

# BECKINGTON PARISH COUNCIL

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Date of Publication: Wednesday 2<sup>nd</sup> April 2025

**To:** Cllr Paula Fox (Chair), Cllr Kevin Bishop, Cllr Simon Milner, Cllr Anne Owen, Cllr Clive Winterbourne and Cllr Liz Wright (one vacancy)

## **NOTICE OF MEETING**

You are hereby summoned to attend the Beckington Parish Council meeting to be held on **Tuesday 8<sup>th</sup> April 2025 commencing at 6:45pm** in the Beckington Memorial Hall, Bath Road, Beckington, Frome BA11 6SH.

Paul Russell  
Clerk to the Council

## **PUBLIC PARTICIPATION**

Prior to the start of the meeting fifteen minutes will be allowed for questions or comments from members of the public. Any resident wishing to address the Council will have a maximum of 3 minutes to speak. Questions may not be answered at the meeting but a written reply will be provided within 7 days. Once the meeting has started members of the public are reminded that they have no right to speak. The Somerset Councillors are invited to make a report to the Parish Council in this time as well.

## **AGENDA**

### **156. APOLOGIES FOR ABSENCE**

To receive any apologies for absence and resolve to accept the reasons.

### **157. RESIGNATION**

To formally accept the resignation of Cllr Rory Ingleby-MacKenzie.

### **158. DECLARATIONS OF INTERESTS**

Members to declare any 'Pecuniary' or 'Other' interests under the council's code of conduct. Members are reminded of their responsibility to register their interests with Somerset Council and to keep that register up to date.

**159. MINUTES**

To formally approve and adopt the minutes of the Beckington Parish Council meetings held on Tuesday 11<sup>th</sup> March 2025 (attached)

**160. NEIGHBOURHOOD PLAN**

- (a) **Neighbourhood Plan Development** – To receive an update on the development of the Neighbourhood Plan.
- (b) **NP Consultant** – To consider requesting additional support from Stuart Todd Associates to help with additional advice. Projected costs are expected to be in the region of £1,100 to £1,500.
- (c) **Topography Character Assessment** – To discuss whether to resolve to agree in principle that the Parish Council sets aside up to a £3,500 budget to commission planning consultants to undertake a Topography Character Assessment for the Neighbourhood Plan if requested by the Steering Group.

**161. PLANNING, LICENSING & TREE APPLICATIONS:**

- (a) The following applications will be considered:

<b>Proposal:</b>	Proposed front and rear extension, loft conversion with front dormer and rooflights, re tiling roof and re rendering walls and replacing windows
<b>Location:</b>	The Elms Rudge Lane Standerwick Frome Somerset
<b>Type:</b>	Householder Application
<b>Number:</b>	2025/0505/HSE
<b>Proposal:</b>	Outline permission with all matters reserved except for access for the development of up to 35 dwellings, public open space, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Bath Road.
<b>Location:</b>	Land At 380339 152196 Great Dunns Close, Beckington, Frome, Somerset
<b>Type:</b>	Outline Application
<b>Number:</b>	2025/0276/OUT

**162. INVESTMENT POLICY**

Please see the attached draft policy that has been drawn up as part of the audit requirements as the Council has over £100,000 in balances.

**163. COLLABORATION PROPOSAL**

To consider a potential collaboration with Berkley, Selwood and Lullington Parish Councils.

**164. 30MPH SIGNAGE**

To consider Council funding some 30mph speed signage for the stretch of road between Standerwick and Rudge. In addition Council is requested to consider additional warning signs for the 20 mph zone down Frome Road into

Beckington past the school. If supported in principle further details will be sought from Somerset Council regarding purchase costs and installation.

**165. COMMUNICATIONS**

To consider Council communications via Facebook and the Network magazine.

**166. SHAREPOINT FOR DOCUMENTATION**

To receive an update on setting up a Sharepoint for Council documentation.

**167. FINANCIAL MATTERS**

(a) **Payments** – To approve the payments outlined below:

Supplier	Reason	Net	VAT	Total
RYJ Retailing Ltd	NDP Leaflets	£984.00	£0.00	£984.00
Paul Russell	Salary April 25	£533.53	£0.00	£533.53
Paul Russell	Expenses April 25	£25.00	£0.00	£25.00
HMRC Cumbernauld	PAYE April 25	£133.20	£0.00	£133.20
Beckington Memorial Hall	Room Hire	£32.00	£0.00	£32.00
Beckington Memorial Hall	Room Hire	£106.00	£0.00	£106.00
Beckington Memorial Hall	Room Hire	£80.00	£0.00	£80.00
		<b>£1,893.73</b>	<b>£0.00</b>	<b>£1,893.73</b>

(b) **End of Year Closedown 2024/25** – To receive the accounts for the previous financial year. Report to follow.

(c) **Bank Mandate** – To formally appoint two additional Members of the Parish Council to be added to the Bank Mandate with the Unity Trust Bank.

**168. NEXT MEETING**

To note that the next scheduled meeting of Beckington Parish Council will be held on **Wednesday 21<sup>st</sup> May 2025 commencing at 6:45pm**. Two meetings will be held, the Annual Parish Meeting commencing at 6.45pm followed by the Annual Parish Council meeting. **Please note the change of both date and day.**

# BECKINGTON PARISH COUNCIL

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Minutes of the Beckington Parish Council meeting held on Tuesday 11<sup>th</sup> March 2025 commencing at 6:45pm in the Beckington Memorial Hall, Bath Road, Beckington, Frome BA11 6SH.

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

**ALSO PRESENT:** Ward Cllr Adam Boyden and Cllr Dawn Denton, and the Clerk to the Council.

Public participation: One member of the public was present and made representations to Council regarding planning application 2025/0276/OUT Land At Great Dunns Close.

## Somerset Councillor Reports

Cllr Denton had sent an update report which had been distributed to all Councillors.

Cllr Boyden updated Councillors on the following matters:

- Somerset Council had agreed its budget. It had been increased by 7.5%;
- Devolution of services to Councils was continuing;
- Somerset Council had made a submission to the Boundary Commission. There was some concern that the Ward Beckington had been included in also contained part of Frome which was urban whilst Beckington was a rural community. There would be a chance to comment on the final proposals once the Boundary Commission had assessed all responses received.

## **143. APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr Anne Owen (away)

## **144. 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. It was noted that this piece of land would not be going forward as it had been assessed unsuitable under the site assessment.

## **145. MINUTES**

It was proposed by Cllr Ingleby-MacKenzie, seconded by Cllr Milner and **RESOLVED** to formally approve and adopt the minutes of the Beckington Parish Council meeting held on Tuesday 11<sup>th</sup> February 2025.

## 146. NEIGHBOURHOOD PLAN

- (a) **Neighbourhood Plan Development** – The following update was noted:
- Site assessments had been completed and a consultation on the sites was going to commence next week. It had been agreed to consult only on the five sites shortlisted by the Planning Consultant on the advice of Locality and the Planning Consultant;
  - There had been some delays due to illness of SG members;
  - The consultation would continue until the end of April so over a week after Easter. The original period of consultation had not been affected by the delays;
  - Housing allocation numbers was discussed. It was acceptable to phase a fifteen year plan over 3 periods of five year to enable infrastructure to be invested in;
  - A list of all Beckington Parish addresses was required. Cllr Boyden would try to obtain one from Somerset Council.
- (b) **Evidence Base and Policy Development Technical Support** – Council noted that the Technical Support package had been approved and an initial scoping meeting would be held in the next 10 days.
- (c) **Neighbourhood Plan Financials** – It was proposed by Cllr Winterbourne, seconded by Cllr Ingleby-MacKenzie and **RESOLVED** to approve the following expenditure:
- Up to £1,000 in addition to the £750 already allocated to draft the Neighbourhood Plan to Reg 14;
  - Plan Printing Costs for the Preferred Site Survey of up to £2,500.

