



BLEADON PARISH COUNCIL

Coronation Halls
Coronation Road
Bleadon. North Somerset. BS24 0PG

www.bleadonparishcouncil.co.uk
parishclerk@bleadonparishcouncil.co.uk

5th November 2025

Members of the public and press are entitled to be at the following meeting in accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1 unless excluded by the Parish Council by resolution during the whole or part of the proceedings. Such entitlement does not however include the right to speak on any matter except at the commencement of the meeting given over specifically for that purpose.

Dear Councillor:

You are summoned to attend a Meeting of Bleadon Parish Council, to be held at the Coronation Hall, Coronation Road, Bleadon. BS24 0PG on Monday 10th November 2025 at 7.00pm, when the following business will be transacted.

C P Bolt

Parish Clerk & RFO

Before the meeting begins there will be a public participation session – *This session is open to the Public to present comments, observations, information, petitions or lead deputations and is the only time members of the public may participate. (Please note that the Council is unable to make formal decisions under this item LGA1972 Sch 12, paras 10(2)(b))*

- i) Members of the public.
- ii) Beat Managers Report
- iii) Ward Councillor's report.

A G E N D A

394.1 To receive **Apologies for Absence** (LGA 1972 s85 (1)).

394.2 **Declarations of Interest** on any agenda items.

394.3 **To approve and sign as a correct record the Minutes** of the Parish Council meeting on Monday 13th October 2025 (pages 5-9).

394.4 **Reports from Working Parties/Committees.**
None.

394.5 **Reports from Outside Bodies/Conferences/Training** – this item is an opportunity for Councillors to feedback on meetings or training they have attended. Where practicable, written reports will be provided.

394.6 **To note the training and events available and agree any attendance.**

- i) FREE Scribe Training <https://www.scribeaccounts.com/scribe-academy-training>
- ii) NALC virtual training <https://www.nalc.gov.uk/our-events/online-events>
- iii) ALCA training [Event Categories - Avon Local Councils' Association \(avonlca.org.uk\)](https://www.avonlca.org.uk)

393.7 **Financial/Staffing Matters** (pages 10-12)

1. To authorise bills for payment for November.
2. To note the Parish Council's end of October bank balances and bank reconciliation and end of October net position.

393.8 **Report of the Parish Clerk** (pages 13-22).

Decision Items

1. Play Area and Outdoor Exercise Equipment – to agree arrangements for the signing of a Section 106 agreement and the location and installation of items of equipment. Also to authorise the Clerk to submit an external funding application to Sport England.
2. Refurbishment of the Toilet Block – to agree requirements for disabled access to the toilet cubicles, and whether or not to include solar panels and rainwater harvesting as part of the project.
3. North Somerset Local Plan 2041 - Pre-submission Regulation 19 Consultation - to agree any response the Council might wish to make to the consultation.
4. Consultation on updated North Somerset and Mendip Bats Special Area of Conservation Supplementary Planning Document (October 2025) - to agree any response the Council might wish to make to the consultation.
5. Action taken under delegated powers – to endorse the actions of the Clerk taken under delegated powers.

Information Items/Correspondence Received

1. Confirmation of completion of the Annual Return to the Charity Commissioners in respect of Bleadon Children's Playground Trust.
2. Correspondence with Somerset Drainage Boards Consortium regarding works to remove pennywort within the rhyme system – confirmation received that these works are due to be completed by the end of November.
3. Correspondence with the Environment Agency to establish whether the agency has any planned works in respect of the Bleadon sluice.
4. Correspondence with the Diocese of Bath & Wells regarding future maintenance of the site adjacent to the Rectory.
5. Correspondence with various organisations - including regulatory bodies – in relation to the Council's defibrillator.

