

Minutes of the Meeting Held on Monday 10th June 2024

Meetings are held at 7.00pm in the Village Hall unless stated otherwise - Nigel Ashton, Gordano Valley Ward Cllr, attends when possible

Present: Cllrs Brian Cannell (Chair), Claire Flower, Rachel Dickinson, Dave Wherrett

In Attendance: Don Hill (Clerk)

Public Attendance: 1

042/24 APOLOGIES

NSC Cllr Nigel Ashton

043/24 DECLARATIONS OF INTEREST (Dispensations apply to Cllrs re the setting of the precept, and to Village Hall matters)

None

044/24 LAST MEETING MINUTES + MATTERS ARISING

May 13th 2023 Parish Council and Annual Parish Meetings minutes were agreed and signed.

045/24 PLANNING *(The NSC website has full details. Applications notified on the meeting day will also be considered)*

New: 24/P/0960/LBC / 24/P/0959/FUH: 2 Manor Cottages - Demolition of existing store and partial demolition of mono-pitch extension to rear. Erection of new two storey rear extension and internal alterations. Formation of new vehicular access, parking and turning area.

This application prompted a long and detailed discussion.

The application is very laudable in itself. It has to be considered, however, in the context of Numbers 1 and 2 Manor Cottages forming a grade 2 listed building, it being in a conservation area in the green belt and it being on a dangerous bend in the highway. These are issues that the applicant presumably researched prior to acquiring the property.

The applicant has, as evidenced in the application, spent a lot on the property already - presumably pre-supposing the granting of planning permission for the structural and parking proposals put forward.

The symmetry of the design is significantly improved on the previous application. It still presents the issue of 'massing' that was previously raised in the context of its bringing the property so much closer to the road and causing it to dominate the scene.

Would the proposed extension block light from Number 1 Manor Cottages?

The application quotes the Equality Act 2010 to justify elements of the proposal put forward. Whilst this is of itself justified, the applicant recently bought the property in the knowledge that the plans to develop it would be crucial to its long term suitability for their occupation. Given the complexion of the properties location and listing, it might be argued that these proposals should have been resolved prior to purchase, rather than post purchase. The principal issue within the proposal appears to be parking which, in the context of this property, is more of a road safety issue than a convenience issue.

PARKING

Parking is perhaps the most fraught element of the application, because however it is viewed, it presents dangers for either the property owner, other road users, or both. The most critical feature of the application is to reach the optimal SAFE solution in relation to managing the parking of the property owner's vehicle(s).

Parking Outside the Property

There are no parking restrictions outside the property, but parking on the property side of the road presents a danger to other road users when the vehicle is parked and would do so whilst manoeuvring if the vehicle were to be parked there facing towards Clevedon. There would also be a danger to people needing to cross the road at this point to enter the Village Hall.

Parking Outside the Village Hall

The area immediately outside the Village Hall is not designated as a pavement and parking is permitted there. However, crossing the road at this point, albeit there is no real choice of crossing points, is particularly difficult if carrying things or using any form of mobility aid. The pavement on the property side of the road is narrow, and has traditionally been kept clear for Hall users to cross via the opposing dropped curbs outside the property and the Hall.

Parking on the Property's Front Garden

The most logical solution for the property owner is the proposed new vehicular entrance to the property via the listed wall. However, accessing to and exiting from this entrance in either direction could pose danger to other road users given the density and speed of traffic.

Site Lines

The pictures shown in the application relating to site lines at the proposed entrance give the wrong impression because they are not taken from the perspective of an approaching vehicle. Site lines are certainly not acceptable for traffic coming in to the Village from the Clevedon direction.

Optimum Safety

Notwithstanding the special circumstances surrounding the parking needs of the applicant, consideration of "OPTIMUM SAFETY" in relation to the property's parking needs has to weigh the convenience and safety of the property owner against the convenience and safety of other road users, be they vehicular or otherwise.

Whilst extensive discussion exposed this conundrum to the meeting, it was felt that its resolution would have to lie in the hands of those with particular skills in such highway issues.

The Clerk to pass this commentary on to NSC Planning.

