

KINGSTON SEYMOUR PARISH COUNCIL

Minutes of a meeting of the Kingston Seymour Parish Council held on
Wednesday 12th July 2023 at 19.30

At the Kingston Seymour Village Hall, Kingston Seymour

Councillors Present:

Mike Sewell (MS) Chairman
Paul Cox (PC)

Richard Barber (RB) Vice Chairman
Andy Gillam (AG)

Fred Malton (FM)
Susie Humphries (SH)

District Councillor Steve Bridger

District Councillor Wendy Griggs

In attendance:

Steve Dixon (SD) Clerk & RFO

24 Members of the Public

1. Apologies for absence

Apologies had been received from Councillor Zoe Bartlett.

2. To record declarations of interest in items on the agenda

None

3. Strawberry Line Extensions

MS introduced District Councillor Steve Bridger who had been invited to explain the possible extensions to the Strawberry Line route.

District Councillor Bridger said that the project would be in two phases.

Funding for the phase one has been awarded to NSC and will enable the completion of the Strawberry Line from its current end point (at the Bloor development boundary) as far as the Duck Lane junction with Lampley Road at Kingston Bridge. It is planned that this link will be open by the end of March 2024.

For phase two, a project had been initiated to extend the Strawberry Line from Kingston Bridge to Clevedon along the former GWR track bed. This is in its early days and is scheduled to be ratified by full council shortly and has an indicative completion date in 2027. Funding of around £8m is required and will be sought from a number of central sources including Highways England. The key challenges for the project appear to be the acquisition of land on the route and the crossing of the M5 – prospectively through adaptations to an existing culvert.

In the first phase, NSC are planning to link this route – as soon as it is open – to the Pier to Pier Way and signage is already being prepared for:

Pier to Pier Way (and Weston Super Mare) to Yatton via Ham Lane and Lampley Road

Clevedon to Yatton via Back Lane and Lampley Road

A press release from NSC (25th May) talked of improvements for walking, wheeling and cycling and it carries a stakeholder comment that *“The Duck Lane link will provide a safer and greener route from Yatton onto the quieter roads to Kingston Seymour, offering better connection between Clevedon and Yatton”*.

MS thanked Councillor Bridger and explained how during the build of the Pier to Pier Way, the parish council had received assurances from project team members that there would not be any actions that would formally link the two routes at this early stage. What is being said now appears to be going against those assurances.

KINGSTON SEYMOUR PARISH COUNCIL

MS then opened the session to the floor and several members of the public expressed their views. These are contained in Appendix A to these minutes.

MS thanked Councillor Bridger for his attendance and for sharing the information he knew.

Action: Clerk to draft a response to NSC on the current proposals and for councillors to agree this before despatch

4. Members of the public are invited to address the council

A member of the public expressed his concern about the way in which a planning application for a neighbour's property had been handled by the clerk and by the full council. Some documentation was presented, and MS agreed to handle the issue under the Parish Council's Complaints Policy.

Action: MS to investigate and respond to the complainant

It was stated that owners of an adjacent property had not been advised of the planning application by NSC.

Action: Clerk to investigate with NSC.

5. Planning Applications

- 5.1 To discuss and agree the Parish Council's position on the following application:

Planning Application No 23/P/1220/FUL

Retrospective application for the erection of a small single storey outbuilding on land to the rear of Home Ground Farm used as a canine welfare building and proposed change of use of land from agriculture to garden land at **Home Ground Farm, Yeo Bank Lane, Kingston Seymour, BS21 6XH**

Councillors were aware of the location and that the property was only allowed originally because it was for an agricultural worker's dwelling. The canine welfare facility should be for the same and no other purpose and the Parish Council does not support the application as it stands because of the proposed change of use around this facility to "garden".

The Council's recommendation would be that the application is split into the retrospective application for the canine welfare building and separately for the change of use for the adjoining land. If they were resubmitted in this form, the parish council would be able to support the retrospective application for the canine welfare building.

It was proposed by FM, seconded by PC and unanimously agreed that the application as it stands is not supported.

Action: Clerk to submit the council's judgement to North Somerset Council.

- 5.2 To discuss and agree whether additional comment needs to be made on the following application:

Planning Application No 23/P/1198/LDE

Certificate of lawfulness of continuous residential use at **The Old Ox Barn, New Cut Bow, Kingston Seymour, BS21 6UN**

Because of the type of application, the Parish Council are not statutory consultees to this piece and it appears that sufficient evidence has been produced to the planning authority so no further comment will be made.

- 5.3 To discuss and agree whether additional comment needs to be made on the following application:

KINGSTON SEYMOUR PARISH COUNCIL

Planning Application No 23/P/1200/LDE

Certificate of lawfulness for change of use at **The Stables, Back Lane, Kingston Seymour, BS21 6UZ**

Because of the type of application, the Parish Council are not statutory consultees to this piece and it appears that sufficient evidence has been produced to the planning authority so no further comment will be made.