393.9 To receive an **update report in respect of previous planning applications considered by the Council.**

393.10 **To consider and comment upon the following planning applications:**

[Demolition of the existing conservatory and proposed erection of a replacement single storey side extension.](#)

6 Coronation Road Bleadon Weston-super-Mare BS24 0PQ

Ref. No: 25/P/2243/FUH | Received: Mon 27 Oct 2025 | Validated: Mon 27 Oct 2025 | Status: Registered

Determination Deadline: Monday, 22nd December 2025

[Discharge of Conditions 3 \(Construction Method Statement\), 4 \(CEMP\), 5 \(Surface Water Drainage Scheme\), 9 \(LEMP\) and Biodiversity Net Gain on application 24/P/2706/FUL](#)

Land East Of Riverside Holiday Park Bridgwater Road Bleadon

Ref. No: 25/P/2175/AOC | Received: Mon 20 Oct 2025 | Validated: Fri 24 Oct 2025 | Status: Registered

Determination Deadline: Friday, 19th December 2025

[T1 - Ash - Northerly stem dead, remove to secondary stem union, around 3 meters from the ground. T2 - Ash - Ash die back disease with around 25% leaf cover remaining, in falling distance of the road, remove to ground level. T3 - Ash - Ash dieback disease with around 75%](#)

leaf cover remaining, previous limb failure from prevailing winds, Crown reduce by 3 meters height and 1.5 meters laterally.

Haywood Park Roman Road Bleadon Weston-super-Mare BS24 0AD

Ref. No: 25/P/2057/TPO | Received: Mon 06 Oct 2025 | Validated: Fri 17 Oct 2025 | Status: Registered

Determination Deadline: Friday, 12th December 2025

Proposed conversion of the existing office building (Class E) to form 6no. residential flats (Class C3) and associated works.

2 Limestone Way Bleadon Weston-super-Mare BS24 0AY

Ref. No: 25/P/1908/FUL | Received: Mon 15 Sep 2025 | Validated: Wed 01 Oct 2025 | Status: Registered

Determination Deadline: Wednesday, 26th November 2025

393.11 Date of the next meeting(s):

- Parish Council Meeting Monday 8th December 2025, 7.00pm at Coronation Hall



Avon and Somerset Police

NEIGHBOURHOOD POLICING

October 1st till 30th 2025 Bleadon Neighbourhood Report

Calls Received 15

Concern for safety:2 Theft:1 Road related:4 Suspicious:1 Other:4 Domestic:1 Abandoned 999: 2

Most crimes reported are isolated incidents which have occurred within dwellings and are unlikely to have any effect on the wider community.



Email: 8338@avonandsomerset.police.uk

Police Priorities/Action Undertaken/Advice/Upcoming events:

Please also see attached link for our street safe website [Report feeling unsafe in public spaces \(StreetSafe\) | Avon and Somerset Police](#). This is a great way to report areas you feel unsafe, this maybe inadequate lighting problems with any other issues , this is not a way of reporting please still use 101/999 or online



MINUTES OF A MEETING OF BLEADON PARISH COUNCIL HELD IN THE CORONATION HALL AT 7.00pm ON MONDAY 13TH OCTOBER 2025.

PRESENT:	Councillors Andy Scarisbrick (Chairman), ID Clarke, Jo Gower-Crane, Lorraine Stanley and Steve Sugg.
IN ATTENDANCE:	Craig Bolt (Parish Clerk)
WARD COUNCILLORS:	Councillor Terry Porter
MEMBERS OF THE PUBLIC:	Two

Before the meeting was convened, members of the public were invited to speak.

i) **Members of the public**

It was noted that the new bus service operating through the village centre operated on a cash only basis.

ii) **Beat Manager's Report**

The written report forming part of the agenda papers was noted.

For up-to-date information residents can keep in touch via the Avon & Somerset website or follow them on social media, Facebook "Weston & Worle Police" or Twitter "ASPNorthSom" or email

8338@avonandsomerset.police.uk

iii) **Ward Councillors' report**

Councillor Porter provided updates and responded to questions in relation to the following:

- Section 106 funding in relation to the quarry development, where it was noted that the required legal documentation had been drafted.
- The extension of the Glendale contract in relation to grounds maintenance and other functions as part of the arrangements to support Town Councils in taking responsibility for the future delivery of local services. It was noted that many Parish Councils – including Bleadon – already delivered a range of comparable services.
- Negotiations in relation to North Somerset Council's future role in the context of the West of England Combined Authority.
- Confirmation of £5.5m of funding to support the restoration of the old pier.
- Regulation 19 proposals and progress in relation to the production of a Local Plan.

