

BECKINGTON PARISH COUNCIL

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Date of Publication: Wednesday 14th May 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 Annual Parish Council meeting of Beckington Parish Council to be held on Wednesday 21st May 2025 following on from the Annual Parish Meeting that will commence at 7:00pm in the Beckington Memorial Hall, Bath Road, Beckington, Frome BA11 6SH.



Paul Russell
Locum Clerk

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

- 1. ELECTION OF CHAIR**
To elect a Chair for the ensuing year.
- 2. DECLARATION OF ACCEPTANCE OF OFFICE**
To receive the Chair's Declaration of Acceptance of Office.

3. ELECTION OF VICE CHAIR

To consider the election of a Vice Chair for the ensuing year if considered appropriate and to receive the Vice-Chair's Declaration of Acceptance of Office if one is elected,

4. APOLOGIES FOR ABSENCE

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

5. 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.

6. ADOPTION OF PARISH COUNCIL POLICIES

To consider and adopt the following policies (attached):

- Standing Orders
- Financial Regulations
- Freedom of Information Publication Scheme
- Data Protection Policy
- Complaints Policy
- Code of Conduct

7. APPOINTMENT OF MEMBER PORTFOLIOS:

To confirm the appointments to the following posts:

- Planning & Development Portfolio
- Deputy Planning & Development Portfolio
- Local Environment Portfolio
- Highways & Transport Portfolio
- Footpaths & Rights of Way Rep
- Local Community Network
- Allotments
- Rudge Rep
- S106 Projects

8. RISK ASSESSMENT:

To consider the adoption of the Risk Assessment (attached).

9. PARISH COUNCIL ASSETS LIST:

To consider the adoption of the assets list (attached)

10. MINUTES

To formally approve and adopt the minutes of the Beckington Parish Council meeting held on Tuesday 8th April 2025 (attached)

11. NEIGHBOURHOOD PLAN

- (a) Neighbourhood Plan Development** – To receive an update on the development of the Neighbourhood Plan.

- (b) **Land Ownership** – To note the letter received from the Neighbourhood Plan Steering Group regarding land ownership. (copy attached)
- (c) **Reviewing the Neighbourhood Plan** – Council is requested to consider allocating funding towards the preparation of the draft Neighbourhood Plan Reg 14 by Brodie Planning. The quotation is for 9 days at £600 per day totalling £ 5,400 + VAT.
- (d) **Topography Survey Budget** – Council has allocated £3,500 at the last meeting to complete this survey but quotations are higher than anticipated. Council is requested to increase the allocation by £1,500 to £5,000.

12. PLANNING, LICENSING & TREE APPLICATIONS:

- (a) The following applications will be considered:

Proposal: Erection of an agricultural building
Location: Priors Court Farm Rudge Lane Beckington Frome BA11 6TS
Type: Full Application
Application: 2025/0631/FUL

Proposal: Proposed erection of 1no. dwelling using existing entrance; new planting and biodiversity enhancement measures; proposed live/work unit and garage.
Location: Land At 382030 150840 Rudge Lane Standerwick Frome Somerset
Application: 2025/0715/FUL

Proposal: Proposed single storey rear extension with flat roof.
Location: 9 Horse Close Beckington Frome Somerset BA11 6SU
Type: Householder Application
Application: 2025/0779/HSE

Proposal: Proposed oak framed double carport
Location: The Orchard Goose Street Beckington Frome Somerset
Type: Householder Application
Application: 2025/0769/HSE

Proposal: Proposed new 4 bedroom dwelling with annex
Location: 18 Warminster Road Beckington Frome Somerset BA11 6SY
Type: Full Application
Application: 2025/0851/FUL

Proposal: Western red cedar (T2 & T3) - Fell.
Location: 22 Bath Road Beckington Frome Somerset BA11 6SW
Type: Works/Felling of TPO Trees
Application: 2024/2233/TPO

- (b) **Application Number: 2024/1865/FUL** – To receive an update on the consideration of this application by the Planning East Committee and to consider the Parish Council's response to the deferral.
- (c) **Appeal: Planning Application 2024/2309** – To note that an appeal has been lodged and to ratify the appointment of Context Planning to advise Council on the Tower Hill appeal. Responses are to be submitted by 9th June 2025. Appeal Reference: APP/E3335/W/25/3364308.
- (d) **Sewage Study** – To consider funding a sewage study to investigate local issues relating to discharges into the River Frome.

13. **COLLABORATION PROPOSAL**

To receive an update if available on this proposal.

14. **30MPH SIGNAGE**

Deferred from previous meeting: 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.

15. **COMMUNICATIONS**

To consider Council communications via Facebook and the Network magazine.