6. To confirm the minutes of the following meeting

Annual Meeting of the Parish Council - 10th May 2023

The minutes were confirmed as a true record. Proposed by RB, seconded by SH and Supported unanimously by those who had been present.

Regular Council Meeting – 10th May 2023

The minutes were confirmed as a true record. Proposed by SH, seconded by AG and Supported unanimously by those who had been present.

Planning Application Meeting – 24th May 2023

The minutes were confirmed as a true record. Proposed by PC, seconded by RB and Supported unanimously.

7. Police and Neighbourhood Watch

Unfortunately, due to operational commitments, the Police team had been unable to attend and no new information had been provided. Kate Gillam, the Neighbourhood Watch Coordinator for the village, wished to thank PCSO Hicks for her regular attendance at the Tuesday Coffee Mornings in the Village Hall.

8. Infrastructure. To receive updates and to agree the next actions.

8.1 Tutshill Route

Since the last council meeting, a press release had been issued by NSC stating that the route is unlikely to open before October.

Separately, an update concerning the outstanding safety issues which had been raised by the parish council had been received from the NSC project team. The key element, a Phase 2 safety audit – had not yet been performed and the parish council still has other concerns including weight limits on Lower Strode Road, parking at Dowlais corner, passing places in Yeo Bank Lane and the terming of the off road section as a “greenway”.

Action: Clerk to draft a response to NSC on the current proposals and for councillors to agree this before despatch

8.2 Roads and Footpaths

RB reported that NSC had advised that the resurfacing of Yew Tree Lane had not been given priority in the works programme for 2023-24 but it remains on their priority list.

Councillors were very disappointed by this in view of the activity in this lane – estimated to be 60 cars per day on weekdays, 100 at weekends plus regular farm traffic – and that it is the access route for three village footpaths and therefore also carries significant walking traffic. Concerns were expressed about how this would ever get to the top of the priority list.

Action: RB and the clerk to establish with NSC what the criteria are for the granting of funding and whether a full appreciation of the use of this lane has been considered.

The clerk noted that with the Village Hall and NSC’s support, a “kissing gate” had been installed at the entrance to footpath LA 11/5/10. RB asked whether one could be installed at the Middle Lane end of the same path.

Action: Clerk to raise this with NSC.

KINGSTON SEYMOUR PARISH COUNCIL

8.3 Village Maintenance

The clerk advised that two quotes had been received for the annual hedge and verge cut which is planned to take place in September. After discussion, councillors agreed to continue with the current contractor (AC Harris) who they considered had done a good job in previous years. This was proposed by PC, seconded by AG and supported unanimously.

Action: Clerk to notify the two contractors of the outcome

9. Services, Resilience & Community

9.1 Climate Emergency & Sustainable Travel

The issues about the new walking/cycling and wheeling routes near the village are covered elsewhere. Feedback on the Westlink bus service was generally positive.

9.2 NSC Planning Update

SH and FM had attended a briefing from NSC.

Key points were that the need to create new housing was of the highest importance and that this will be a key element in the update to the NSC Local Plan – the current version of which expires in 2026. A new mechanism is being developed to replace s106 and CIL funding for local communities and it is proposed to start a Local Heritage Listing register where local communities can nominate their heritage assets that may not otherwise be recognised.

Pressure on the Planning Enforcement team means that cases where a clear breach or harm can be demonstrated are the only ones likely to receive attention.

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10. Administration and Communication

10.1 To review the Council's Complaints Policy and agree any changes.

The existing complaints policy had been checked against the professional bodies' recommendations and it remained valid. SH questioned who a parishioner could complain to if such a complaint concerned the Chairman and the Clerk.

After discussion, it was agreed that the policy would be supported if the Vice Chairman is added as a valid route through which a complaint may be made.

10.2 Community Engagement

SH suggested that councillors did not make themselves available to parishioners in an overt manner and wondered whether some structure should be introduced around attendance at village events.

After discussion, it was agreed that councillors would use their best endeavours to be available to parishioners at events and at other times.

11. Finance.

11.1 To receive the current Financial Report

The clerk advised that he had asked our website provider to move our data to Google's "Analytics 4" tool so that he could continue to report website performance to councillors. This incurred a one off charge of £50. The clerk said that in the first six months of the year, the website had been visited by 3817 users who had looked at 9227 pages. The most visited page is the Weston to Clevedon Cycle Route and just over 500 pages in all are being tracked on the site.

He reported that the Parish finances were sound with a total of £18.8k available overall which includes receipt of the first half of this year's precept.

65 Coronation mugs had been given to the young people of the Parish and 59 had been sold to others raising £373. These sales offset the original cost of £636.