The meeting was convened.

393.1 To receive apologies for absence (LGA 1972 s85 (1))

Apologies were received and accepted from Councillors Davies, Sheppard and Dr Wild.

393.2 Declarations of Interest

Councillors Scarisbrick and Clarke declared an interest in respect of agenda item 393.8.2

393.3 To approve and sign as a correct record the Minutes of the Parish Council meeting on Monday 8th September 2025.

Resolved: To approve the Parish Council minutes of 8th September 2025.

The resolution was correctly proposed and seconded (unanimous)

The minutes of the meeting were signed by the Chairman as a correct record.

393.4 Reports from Working Parties/Committees

None.

393.5 Reports from Outside Bodies/Conferences/Training

Councillor Gower-Crane provided details in respect of the following:

- Attendance at a recent CPRE event, where issues in relation to the development of Local Plans and concerns about Bio-diversity Net Gain were raised.
- The appointment to North Somerset Council's Health and Wellbeing Board as part of her ALCA role. It was noted that one of the areas of the work of the board would be the development of Neighbourhood Health Plans.

Councillor Scarisbrick provided feedback from the minutes of the last meeting of the Youth Club management committee (which he had not been able to attend personally) where some questions had been raised relating to the distribution of funds from local fundraising events. It was felt that there might be a lack of understanding regarding the proportion of young people from the local area attending the youth club. As a consequence, it was requested that the Chairman and the Clerk arrange to meet with relevant trustees to clarify the position.

393.6 Training and Events

The availability of Scribe, ALCA and NALC training events was noted.

393.7 Financial/Staffing Matters

i) To authorise bills for payment for October.

Resolved: To authorise the payments for October of £5,881.30.

The resolution was correctly proposed and seconded (unanimous)

(Councillors Clarke, Davies and Scarisbrick were duly authorised to action the online payments)

ii) To note the Parish Council's end of September budget position, bank balances and bank reconciliations.

The Parish Council's end of September position, bank balances and bank reconciliations were noted.

iii) 2nd Quarter Monitoring Report.

Councillors noted that spend was in line with expectations and that there were no significant changes from the Quarter 1 position.

The Clerk advised that there was likely to be an underspend in relation to Grounds Maintenance as the hot weather had meant that the grass had not needed to be cut as frequently as originally anticipated. As a consequence, some additional works had been commissioned in line with contract provisions. These works included cutting away turf around the ash burial plots in the churchyard. The Clerk was also asked to explore the possibility of cutting vegetation along the section of footpath at Purn Way.

393.8 Report of the Parish Clerk

1. Play Area and Outdoor Exercise Equipment

Councillors were advised that whilst an amended S106 had been drafted, it was still the subject of consideration and had not yet been formally approved. As a consequence, the Clerk advised that the Council would be operating at risk in formally awarding the contract for works in advance of the receipt of funding from North Somerset Council. However, the delay provided an opportunity

for further discussion regarding the placement of proposed items of equipment and progress made on these discussions with Caloo was shared with Councillors.

It was noted that it would be possible to install the taller climbing structure favoured by Councillors but that discussions had concluded that it would not be possible to retain the existing configuration of swings and install a new basket swing without ground works to extend the bark chip area and the provision of new swing frames. Relocation of the proposed roundabout was also discussed, so as to maximise the amount of free space within the play area. Councillors indicated that they were minded to consider these additional requirements and instructed the Clerk accordingly.

Resolved: That the Clerk be instructed to discuss the Council's requirements with Caloo.
The resolution was correctly proposed and seconded (unanimous)

2. Proposals for Project Development Fund

Councillors noted that a request had been received from the Church of St Peter & St Paul in respect of the installation of blackout/acoustic blinds in the Church Rooms. The likely costs of the proposed scheme was circa £1,500. Councillors indicated that they were minded to support the request in line with its grants policy, which would require the submission of some further information from the applicant body.

