

BECKINGTON PARISH COUNCIL

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Minutes of the Beckington Parish Council meeting held on Tuesday 14th January 2025 commencing at 6:45pm in the Beckington Memorial Hall, Bath Road, Beckington, Frome BA11 6SH.

PRESENT: Cllr Paula Fox (Chair), Cllr Kevin Bishop, Cllr Simon Milner, Cllr Clive Winterbourne, Cllr Liz Wright and Cllr Rory Ingleby-MacKenzie.

ALSO PRESENT: Ward Cllr Adam Boyden, two members of the public and the Clerk to the Council.

Public participation: A question was raised regarding planning application 2024/2309/FUL at Land at Tower Hill Farm.

Cllr Boyden provided the following update:

- Somerset Council has launched its Call for Sites for the Local Plan, for housing and other types of development, to inform the development of the Somerset-wide Local Plan from 2027. This will run for 6 weeks from 13 January 2025. The deadline for submissions is 24 February 2025;
- Boundary Commission – The Local Government Boundary Commission for England is still consulting on its review of Somerset Council's future council ward boundaries, until 20th January. Somerset Council's Constitution and Governance Committee met and rejected the proposals tabled. An extension is being requested to respond;
- The Somerset budget consultation will close on 15th January 2025.

115. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Anne Owen. Apologies were also received from Ward Cllr Denton.

116. DECLARATIONS OF INTERESTS

The following Declaration of Interest was made:

- Cllr Winterbourne informed Council that he had submitted a parcel of land in his ownership as part of the Neighbourhood Plan Call for Sites as previously declared.

117. CO-OPTION

It was proposed by Cllr Ingleby-MacKenzie, seconded by Cllr Winterbourne and **RESOLVED** to co-opt Mr Simon Milner onto Beckington Parish Council.

118. MINUTES

It was proposed by Cllr Winterbourne, seconded by Cllr Wright and **RESOLVED** to formally approve and adopt the minutes of the Beckington Parish Council meeting held on Tuesday 10th December 2024.

119. NEIGHBOURHOOD PLAN

(a) NP Progress Update – Council received an update from Mr Richards:

- The Steering Group had met on 17th December 2024 and 13th January 2025 since the last Council meeting;
- The main topic for discussion was how best to progress the Neighbourhood Plan. The NPPF had been revised on 12th December 2024, Somerset's requirements had increased from 2,669 homes per year to 3,769 (41% increase) and Somerset had not yet issued any target figures. It currently had a 2.55 year land supply rather than a five year one;
- The main priority was to draft the Plan up to Regulation 14 and to include preferences for site allocations. The aim was to complete this by the end of February 2025;
- 13 sites had been put forward as part of the call for sites and the assessment of the sites would now be finalised;
- A public meeting would be held on 30th January 2025 to consult residents;
- Expert advice was now required due to the unavailability of existing consultants. The Parish Council was asked to advise on how best to proceed on drafting the plan and consulting parishioners on preferred sites.

Cllr Boyden advised the Council to formally request housing allocation requirements for Beckington directly.

(b) NP Policy Drafting – It was agreed to allocate up to £4,000 towards the cost of a consultant developing the Neighbour Plan Policies if requested by the NP Steering Group.

120. PLANNING, LICENSING & TREE APPLICATIONS:

(a) The following applications were considered and comments resolved:

Proposal:	External alterations to two barns to include the construction of external walls
Location:	Priors Court Farm, Rudge Lane, Beckington, Frome.
Application Type:	Full Application
Application Number:	2024/2314/FUL
Comment:	It was agreed to submit a comment to support the works proposed provided it will only be used for agricultural purposes but the Council would not be able to support any application for any other use.

Proposal:	Convert existing garage space into ground floor bedroom for disabled access. Construct new garage with flat roof link.
Location:	3 The Weavers, Beckington, Frome BA11 6SA
Application Type:	Full Application
Application Number:	2024/2234/FUL

Comment: No objection provided the Wessex Water requirements are met.

Proposal: Residential Development consisting of 24 dwellings including formation of vehicular access off Bath Road, associated landscaping and infrastructure

Location: Land At Tower Hill Farm, Bath Road, Beckington BA11 6SH

Application Type: Full Application

Application Number: 2024/2309/FUL

Comment: Considered under item (b) below.

- (b) **Planning Application 2024/2309/FUL at Land At Tower Hill Farm** – Council noted the overview provided of this planning application. The development included 7 x 4 bed houses (205m²), 7, 6 x 4 bed houses (170m²), 4 x 3 bed houses (141m²), 3 x 2 bed houses (70m²) and 4 x 1 bed houses (54m²) in a mixture of detached, semi-detached and terraced dwellings. A public meeting would be held on 3rd February and the Council would agree its response at its meeting on 11th February 2025.

It was proposed by Cllr Ingleby-MacKenzie, seconded by Cllr Wright and **RESOLVED** to ratify the appointment of Context Planning to develop a formal response to this application from Beckington Parish Council at a cost of £3,000 + VAT.

It was agreed to hold an extraordinary meeting of Full Council on Wednesday 22nd January 2025 commencing at 6pm.

There being no other business the Chair thanked Members for attending and closed the meeting at 7:27pm.

CHAIR:

DATE: