposals to/from Clevedon Road (B3130) require significant improvement and are inappropriate for the number of dwellings proposed: the B3130 is already a difficult and busy road; if the application is approved, extensive road widening would be possible from land within the planning application and opportunity should be taken to implement this, incorporating smoothing of the bend at Old Lane.
- 2 Church Lane has a weight limit and a weak bridge with a 3 ton limit: the traffic report makes no mention of the bridge; no turning area for delivery lorries is proposed.
- 3 It is proposed to retain the stone wall along Church Lane (1.2m high) but no visibility splays are shown for properties fronting onto the lane.
- 4 From the information supplied, access to the existing forge is less than clear.
- 5 The number of accidents quoted in the Transport Assessment (2.25) is fewer than those reported to and recorded by the Parish Council: during the period 09.02.12. to 14.01.16. six accidents were reported at the junctions of the B3130 with Church Lane and with Old Lane; four of these were recorded during the period 08.01.15 to 14.01.16, two of which resulted in injury and required the attendance of all emergency services: it appears that the number of accidents has increased in the recent past.
- 6 A bus stop is shown with no lay-by: this is unacceptable on a busy narrow road and would cause traffic delays.
- 7 There are no safe walkways from the site to the school or the Village Hall which form the centre of activity in the village; there are no proposals to link on-site footpaths into the existing footpath network (Transport Assessment 2.21 and 2.22); it is suggested that if the application is approved an all-weather footpath/cycleway be provided from the development along the river bank to the western side of Mill Lane to link with the B3130.
- 8 The record of traffic movements is confusing and the manual recordings do not match the automated recordings.

## THE SITE AND DENSITY:

- 9 The site is attractively laid out.
- 10 Affordable housing is welcomed.
- 11 A culvert is shown as running under proposed offices: for easier access, this could easily be diverted to follow the proposed road layout.
- 12 The surrounding area is prone to flooding: the disposal of surface water over a wider area needs to be very carefully considered.
- 13 Are Wessex Water satisfied that the East Tickenham Pumping Station has capacity for 41 additional dwellings?

Clerk/immediate

## (ii) Up-dates:

Hatchintan, Clevedon Road: The appeal decision had been upheld.

16/P/0070/F: 188 Clevedon Road: The meeting was suspended at 8.32 p.m. to allow a member of the public to speak and reconvened at 8. 38 p.m.

Sylverah, Cadbury Camp Lane West: The Enforcement Officer had visited the site and found no evidence of commercial equestrian use.

(iii) NSC Spatial Plan/Core Strategy Site Allocation: It was noted that the consultation meeting planned for 17<sup>th</sup> February had been postponed.

22/16 FINANCIAL MATTERS

(i) Payments: It was **AGREED**

- that the following be approved for payment:

Clerk's salary January	£213.35
Clerk's expenses January	£10.80
HMRC January	£53.40
North Somerset Council (dog bin)	£14.40
AED Locator (defibrillator maintenance)	£354.00
K Squires (car park repairs)	£204.87

Clerk/17.02.16

(ii) Applications for Grants:

Tickenham Church: towards the costs of repairs to the west window and tower:

It was **AGREED**

- that a grant of £3000 be awarded and included in the 2016/176 budget.

Clerk

Tickenham Flower Show: towards the costs of the park and ride bus:

It was **AGREED**

- that a grant of £100 be awarded and included in the 2016/17 budget.

Clerk

23/16 VILLAGE FIELD

(i) Debris referred to at the last meeting had been cleared.

(ii) Fencing: The Clerk reported that Cllr Hooley had received a quotation of £450 to repair the two lengths of fencing to the south of the children's play area. The Council asked that two further quotations be obtained. Any stock wire left in the beech hedge could remain.

AH/asap

(iii) Equipment: The Clerk reported that Cllr Hooley had valued the equipment at £25,742, compared with £31,482 by the Play Inspection Company. It was **AGREED**

- that the valuation be reviewed at the time of the insurance renewal.

Clerk/AH/01.06.16

(iv) Management Committee: Concern was expressed that the Annual General Meeting was long overdue. Bearing in mind that the Management Committee was a sub-committee of the Parish Council, it was **AGREED**

- that the Committee be asked to hold an Annual General Meeting at the earliest opportunity.

AH/asap

24/16 JEAN BURROWS FUND

It was noted that new equipment had been purchased at a cost of £484.26 compared with the grant of £570. The balance would be credited to the Fund.

25/16 CORRESPONDENCE

In addition to items previously circulated, newsletters from Tickenham School had been received.

26/16 DATES OF MEETINGS 2016: Thursdays: 10<sup>th</sup> March, 14<sup>th</sup> April, 12<sup>th</sup> May, 9<sup>th</sup> June, 14<sup>th</sup> July, [11<sup>th</sup> August], 8<sup>th</sup> September, 13<sup>th</sup> October, 10<sup>th</sup> November, 8<sup>th</sup> December