The Clerk advised that, due to the nature of the funding request, the expenditure would be treated as 'Section 137' expenditure. There was an annual expenditure limit under Section 137 of approximately £10,000 per year. The Clerk advised that there were no other planned projects or works which might fall under Section 137, so approving the funding request would not compromise other activities.

Resolved:

- i) That the Council approves the proposals in relation to blackout/acoustic blinds at the Church Rooms up to a maximum value of £1,500, subject to confirmation by the Clerk that the proposal meets the Council's grant application requirements.
- ii) That, subject to i) above, the Clerk is authorised to work with the Parochial Church Council (PCC) to develop a scheme which meets the PCC's objectives on the most advantageous terms to local taxpayers.

The resolutions were correctly proposed and seconded (unanimous)

3. North Somerset Council Consultation on Changes to Library Provision

Resolved: That Councillor Gower-Crane circulate further details to Councillors, with a view to a co-ordinated response being submitted by Noon on 24th October 2025.

The resolution was correctly proposed and seconded (unanimous)

4. Minor Works

Councillors considered a scheme of proposed minor works together with potential budgetary implications. The proposed works related primarily to the installation of signage, works in respect of the clock room and some grounds maintenance works. The proposals were discussed and approved, with the exception of the provision of 'No Overnight Parking' signs at the laybys. Councillors noted that the Council did not possess the practical means to enforce restrictions on overnight parking and that responsible overnight parking potentially acted as a deterrent to those who might otherwise use the laybys for anti-social activities.

Resolved: That, with the exception in respect of signage at the laybys, the minor works schedule presented by the Clerk be approved and the budgetary implications (of up to £1,130) be noted.

The resolution was correctly proposed and seconded (unanimous)

5. External Funding Applications

Councillors considered proposals for funding applications in respect of the churchyard and the allotments.

In respect of the churchyard, it was noted that a number of the proposals would require further discussion with the Parochial Church Council and some might also be the subject of formal applications for Faculty Permissions. Councillors were supportive of the core elements of the proposals but felt that further clarification was required regarding the future of the current wilding strip within the churchyard.

In respect of the allotments, the proposals centred upon providing plots which would be easier to use and more relevant to the ageing population of the Parish. As a consequence, it was noted that the Clerk proposed to hold back the re-letting of two plots to enable them to be considered for re-design. Councillors were supportive of the core elements of the proposal but raised some concerns at the proposal to introduce a loan scheme for mechanical equipment.

The Clerk advised that the Council had some limited funding available to support works but that this would be insufficient to meet the likely project costs. As a consequence, it was suggested that the Council notionally allocate some of the available funds as 'matched funding' to support external grant applications.

Resolved:

- i) That the Clerk be authorised to develop funding applications in relation to the allotments and the churchyard, having regard to comments/concerns raised by Councillors.
- ii) That £7,000 (£3,500 for each project) be notionally allocated from the Project Development Fund as the Council's contribution to works.
- iii) That proposals in relation to external funding applications be circulated to Councillors and relevant partners for consideration prior to submission.
- iv) That the Chairman be authorised to finalise the funding applications, having regard to any views expressed by Councillors and partner organisations.
- v) That the Clerk be authorised to purchase heavyweight tarpaulins to place on the retained plots to prevent weed growth, provided that the costs do not exceed £200.

The resolutions were correctly proposed and seconded (unanimous)

6. Action Taken Under Delegated Powers

Councillors noted that the Clerk had authorised further works to the West Wall of the churchyard, in recognition that a larger than anticipated section of the wall required re-building.

Resolved: That the actions of the Clerk be endorsed.

The resolution was correctly proposed and seconded (unanimous)

(Standing Orders were suspended to enable the meeting to progress – the normal 2 hour limit for meetings having been reached.)

393.9 Update report in respect of previous planning applications.

Councillor Clarke provided an update report in respect of planning applications determined and awaiting determination by North Somerset Council. It was noted that a previously submitted application in respect of land at South Hill Farm had been withdrawn.