Appeal: 23/P/0165/FUL Conygar Quarry. For details visit: <https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RP191HLP12R00>

046/24

PARISH MATTERS

- i. Street Light:** New quote is £2458.65. This has to be pre-paid to NSC before work commences. The sum was agreed and will be paid as soon as the invoice arrives.
- ii. Traffic Speed Issues:** It was agreed that whilst the SpeedWatch team and their data were a key element in the traffic speed issue, they are fully stretched on that and the SID will probably best be moved about its various locations and be operated by a separate team of volunteers. Insurance of the equipment and the volunteers can be specified under existing heads of the Council's Zurich insurance policy but will need quoting for. It was also agreed that the SID should be located at and charged up from the Village Hall, subject to a suitable agreement being reached with the Committee. **Clerk will contact Zurich to get some costs. Clerk will also send Cllr Flower a copy of the NSC SID guidelines.**
- iii. Walton Bay Transport Update:**
 - All Aboard The Bus bid for BSIP Westlocal funding for a new 5-a-day Coastal Bus service between Portishead and Clevedon has been submitted.
 - This service will need additional stops at Walton Down and, where there used to be one, opposite The Old Chapel at Cross Tree.
 - We would still need a dial-a-bus service for those unable to make the climb up to the Coast Road.

- Linking Clapton-in-Gordano with East Clevedon via Clevedon Lane/Nortons Wood Lane would be a key element in a 'Gordano Valley loop. This could include a loop down Harley Hill/Moor Lane to link with the B3124.
- There still appears to be both public and Town Council support at the both the Portishead and Clevedon ends of this project.
- iv. **Plumtree-to-Common stiles:** Kissing gates installed.
- v. **Golf Course Footpath:** Overgrowth cut back. Kissing gate repair being done by The Manor.
- vi. **Village Notice Board:** Door perspex purchase awaited: new is very expensive so used being sought.
- vii. **Parish Maintenance:** The appointment of a contractor to carry out a specified scheme of work for the parish to keep highways and street furniture in a good and welcoming condition was thought to be sound. A timetable and a precise scheme will need to be prepared, against which quotations from contractors insured to do work on the highway can be approached for quotes. The costs can then be put into the next budget under the Parish Maintenance head. A project lead will be needed to steer the establishment actions and to oversee the resultant contract. There may be a contractor able to provide the needed services. The project will be discussed further at the June meeting. Clerk to portage discussion brief for July meeting.
- viii. **B3124 National speed limit signs:** Members to check that Clevedon-end re-erected and confirm that new Portishead-end signs are legible.
- ix. **Walton St Open Section of Brook:**
 - a. **Damaged retaining wall repair:** Response. From NSC awaited.
 - b. **Detached gabion causing blockage in bed of brook:** Response from NSC awaited.
- x. **Blocked drains on the Coast Road by Coast Caravan Park (CCP) and from Squires Cottage to Two Acres Drive:** A response from NSC is awaited.
- xi. **Soil Erosion Undermining the Walton Bay Bus Stop:** A response from NSC is awaited.

Clerk to chase NSC re ix - xi above.

047/24 COUNCILLORS REPORTS

Cllr Dickinson

There will be a defibrillator training session at the Village Hall on Monday June 24th at 6.30pm. Everyone will be welcome to attend.

Cllr Wherrett

Walton Street: He has potholes and broken Somerset Stone pictures to send the Clerk to report to NSC.

Cllr Cannell:

All the Somerset Levels - of which The Gordano Valley is a part - are undergoing a Flood Risk Management Survey, so if you see unknown folk moving around the bed of the valley it is likely to be the surveyors.

The Vexatious Behaviour order is due for renewal and will be sent out after the meeting.

048/24 FINANCE

- i. **2024-25** Accounts to date were reviewed and approved.
- ii. **2023-24 Accounts:** Period of Public Rights runs from 3rd June to 12th July.
- iii. **Governance:** Financial Regulations based on new NALC template were approved. **Clerk to post to website.**
- ii. **Cheques: 845** HMRC re PAYE Apr/May/June £153.40. **Clerk to remit.**

049/24 DATE OF THE NEXT MEETING

Monday July 8th at 7pm in the Village Hall