## 147. PLANNING, LICENSING & TREE APPLICATIONS:

- (a) Council **RESOLVED** to submit the following comments:

**Proposal:** Vary of condition - 2 (Plans List) of Planning Consent  
2024/0618/FUL

**Location:** Cherrycroft 12 Mill Lane Beckington Frome Somerset

**Type:** Variation or Removal of Conditions

**Application:** 2025/0122/VRC

**Comment:** Resolved to leave to the Case Officer to determine.

**Proposal:** Erection of two-storey side extension.

**Location:** 19 Bath Road Beckington Frome Somerset BA11 6SL

**Type:** Listed Building Consent

**Application:** 2025/0222/LBC

**Comment:** Proposed by Cllr Wright, seconded by Cllr Ingleby-MacKenzie and **RESOLVED** (In favour – 5, Abstention – 1):

- To object to this application;
- The proposal does not sit well with regard to the Conservation Area of Beckington. Pre application advice 2024/0920/L2PA provided by R. Bowran on behalf of the Conservation Team stated it would be preferable to use

natural stone on the northern and eastern elevations thus enabling the development to sit easily within its setting;

- Natural stone has been used on the northern elevation. A more contemporary door is in the proposal in this wall. However, the northern elevation will be dominant when seen from Bath Road and the proposal will have a negative impact on the significance of this property;
- The impact of massing is considerable;
- There is no public benefit to be gained from this scheme;
- Public consultation undertaken during the development of the Neighbourhood Plan supported the use of materials that are in keeping with the development within the conservation area. This proposal is not in keeping with those materials.

**Proposal:** Erection of two storey side extension.  
**Location:** 19 Bath Road Beckington Frome Somerset BA11 6SL  
**Type:** Householder Application  
**Application:** 2025/0221/HSE  
**Comment:** Proposed by Cllr Wright, seconded by Cllr Ingleby-MacKenzie and **RESOLVED** (In favour – 5, Abstention – 1):

- To object to this application;
- The massing of the proposal is inappropriate and will unbalance the existing dwelling;
- The proposed metallic materials and dark colour will negatively affect the visual amenity of the neighbours at 4A Mill Lane and the residents and visitors to Beckington when they travel along Bath Road;
- Public consultation undertaken during the development of the Neighbourhood Plan supported the use of materials that are in keeping with the development within the conservation area. This proposal is not in keeping with those materials;
- The Council does not object to the principle of an extension on this property but feels that this proposal is unacceptable for the reasons outlined above.

**Proposal:** Erection of self-build dwelling  
**Location:** Eden Vale Cottage Mill Lane Beckington Frome Somerset  
**Type:** Full Application  
**Application:** 2025/0243/FUL  
**Comment:** No Objection.

**Proposal:** Outline permission with all matters reserved except for access for the development of up to 35 dwellings, public open space, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Bath Road.  
**Location:** Land At 380339 152196 Great Dunns Close, Beckington, Frome, Somerset

**Type:** Outline Application  
**Application:** 2025/0276/OUT  
**Comment:** Noted at present. Full submission to be developed.

**Proposal:** T1 - Conifer - Fell.  
**Location:** Milestone Mill Lane Beckington Frome Somerset  
**Type:** Works/Felling Trees in a CA  
**Application:** 2025/0356/TCA  
**Comment:** No Objection. We thank the Somerset planning tree team for the information provided and are happy for them to make the determination.

**Proposal:** Prior Approval for a proposed change of use of agricultural barn to a dwelling house.  
**Location:** Priors Court Farm Rudge Lane Beckington, Frome, Somerset  
**Type:** Applicant Robert Cary-Williams Application  
**Application:** Prior App CoU Agricultural to Residential  
**Comment:** 2025/0369/PAA  
Thank the Somerset East Planning Team for informing us of this application and are content that the decision is being made by the case officer.

**(b) Planning Application 2025/0276/OUT at Land At 380339 152196 Great Dunns Close –** It was proposed by Cllr Winterbourne, seconded by Cllr Milner and **RESOLVED** to:

- Ratify the acceptance the quotation from Context Planning amounting to £2,000 + VAT to help assess this application and develop a formal response on behalf of the Parish Council.
- To allocate further funding to enable Context Planning to represent the Parish Council at the Planning Committee meeting for both this application and the Tower Hill application.

Council noted that a public meeting would be held on 24<sup>th</sup> March 2025 at 7.30pm to discuss this outline application. An invitation would be sent to M7 Planning to attend the meeting to answer any questions.

**(c) Representation at 505 Hearing –** It was proposed by Cllr Fox, seconded by Cllr Winterbourne and **RESOLVED** to approve that the Chair of Norton St Philip Parish Council attend and represent Beckington Parish Council at the hearings in March.