393.10 Planning Applications

None.

393.11 Refurbishment of the Toilet Block

On the advice of the Clerk, the Council resolved to exclude the press and public – by virtue of the Public Bodies (Admissions to Meetings) Act 1960 – for this item due to the fact that it would require consideration of financial and performance information of companies and individuals, which had been provided in commercial confidence.

Councillors received a confidential report following the recent tendering exercise and the outcomes of the previous discussions of the Council at its 8th September meeting.

Resolved: That Jones Building Group Ltd be appointed as the Council’s preferred contractor and that an on-site meeting be arranged to finalise scheme requirements and costs.

The resolution was correctly proposed and seconded (unanimous)

393.12 Date of the next meeting

Parish Council Meeting **Monday 10th November 2025, 7:00pm** (Coronation Hall, Bleadon)

The Chairman closed the meeting at 9.22pm

.....Chairman

.....Date

Financial/Staffing Matters
10th November 2025

1. Bills for Payment

- 1.1 Bills for payment for November 2025 are attached at Appendix 1.

Recommendations:

- i) That the bills for payment for November 2025 are approved.
- ii) That Councillors ID Clarke, Ann Davies and Andy Scarisbrick be duly authorised to action the online payments.

2. Bank Balance and Bank Reconciliation

- 2.1 The Parish Council's end of October bank balances and bank reconciliation at the end of October are attached at Appendix 2.

Recommendation:

That the Parish Council's end of October bank balances and bank reconciliation and end of October net position are noted.