KINGSTON SEYMOUR PARISH COUNCIL

Other than the clerk's monthly salary (£396), cheques in excess of £100 had been issued for the council's annual insurance premium (£532) and for two manual cuts of the verges (£365 and £250).

12. Coronation and Commemoration

12.1 Royal mug update

MS confirmed the sales as stated above and that he had a small amount of stock available for others to come forward for their youngsters. SH offered to assist in completing this exercise.

12.2 Commemorative Legacy

Due to the time that had elapsed, it was agreed to carry this item forward to the next meeting.

13. Parish Plan Outstanding Items

At the Annual Meeting held on the 24th May 2023, it was highlighted that the two high priority items from the 2011 Parish Plan that had not been fully addressed were as follows.

13.1 Village Railings

RB stated that some excellent work had been undertaken around the Triangle and on a section of railings in Middle Lane and this had been funded by NSC. With no further NSC funds available, a detailed quotation had been received directly from an NSC approved contractor for the realignment and/or replacement of the run of 30 posts and rails which run around the church (and opposite the Village Hall) and which are a key part of the village vernacular.

The full quote is for £9.2k (plus VAT which will have to be paid but can be reclaimed). But this includes cleaning and painting all of the bollards and all of the rails. Without these elements, the cost would reduce to £6.9k (plus VAT). The clerk had checked with the contractor who confirmed that the quote remained valid at present.

It was discussed whether a "working party" of villagers could do more of the work but it was considered that there would be too great a health and safety risk and potential liability risk to that course. It was also agreed that the railings shouldn't just be left as they are, nor should we wait to see if any funds were available from NSC.

After all discussions it was proposed by RB, seconded by FM and supported unanimously that we commission the replacement and realignment of the posts and rails, and which includes the cost of temporary traffic control and an element of contingency, at a cost of £6.9k.

Action: Clerk to instruct the contractor to initiate the project.

13.2 Play field and Allotments

A long held wish for many in the village had been the acquisition of an area on which young people could play and a separate area that could be used as allotments.

Due to the time that had elapsed, it was agreed to carry this item forward to the next meeting

14. External Meetings

RB noted that at the PCAA meeting, it was noted that Bristol Airport was receiving significantly more complaints about noise.

15. Very recent correspondence

The clerk reported that he had received a request from a parishioner to assist in the removal of a fallacious entry on Google maps which suggested that there was an area called "Brockley Beach" on our shoreline, that it was good for surfing and that there was a café. Because it was on the map - visitors have been trying to access it via the private road from Channel View Farm.

Action: Clerk to contact Google and get this item removed.

KINGSTON SEYMOUR PARISH COUNCIL

16. To agree any items that are to be placed on the next regular meeting Agenda, scheduled for Thursday 7th September in All Saints Church.

Updates on standing agenda items, review of the parish council's Standing Orders, carried over items from this meeting and proposed dates for 2024 meetings.

The draft agenda will be circulated nearer the time for Councillors to consider and add any additional items before formal issue.

There being no other business, the meeting closed at 22.20

Steve Dixon

Steve Dixon,

Clerk & Responsible Financial Officer,

14th July 2023

KINGSTON SEYMOUR PARISH COUNCIL

Appendix A

Agenda Item 3 – 12th July 2023

Strawberry Line Extensions

Public Comments (as noted):

- The village had been given assurances that the two routes would not be officially linked.
- Has a risk assessment been done covering the transition from a traffic free multi use path to the Lampley Road.
- Risk to families who are likely to be the users of the Strawberry Line route.
- Are there plans to make Lampley Road any safer.
- Surprised that there is no estimate for the number of users to travel the Kingston Bridge to Clevedon route when it is an £8m project.
- No pavement on Lampley and no lights yet our children are expected to walk down this road.
- If you were travelling from Yatton to Weston, will you be signed through KS.
- There is an effective tractor/trailer one way system operating in the village lanes at key times of the year. Are NSC aware of this.
- Our young people are advised that if all else fails, throw themselves into the hedge to avoid a vehicle. Visitors will not know this.
- Why hasn't a health and safety report been done.
- What about how Strava will react to this
- Poor condition to the edges of most of our lanes
- Concern over landowners down Rust Lane not wanting to sell.
- Will there be a white – demarcation – line for cyclists through the village.
- Someone will get hurt if this isn't done properly.
- The tractors sometimes work until 1 am
- Could the money be spent on something more useful.
- Leave through travellers to use the B3133.
- Animal herding along the lanes – another safety risk
- National cycle route 26 already goes from Yatton to Clevedon
- Around 10% of the adult population of the village are here tonight. That tells you something about the strength of feeling about this.
- There are big dangers at the exit from Duck Lane onto Lampley Road.