16. **SHAREPOINT FOR DOCUMENTATION**

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

17. **END OF YEAR ACCOUNTS**

To consider the adoption of the end of year accounts

- (a) Acceptance and Approval of Internal Auditors Report for End of Financial Year Accounts 2024-25
- (b) To consider the Annual Governance Statement and, if approved, to authorise Chair to sign on behalf of Council (Section 1)
- (c) To consider Accounting Statements and, if approved, to authorise Chair and RFO to sign on behalf of Council (Section 2)
- (d) To confirm the dates for publication of the Notice Period for the Exercise of Public Rights from 3rd June to 14th July 2025.

18. **FINANCIAL MATTERS**

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

Supplier	Reason	Net	VAT	Total
Paul Russell	Salary May 25	£568.97	£0.00	£568.97

Paul Russell	Expenses May 25	£25.00	£0.00	£25.00
HMRC Cumbernauld	PAYE May 25	£142.00	£0.00	£142.00
Beckington Memorial Hall	Hire BMH36519017	£24.00	£0.00	£24.00
Beckington Memorial Hall	Hire BMH42690695	£64.00	£0.00	£64.00
Zurich	Insurance Premium	£470.54	£0.00	£470.54
SALC	Subscription	£552.76	£0.00	£552.76
Hillside Business Services	Internal Audit	£400.00	£0.00	£400.00
PATAS	NDP Plan drafting	£1,400.00	£0.00	£1,400.00
Open Plan Consultants Ltd	NDP Green Space Assessment	£1,005.00	£201.00	£1,206.00
Open Plan Consultants Ltd	Attendance at NDP consultation	£904.00	£186.80	£1,090.80
RYJ Retailing Ltd	Poster NDP	£33.33	£6.67	£40.00
RYJ Retailing Ltd	Leaflets NDP	£284.00	£0.00	£284.00
		£5,873.60	£394.47	£6,268.07

- (c) **Bank Mandate** – To sign the Bank Mandate with the Unity Trust Bank for an additional signatory.

18. NEXT MEETING

To note that the next scheduled meeting of Beckington Parish Council will be held on **Tuesday 10th June 2025 commencing at 7:00pm.**

BECKINGTON PARISH COUNCIL

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Minutes of the Beckington Parish Council meeting held on Tuesday 8th April 2025 commencing at 6:45pm in the Beckington Memorial Hall, Bath Road, Beckington, Frome BA11 6SH.

PRESENT: Cllr Paula Fox (Chair), Cllr Anne Owen, Cllr Liz Wright and Cllr Clive Winterbourne.

ALSO PRESENT: Ward Cllr Adam Boyden and the Clerk to the Council.

Public participation: There were no members of the public present.

Somerset Councillor Reports

Cllr Boyden updated Councillors on the following matters:

- A number of changes had been implemented to the local bus timetables. Issues had been identified and raised with the operator. Council agreed to request an increase in service provision;
- There was no further update regarding the Local Plan;
- The recent application for 1,700 homes at Selwood Garden was potentially going to be approved by Somerset Council as the benefits outweighed the objections. The application was going to be considered by the Inspector;
- The next Vale of Frome LCN meeting on 22nd April 2025 would be discussing development pressures locally;
- The Boundary Commission would be reviewing the proposal from Somerset Council regarding boundary changes.

156. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Kevin Bishop (personal) and Cllr Simon Milner (personal).

157. RESIGNATION

Council formally noted the resignation of Cllr Rory Ingleby-MacKenzie. Council wished to record its grateful thanks to Rory for his significant and outstanding contribution he had made to the Council. He had been an incredibly proactive Councillor and his work had and was much appreciated

158. DECLARATIONS OF INTERESTS

There were no Declarations of Interest made.

159. MINUTES

It was proposed by Cllr Winterbourne, seconded by Cllr Wright and **RESOLVED** to approve and adopt the minutes of the Beckington Parish Council meetings held on Tuesday 11th March 2025.

160. NEIGHBOURHOOD PLAN

(a) **Neighbourhood Plan Development** – Council received the following update on the development of the Neighbourhood Plan:

- The residential housing survey was underway. A six week consultation was in progress and would end on 2nd May 2025;
- The Somerset East Planning Committee meeting would be taking place on 6th May when an application relating to one site currently being consulted upon would be considered;
- A meeting with AECOM had taken place in March to discuss support to review draft Plan Policies;
- Brodie Planning was currently producing a housing background paper;
- The Green Space and Views assessment were currently being developed;
- The NPSG had been considering putting all 12 sites into the household survey but the planning consultant had advised that this would be the incorrect process and that the correct procedure was to only put the 5 sites identified by the consultant.