**(d) Dilton Marsh Neighbourhood Plan –** Council noted that there was an initial concern that a bypass had potentially been included in this plan that may adversely affect Beckington Parish. Following a review it was confirmed by Cllr Wright that there was no reference made to a bypass.

**148. ALLOTMENT AGREEMENT**

Council formally agreed to sign the new allotment agreement with the Allotment Association.

## **149. GRANT REQUESTS**

### **(a) Church Notice Board and Pedestrian Signage at the End of Sue's Walk Beckington** – Council considered the request received from the PCC.

- With regard to permissions required to erect a Church noticeboard at the Warminster Road end of Sue's Walk it was suggested that the PCC approach Somerset Council as the Highway Authority;
- With regard to the Parish Council erecting a directional sign to St George's Church along Sue's Walk it was agreed to investigate the options and report back to the next appropriate Parish Council meeting. It was also agreed to look into options to provide a sign to the school;
- With regard to the suggestion of developing a map Council noted that this project was currently under development by the Parish Council.

### **(b) Memorial Hall Play Area Refurbishment** – Council considered the grant request for £5,000 received from the Memorial Hall. Following discussion Council suggested that the Trustees approach some other potential funders initially including SPARKS Somerset and the Lottery Awards for All to seek funding. If successful the Parish Council would then consider providing some match funding if required.

## **150. COMMUNICATIONS**

Council noted that the next article about the Council Precept had been completed and submitted for the April edition of the Network magazine. Some concern was expressed regarding the proposed May article. It was suggested that an alternative might be flytipping and community litter collection as this is current at the moment.

## **151. EMAIL OPTIONS**

Council considered the report submitted regarding email options. Following consideration, it was proposed by Cllr Fox, seconded by Cllr Winterbourne and **RESOLVED** to accept the quotation received from MicroshadeVSM to provide email accounts for the Clerk and Councillors using the .gov.uk domain name.

## **152. FLY TIPPING IN BECKINGTON PARISH**

Cllr Winterbourne updated Members on the recent issues being experienced with flytipping in the Parish. Some issues had been experienced with Somerset Council collecting and disposing of flytipping and taking action against the culprits. All flytipping should be reported to the Police as it was a criminal offence. There had been some difficulty experienced with Somerset Council taking enforcement action.

The recent litter picking event had been successful and approximately 65% to 70% of the litter had been recycled.

## **153. SHAREPOINT FOR DOCUMENTATION**

Council agreed to investigate options to set up a Sharepoint for Council documentation and report back to the next appropriate meeting.



## 154. FINANCIAL MATTERS

- (a) **Payments** – It was proposed by Cllr Bishop, seconded by Cllr Fox and **RESOLVED** to approve the payments below:

Supplier	Reason	Net	VAT	Total
Unity Trust Bank	Service Charge	£6.00	£0.00	£6.00
Context Planning	Planning Advice	£2,000.00	£400.00	£2,400.00
Paul Russell	Expenses March 25	£50.21	£0.00	£50.21
Paul Russell	Salary March 25	£551.25	£0.00	£551.25
HMRC Cumbernauld	PAYE March 25	£137.60	£0.00	£137.60
RYJ Retailing Ltd	NDP Leaflets	£173.00	£0.00	£173.00
RYJ Retailing Ltd	NDP Leaflets	£234.00	£0.00	£234.00
MicroshadeVSM	Endpoint Security	£36.00	£7.20	£43.20
SALC	Training 20(20/01/25)	£60.00	£0.00	£60.00
SALC	Training (11/02/25)	£75.00	£0.00	£75.00
SALC	Training (12/02/25)	£60.00	£0.00	£60.00
Beckington Memorial Hall	Room Hire (13/01/25)	£22.00	£0.00	£22.00
Brodie Planning	Meeting attendance NDP	£560.40	£112.08	£672.48
Aubergine	Website Payment	£798.00	£159.60	£957.60
Beckington Benefice	Network Donation	£345.00	£0.00	£345.00
		<b>£5,108.46</b>	<b>£678.88</b>	<b>£5,787.34</b>

## 155. NEXT MEETING

Council noted that the next scheduled meeting of Beckington Parish Council would be held on Tuesday 8<sup>th</sup> April 2025 commencing at 6:45pm.

There being no other business the Chair thanked Members for attending and closed the meeting at 9:28pm.

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**CHAIR:**

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**DATE:**