

TICKENHAM PARISH COUNCIL

Minutes of the meeting held on  
Thursday 9<sup>th</sup> July 2020 at 7.00 p.m. by video/telephone conference

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Due to Coronavirus restrictions the Council was unable to meet face-to-face. To assist with clarity during the video/telephone conference meeting the agenda had been divided into two sections: items for information only and items requiring decision.

ACTION/BY

PRESENT: Cllr John Banks in the Chair, Cllrs David Franks, Andrew Hirst, Ann Loader, Rachel Maby, Mike Perrott, Dan Sewell, Pam Trenchard and Steve Williams.  
In attendance: The Clerk

91/20 MINUTES of the meeting held on 11<sup>th</sup> June 2020, copies of which had been circulated, were approved and would be signed by the chairman retrospectively.

92/20 CHAIRMAN'S REPORT

The chairman had previously circulated a report on his attendance at the North Somerset Together Forum, a seminar on Neighbourhood Plans and the Annual General Meeting of the North Somerset Avon Local Councils Association. Noted.

93/20 CLERK'S REPORT

The Clerk's report (previously circulated within the agenda) included up-dates on the Coronavirus volunteer scheme, the village hall car park, the children's play area and highways issues. There had been no response from the police environmental officer regarding work at Baye Tree Cottage: the Clerk was asked to follow up. Clerk/20.07.20

94/20 SPEEDWATCH

Cllr Trenchard reported that Speedwatch would be starting again. However, she expressed concerns about the state of the B3130, particularly the poor drainage which resulted drenched pedestrians and flooded gardens on the south side of the road. The condition of the road surface was very poor, exacerbated by the continual use by HGVs. Several councillors spoke of problems with surface water causing flooding and damage to property. There had been no response to the Council's enquiry (in November 2019) about resurfacing the road. Councillors were asked to inform the Clerk of their individual experiences so that a co-ordinated submission could be made to NSC. Clerk/20.07.20

95/20 VILLAGE HALL REPORT

Cllr Trenchard reported that the Management Committee was considering guidelines for re-opening but it was likely that the Hall would remain closed until September. Two physical activity groups were meeting on the field. Refurbishment of the toilets had taken place during the closure and a new disabled compliant door would be fitted to the committee room.

The Clerk reported that the new owner of the Failand Post Office would continue to provide postal facilities at the Hall.

96/20 PLANNING MATTERS

(a) NEW APPLICATIONS

Clerk/20.07.20

20/P/0630/FUL: 160 Clevedon Road: Installation of log cabin in front garden and garden room in rear garden. Cllr Hirst left the meeting for this item.

No objections were raised.

20/P/1158/LDE: Field Shelter, Jacklands Bridge: Lawful Development to retain field shelter without compliance with Condition 01 of planning permission 98/0449.

No objections were raised.

20/P/1228/FUH: High Trees, Cadbury Camp Lane: Erection of timber orangery to rear elevation.

No objections were raised.

20/P/1236/LDP: Pippins, Hill Lane: Lawful Development for removal of existing static caravan and provision of mobile home log cabin within residential curtilage of existing dwelling, to be used as ancillary accommodation. Cllr Loader declared an interest and took no part in the discussion or decision.

Councillors considered that there was a lack of information regarding the location and size of the cabin and there was some discussion as to whether a full planning application was required rather than 'proposed lawful development' application.

The Council therefore offered no comment.

20/P/1410/TPO: Harewood, Cadbury Camp Lane: Tree works.

The Council raised no objections, subject to the NSC Tree Officer's agreement.

20/P/0675/FUL: Riverside, Church Lane: Revisions to proposed extension to tractor shed to form new dwelling: Cllr Banks left the meeting for this item.

The Council welcomed the revisions which fully addressed the concerns previously raised.

#### (b) GOLDEN ACRES

Following earlier discussions with the developer's agent a revised proposal showing eighteen dwellings had been received. Cllr Hirst believed that the proposal represented over-development of the site: it would increase traffic with no compensating benefit by the provision of employment opportunities. Cllr Banks said that in order to balance the demographics of the village the Council had requested smaller more affordable housing to appeal to young families and those wanting to downsize. Formal comments would be made on receipt of the planning application but in the meantime some concern was expressed about possible loss of privacy for nos. 31 and 33 Clevedon Road.

Following this discussion Cllr Hirst asked whether the Council had given thought to the provision of a village shop or other facility. He was concerned that there were no facilities in the village despite the two current proposals for development at Golden Acres Nursery and Tickenham Garden Centre. Cllr Banks responded saying that the Council was concerned but did not believe it was within their remit to provide a solution.

The Clerk would draft a response and circulate to councillors.

Clerk/20.07.20

#### (c) UP-DATES

The following were noted:

3 Jacklands Cottages: NSC had contacted the owners regarding illegal parking and if necessary would take legal action.

The Star Inn: The 'development in principle' application for two dwellings to the west had been refused.

#### (d) DEVELOPMENT AT ENGINE LANE, NAILSEA

The Council had been notified of a revised application which reduced the number of dwellings from 183 to 171 due to access being required by National Grid for ongoing maintenance. The Council agreed that this development would increase traffic through Tickenham, with access most likely via the Causeway. Cllr Trenchard re-iterated her suggestion that the Causeway be closed to vehicles as it was entirely unsuitable for even the existing volume of traffic. It was agreed that the Clerk would draft a letter to NSC voicing the Council's concerns and requesting information on how they intended to deal with the increased traffic from this and other proposed developments in the area.

Clerk/20.07.20

*Councillors Loader and Hirst left the meeting at this point.*

97/20

## FOOTPATHS

### (a) GENERAL MATTERS

Cllr Perrott had reported several items to NSC as follows:

Barrow Court LA16/6: use by cyclists: NSC had said that in their experience signs did not deter cyclists from using footpaths and that it was not illegal.

Cadbury Court Farm LA16/26 towards Clevedon: The electric fencing had been installed to deter wildlife and was only used at night. An appropriate notice would be provided.

Footpath LA16/12 towards Tickenham Hill: An old stone stile had steps on one side but a 6' drop on the other. NSC would install a hand rail.

### (b) GOLDEN ACRES

The Diversion Order had been made in accordance with the Council's suggested option and as discussed on site with the previous developer. It was noted that the proposal from the current developer showed a different route.

*Cllr Loader re-joined the meeting.*

### (c) PUBLIC RIGHTS OF WAY CONSULTATION:

Cllr Banks had previously circulated a report on the current situation with regard to providing footpath access throughout the length of the village. Four landowners had declined to allow footpaths across their land. Cllr Franks requested and the Council agreed that the line of a footpath from the Tickenham Garden Centre development linking to Washing Pound Lane be re-instated as a possibility. Councillors were invited to submit any other suggestions for inclusion prior to consultation with residents and final submission to NSC.

All/asap

98/20

## FINANCES

### (a) INVOICES FOR PAYMENT

The following were approved:

Clerk's salary June	£283.47
HMRC June	£70.80
Clerk's expenses June (incl. GDPR registration)	£47.80
North Somerset Council (dog bin)	£14.40
Tickenham Flower Show (grant 2019)	£150.00
David Seabright (external examination of accounts)	£120.00
Tickenham PCC (grant for magazine)	£800.00
John Carpenter (painting road sign and milestone)	£40.00
Jim Sykes (internal examination of accounts)	£50.00
Alan Hooley (reimbursement for signs)	£168.00

### (b) ANNUAL ACCOUNTS

The Clerk had previously circulated the financial statements for the year ended 31<sup>st</sup> March 2020. The Council's cash assets totalled £15,247, a considerable reduction over the past ten years. The Council had consistently spent above its budget and monies allocated as contingency funds had had to be reduced to reflect the lower cash assets.

Cllr Sewell asked how the Council might increase its funds and suggested that charging rent to the Village Hall Management Committee might be an option. Cllr Banks pointed out that although the Council owned the Hall its management was delegated to the Management Committee by way of a legal Agreement. Currently the Council could raise funds only via its annual precept. It was agreed that the Clerk would circulate the Agreements for both the Hall and Field Committees for further discussion.

The Council received the accounts and authorised the Chairman and Clerk to sign the Annual Governance and Accountability Returns, i.e. the Annual Governance Statement, the Accounting Statements and the Certificate of Exemption.

99/20 VILLAGE SETTLEMENT BOUNDARY

Cllr Franks detailed the origins of settlement boundaries with particular reference to Tickenham. Land within a settlement boundary was considered 'urban' although outside the settlement boundary all green belt policies remained in place. Historically the Tickenham Settlement boundary covered the west end of the village through to no. 240 Clevedon Road. Cllr Banks said that the revised boundary reflected development that had already taken place. Cllr Williams believed the boundary should be extended to release land for further development in accordance with the Council's desire to attract young families. The Clerk reminded councillors that the review had arisen following discussions with NSC officers who advised that a review of the settlement boundary would be more appropriate than a neighbourhood plan when considering land for future development.

It was agreed that Cllr Banks would circulate a plan of the original settlement boundary and councillors were invited to submit their suggestions for further consideration. JB/20.07.20

100/20 MEDICAL SUPPORT AND SERVICES

At a NSC Together meeting attended by Cllr Banks it had been suggested that patients of the Tyntesfield Medical Centre in Nailsea might be referred for different forms of support. From Tickenham's point of view there was much to offer, the Woodland Project being an excellent example. Councillors agreed that Tickenham should be included in further discussions.

101/20 DATES AND TIMES OF MEETINGS

2020: Second Thursday of each month, commencing at 7.00 p.m.

[August 13<sup>th</sup> if required], September 10<sup>th</sup>, October 8<sup>th</sup>, November 12<sup>th</sup>, December 10<sup>th</sup>

Please note that until further notice all meetings will be held digitally by telephone and/or video link.