It was confirmed that the advice received from the Planning Consultant regarding the housing site consultation currently underway had been to consult on the 5 sites assessed and not all 12 sites put forward. This was in line with Government advice. There had been allegations of bias on social media regarding the process but advice from the planning consultant advising the Neighbourhood Plan Steering Group had reiterated that the correct process was to consult on those sites only which had been reviewed as meeting the relevant criteria.

It was agreed to contact Locality to try to secure the HRA and SEA assessments for the Neighbourhood Plan.

(b) **NP Consultant** – It was proposed by Cllr Fox, seconded by Cllr Winterbourne and **RESOLVED** to agree to request additional support from Stuart Todd Associates. A sum not exceeding £1,500 excluding VAT was allocated.

(c) **Topography Character Assessment** – It was proposed by Cllr Fox, seconded by Cllr Winterbourne and **RESOLVED** 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. This was a net increase of £1,900 in addition to the £1,600 previously agreed.

161. PLANNING, LICENSING & TREE APPLICATIONS:

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

Proposal: Proposed front and rear extension, loft conversion with front dormer and rooflights, re tiling roof and re rendering walls and replacing windows
Location: The Elms Rudge Lane Standerwick Frome Somerset

Type: Householder Application
Number: 2025/0505/HSE
Comment: Support this application. The use of double glazing is appropriate for energy saving. There are no implications for increased highways use and the access to Rudge Lane is good. Keeping the property in good condition is good practice. There are no problems with overlooking as the nearest neighbour is 60 or so metres away.

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

Number: 2025/0276/OUT

Comment: Resolved to submit its objections to this application as outlined in the Context Planning Report and the accompanying letter.

Proposal: Internal alterations to the Ground Floor: Reopening an original doorway. Create one new opening. Remove modern studwork walls within a new extension.

Location: Springmead School, 13 Castle Corner, Beckington, Frome, Somerset

Type: Listed Building Consent

Application: 2025/0602/LBC

Comment: No objection to this Listed Building Consent application. The internal alterations proposed to improve the size and use of rooms will cause minimal harm to the building. The removal of part of the original structure of this Grade 11 listed building is the width of a double door of normal height and as such is not considered to be unacceptable having no significant impact on the structure and indeed cause minimal harm. There is no impact on the exterior of the building

Council agreed to appoint Cllr Winterbourne to represent the Parish Council at the Planning East Committee when it deliberated on Planning Application 2024/1865/FUL. It could potentially be considered on 6th May 2025.

162. INVESTMENT POLICY

Following consideration It was proposed by Cllr Winterbourne, seconded by Cllr Fox and **RESOLVED** to adopt the draft Investment Strategy presented without amendment.

163. COLLABORATION PROPOSAL

Following discussion Council agreed in principle to explore the potential of a collaboration with Berkley, Selwood and Lullington Parish Councils.

164. 30MPH SIGNAGE

It was agreed to defer this matter until the next Full Council meeting in order to gather additional information and clarify the current status of the stretch of road between Standerwick and Rudge.

165. COMMUNICATIONS

Cllr Owen presented a report on the proposed topics for the next Network Magazine articles. It was noted that each article must be restricted to 250 words. It was agreed to develop an article dealing with environmental matters including fly tipping.

Council also noted the progress regarding the new website with a launch date scheduled for 21st May 2025.

166. SHAREPOINT FOR DOCUMENTATION

Council noted that the Clerk was investigating setting up a Google Drive to share documentation with Members. A further report would be provided at the next meeting.

167. FINANCIAL MATTERS

(a) **Payments** – Council **RESOLVED** to approve the following payments:

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
Brodie Planning Associates	Site Assessment Pt 2	£3,520.80	£704.16	£4,224.96
Brodie Planning Associates	Preferred Options	£1,440.00	£288.00	£1,728.00
Brodie Planning Associates	Review representation	£80.00	£16.00	£96.00
SALC	Subscription	£552.76	£0.00	£552.76
SALC	Training	£25.00	£0.00	£25.00
Context Planning	Planning Report	£2,000.00	£400.00	£2,400.00
		£5,618.56	£1,008.16	£6,626.72

(b) **End of Year Closedown 2024/25** – Council noted that the end of year closedown had not yet been completed and a full report alongside the approval of the AGAR would be presented at the next Council meeting to be held on 21st May 2025.

(c) **Bank Mandate** – Council formally appointed Cllr Milner to be added to the Bank Mandate with the Unity Trust Bank. The Clerk would complete the paperwork and liaise with Cllr Milner.

168. NEXT MEETING

Council noted that the next scheduled meeting of Beckington Parish Council would be held on Wednesday 21st May 2025 commencing at 7:00pm. Two meetings will be held, the Annual Parish Meeting commencing at 7:00pm followed by the Annual Parish Council meeting commencing at approximately 7:15pm

There being no other business the Chair thanked Members for attending and closed the meeting at 9:20pm.

CHAIR:

DATE: