

**MINUTES** of the meeting of Kenn Parish Council held in the Village Hall, Kenn St, Kenn at 19.30 on Monday, 11 February 2013

**PRESENT** Cllr Sheila Naish (Chairman in the Chair), Cllrs Kate Hatcher; Robin Mackay, Cheryl Quinn, Robert Treble.

**IN ATTENDANCE** Clerk; Eleanor Wade

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**PUBLIC PARTICIPATION** – 9 members of the public and North Somerset Cllr Jill Iles were in attendance.

**Mr Ball of Kenn Street** read out a statement on his further observations regarding Parish Council matters. The Chairman of Council advised Mr Ball the Parish Council would respond as appropriate.

**Mr Bacon of Orchard Farm** and his Agent, Mr Steve Wilcox, were in attendance to provide details of the proposed plans to erect a new building on this site. They were thanked for this and the Parish Council would make their observations when the plans were received by North Somerset Council.

**Mrs Griffin of Duck Lane** recalled noisy fireworks had been set off as part of the recent New Year Festivities, however, these had caused distress to farm animals located nearby. Councillors observed villagers had, in the past, been asked to be considerate and advise nearby farmers of their plans, in order that they could make appropriate arrangements for their livestock. It was agreed this should be highlighted again in the News & Views.

**Mr Croxton of Duck Lane** gave his observations on various items on the agenda; the planning application, Village Hall planning requirements and specifications, supporting the conditions relating to the Parish Council's grant towards the Village Hall roof works. Councillors and residents gave detailed responses.

It was noted North Somerset Councillor T Moulin (at another meeting) and Parish Liaison Officer Jane Smith had sent their apologies.

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**FORMAL BUSINESS (at 19.45)**

**13/13 CONFIRMATION OF MINUTES**

The minutes of the meetings of the Council meeting held on the 3 December 2012 and the 21 January 2013 were **APPROVED AS A TRUE RECORD** and were signed as such by the Chairman.

**13/14 APOLOGIES FOR ABSENCE** – all were in attendance.

**13/15 DECLARATIONS OF INTEREST** – none were made.

**13/16 LETTERS OF RESIGNATION**

The Chairman read out letters of resignation from Cllr Hartley Staples (concerns at local issues) and Cllr Sizzel Summerell (clashes with work commitments). Council RECEIVED the resignations and;

**RESOLVED:** (1) inform N Somerset Electoral Office to advertise these, (2) send letters of thanks.

**13/17 STATEMENT FROM PUBLIC PARTICIPATION ON 3 DECEMBER 2012**

The Chairman reported on various correspondence and discussions that had taken place and it had been agreed that most of the points had been covered. **NOTED**

**13/18 PUBLIC RIGHT OF WAY; FOOT PATH & PIPE WORKS – CHURCH YARD, KENN** (Min 13/06)

1 Cllr Treble reported he would be meeting with an officer of North Somerset Council in the following week to discuss various options for repairs etc. **NOTED**

2 Cllr Quinn had made to following observation; *As the Parish Council has agreed to spend a lot of the 'Parishioners' money on repairing this path, could it be established who owns the path. At present there is a denial of ownership from both North Somerset and the Church. This does not confirm ownership in the Parish Council and further investigation is necessary, if we are to take on the responsibility for this land.* Cllr Quinn stated she would be willing to carry out an investigation as to ownership, possibly by contacting the Land Registry – which could incur a fee of between £10 - £20.

The Clerk was asked about known assets/responsibilities and replied this was not listed on the assets, or as being one of the responsibilities of the Parish Council. However, Parish Councils could spend money on Public Footpath maintenance; furthermore, a note had been attached to the resolution affirming the expenditure that this was not an admission of ownership

**RESOLVED:** Cllr Quinn to report to the result of her enquiries to the next Council meeting.

**13/19 BUS SHELTER REPAIRS** (Min 12/174)

The winter weather was not suitable to carry out the repairs; this would be done in the spring. **NOTED**

**13/20 VILLAGE HALL ROOF REPAIRS** (Min 13/05)

Cllr Quinn had made the following observation as to Planning and Building Control:

1 *No Planning application is registered for the extension to the Village Hall. The Parish Council has a duty to either inform or, preferably, to be assured by the owners that retrospective Planning Permission will be applied for.*

2 *Building control will be involved in both the porch extension and the proposed new roofing. Breach of building control (particularly on a community building) is an offence and the Parish Council cannot be seen to condone or contribute to unlawful acts.*

Cllr Quinn had no objection to any of the works, but did not wish to see either the Parish Council or the owners doing something against planning law which may be dangerous to the public.

The Chairman had circulated prior to the meeting a letter sent to her by members of the Village Hall Committee the contents of which had resolved some of the issues raised by Cllr Quinn. Also received and circulated by the Chairman had been a letter of concern at this being raised by the Council.

**AGREED:** Respond to the letter of concern before the next meeting.

EXTRACT from minute 13/05 – the release of the grant will be subject to the following financial accountability and responsibility requirements with regard to public money;

- sufficient proof that the balance of the funds required to complete the works have been raised
- the appropriate building regulations and or planning approvals have been sought and met
- the best price for the work has been sought and a competent contractor employed

**13/21 VILLAGE INFORMATION LEAFLET**

Cllr Hatcher provided a copy of a leaflet and asked for any comments or feedback.

**NOTE:** with thanks and members will contact Cllr Hatcher individually with any observations.

**13/22 THE POTTING SHED – APPEAL** (12/177)

Cllr Quinn raised the matter of planning enforcement as follows.

*The Potting Shed: North Somerset has issued an enforcement notice and is expecting to succeed against the appeal that has been lodged.* Cllr Quinn considered that the Parish Council no longer expects to be consulted on appeals and accordingly observations have to be provided without prompting. She also felt that if North Somerset succeeded it may improve the chances of enforcement at the Warrens Holiday Park and Colehouse Lane developments.

Cllr Mackay did not support sending a letter. All the other councillors in attendance did.

**RESOLVED:** To write and reiterate the Parish Council's original strong objections to this structure.

**13/23 PLANNING APPLICATION**

Planning Application – 13/P/0112/F The Oak House, Kenn St, Kenn – Erection of dwelling

Members viewed the plans and discussed the application and the site.

**RESOLVED:** NO OBJECTIONS to the application. However, the Parish Council would like to see the landscaping detailed in the first application completed prior to the commencement of the works for this application. The site would be tidied and therefore improved aesthetically. Also safety would be improved as currently the line of sight on exiting the site is obscured by a hedge line which needs moving back.

**13/24 CURRENT PLANNING ENFORCEMENT CASES**

Members received the information that at the North Somerset Parish Workshop they had advised they were working towards providing a list of current enforcement cases to Town and Parish Council's. This is referred to in their Local Enforcement Plan, with a view to improving communication and liaison.

They were intending to send the list out on a two monthly basis and would welcome any feedback on the list itself.

**NOTED:** Listed for Kenn; Whitehouse Farm, Davis Lane, Kenn for Change of Use - Trading from house. Final outcome; Planning Permission granted – case to be closed.

- 13/25 PLANNING ADVICE NOTE – 13 PART CHECK LIST FOR BUILDING PROJECTS**  
 In order to help local people who want to carry out development following the grant of planning permission, North Somerset had produced an advice note in the form of a 13 part checklist. It is hoped that this will help people to save time and money and reduce the number of times neighbours contact either them or Parish/Town Councils to complain. It will also be on their website. **NOTED**
- 13/26 SITES AND POLICIES PLAN**  
 North Somerset Council is putting forward its ideas on how the district and its towns/villages will change in the future, what it considers to be the most appropriate sites to develop, where new development will be encouraged, which areas will be protected, as well as providing policies to guide future planning applications and identify new development opportunities up to 2026.  
 At [www.n-somerset.gov.uk/sitesandpolicies](http://www.n-somerset.gov.uk/sitesandpolicies) there is an interactive proposals map, also consultation documents and leaflets on the major towns and villages covering the topics of;
- Housing, Economy, Retail and Leisure Development, Transportation, Green Issues
- Comments must be received no later than Friday 19 April 2013  
**NOTED;** Cllr Quinn and the Clerk will be attending the Parish/Town Council Workshop on this.
- 13/27 B&NES DEVELOPMENT CONTROL INFORMATION** Members received details on the following information provided by the Chairman of Batheaston Parish Council, who was trying to establish if other Parishes had similar experiences and gauge support in making representation to seek appropriate changes.
- Reportedly 'predetermination' practice by B&NES in relation to a planning applications in their Parishes, in that they were led to believe the application had been determined by delegated authority before the statutory consultation period had expired.
  - The allegation was robustly denied by B&NES's Director of Planning.
- NOTED;** and no comments, as no such practices could be recalled within North Somerset.
- 13/28 UNAUTHORISED ROAD SIGNS**  
 Cllr Quinn asked for support to request planning enforcement regarding road side advertising boards. Successful intervention a couple of years ago had had these removed; however, a new collection of sign/adverts had appeared along the roadsides which do not have advertising consent.  
**AGREED** To follow this up and find out the current situation regarding such roadside advertising.
- 13/29 CONSULTATION – NEW SCHOOLS ADMISSIONS**  
 North Somerset Council had provided information, in accordance with the school admissions regulations, on the proposed admission arrangements for all Community and Voluntary Controlled Schools and some Foundation (including Trust), Voluntary Aided Schools and Academies in North Somerset covering; New Intake admissions, Admission Numbers, In-Year admissions and Coordinated Admission Schemes for 2014-15 as well as an In-Year Coordinated Admission Scheme for the 2013-14 school year.  
**RESOLVED:** No Comments
- 13/30 CONSULTATION – PRIVATE SECTOR HOUSING**  
 The consultation covered North Somerset's housing plan which aimed to identify the important issues facing private sector housing and set out the priorities, policies and resources available.  
**RESOLVED:** No Comments
- 13/31 CONSULTATION – ELECTORAL REVIEW OF NORTH SOMERSET**  
 The independent Local Government Boundary Commission for England is carrying out an electoral review of North Somerset Council. The first part of the review is to consider the right number of councillors to represent the district in the future. Currently there are 61 district councillors, they believe fewer councillors are needed and were asking if the right number would be 51 or 46 councillors. Standing Orders were suspended to allow Cllr Jill Iles to provide some information.  
**RESOLVED:** To respond to the consultation that Kenn Parish Council considers Proposal 2 – 51 councillors would be the preferred option.

**13/32 ACCOUNTS FOR PAYMENT**

Members considered the details provided in the Clerk’s Report.  
**RESOLVED:** To approve the Accounts for Payment as detailed.

**13/33 CORRESPONDENCE** recent correspondence had been provided and was available at the meeting.

The Chairman read through the items and these were **NOTED**;

- Private Sector Housing Conditions Survey 2012; Executive Summary
- Youth Work Provision
- Local Access Forum Annual Report
- Senior Siren Magazine
- No Smoking Day – 15 March 2013
- Snow Wardens information
- AWT Ecological Consultancy
- Came & Co (Kenn PC’s insurers) Newsletter
- Superfast Broadband
- Tenon’s Seminar
- Rural Network
- What’s On from North Somerset Council
- Streetscene newsletters – copies available at the meeting
- Advice Network
- Free Insulation

APPROVED AS A TRUE RECORD	CHAIRMAN.....
The meeting finished at 20.25	DATE.....