Bills for Payment									
13th October - 10th November 2025									
Supplier	Description	Cost Code	Minute	Paymer	Power	Net	VAT	Total	Note
ALCA	Training - Preparing for Assetion 10	Training (Councillors & Officers)	392.6	BACS	1	15.00	0.00	15.00	
ALCA	Training - NPPF	Training (Councillors & Officers)	392.6	BACS	1	20.00	0.00	20.00	
R Flavell	Winter flowering bulbs	Parish Flora	383.10.2	BACS	1	30.00	6.00	36.00	
J.A.R.	Installation of traffic mirrors and signs	Transport - Minor schemes	390.8.8	BACS	1	175.00	0.00	175.00	
J.A.R.	Works to churchyard wall	General Maintenance	390.8.8	BACS	1	400.00	0.00	400.00	
J.A.R.	Fencing work	Coronation Halls Environs - Phase 2	387.10.9	BACS	1	300.00	0.00	300.00	
Craig Bolt	Rechargable battery	General Maintenance	393.8.4	BACS	1	33.29	6.66	39.95	B
Craig Bolt	Vacuum cleaner	General Maintenance	393.8.4	BACS	1	43.33	8.67	52.00	B
Craig Bolt	Safety respirator	General Maintenance	393.8.4	BACS	1	35.41	7.08	42.49	B
Craig Bolt	Defibrillator Sign	General Maintenance	393.8.4	BACS	1	33.98	6.80	40.78	B
Craig Bolt	No Through Road Sign	General Maintenance	393.8.4	BACS	1	27.08	5.42	32.50	B
Craig Bolt	Disabled Parking Sign	General Maintenance	393.8.4	BACS	1	4.16	0.83	4.99	B
Craig Bolt	RBL Donation	Chairman's Allowance	D/A	BACS	1	50.00	0.00	50.00	B
Craig Bolt	Stationery supplies	Office supplies/Printing	D/A	BACS	1	5.45	1.09	6.54	B
<i>Craig Bolt</i>	<i>Mileage</i>	<i>Mileage</i>	<i>388.11.4</i>	<i>BACS</i>	<i>1</i>	<i>36.00</i>	<i>0.00</i>	<i>36.00</i>	<i>B</i>
<i>Craig Bolt</i>	<i>Mobile phone</i>	<i>IT/Mobile</i>	<i>388.11.4</i>	<i>BACS</i>	<i>1</i>	<i>3.32</i>	<i>0.67</i>	<i>3.99</i>	<i>B</i>
<i>Blue Spot Commercial Ltd</i>	<i>Toilets - Cleaning (includes toilet rolls)</i>	<i>Public Toilets</i>	<i>388.11.4</i>	<i>BACS</i>	<i>2</i>	<i>138.49</i>	<i>27.70</i>	<i>166.19</i>	
<i>We Dig It SW Ltd</i>	<i>Grounds Maintenance contract</i>	<i>Grounds Maintenance Contract</i>	<i>388.11.4</i>	<i>BACS</i>	<i>1</i>	<i>312.78</i>	<i>62.56</i>	<i>375.34</i>	
<i>J.A.R.</i>	<i>Environmental Services contract</i>	<i>Environmental Services Contract</i>	<i>388.11.4</i>	<i>BACS</i>	<i>1</i>	<i>743.00</i>	<i>0.00</i>	<i>743.00</i>	
<i>J.A.R.</i>	<i>Gulley Cleaning (3 occassions)</i>	<i>Environmental Services Contract</i>	<i>388.11.4</i>	<i>BACS</i>	<i>1</i>	<i>225.00</i>	<i>0.00</i>	<i>225.00</i>	
<i>YU Energy</i>	<i>Electricity Usage - Toilets</i>	<i>Utilities (Energy & Water)</i>	<i>388.11.4</i>	<i>DD</i>	<i>2</i>	<i>19.11</i>	<i>0.96</i>	<i>20.07</i>	
<i>Lloyds Credit Card</i>	<i>Bank Charges</i>	<i>Bank Charges</i>	<i>388.11.4</i>	<i>DD</i>	<i>1</i>	<i>3.00</i>	<i>0.00</i>	<i>3.00</i>	
<i>Unity Trust Bank</i>	<i>Bank Charges</i>	<i>Bank Charges</i>	<i>388.11.4</i>	<i>DD</i>	<i>1</i>	<i>9.15</i>	<i>0.00</i>	<i>9.15</i>	
<i>Craig Bolt</i>	<i>Salary</i>	<i>Salary & NI</i>	<i>388.11.4</i>	<i>SO</i>	<i>1</i>	<i>1,462.16</i>	<i>0.00</i>	<i>1,462.16</i>	
<i>Brian Robinson</i>	<i>Parish Council Clock Winding</i>	<i>Church Clock Maintenance</i>	<i>388.11.4</i>	<i>SO</i>	<i>4</i>	<i>30.00</i>	<i>0.00</i>	<i>30.00</i>	
						£3,214.71	£128.44	£4,289.15	
Notes (Powers)									
1 - LGA 1972 S112									
2 - Public Health Act 1936 S87									
3 - LGA 1972 S142									
4 - Parish Councils Act 1957 S2									
5 - Allotments Act 1908 S23									
6 - LGA 1972 S215									
A - Combined into one invoice									
B - Combined into one expense claim									
<i>Items in italics reflect items which have been 'pre-approved' by Council</i>									

2 November 2025 (2025-2026)

Bleadon Parish Council

Prepared by: _____

Name and Role (Clerk/RFO etc)

Date: _____

Approved by: _____

Name and Role (RFO/Chair of Finance etc)

Date: _____

A	Bank Reconciliation at 31/10/2025		
	Cash in Hand 01/04/2025		127,436.39
	ADD Receipts 01/04/2025 - 31/10/2025		70,835.69
	SUBTRACT Payments 01/04/2025 - 31/10/2025		198,272.08 47,455.81
	Cash in Hand 31/10/2025 (per Cash Book)		150,816.27
B	Cash in hand per Bank Statements		
	Petty Cash 31/10/2025	0.00	
	Bleadon Parish Council Current 31/10/2025	1,710.48	
	Bleadon Parish Council Deposit 31/10/2025	149,105.79	
			150,816.27
	Less unrepresented payments		
			150,816.27
	Plus unrepresented receipts		
	Adjusted Bank Balance		150,816.27
	A = B Checks out OK		

Report of the Parish Clerk & RFO

10th November 2025

Decision Items

1. Play Area and Outdoor Exercise Equipment

1.1 There are three general issues requiring resolution prior to works commencing. These are:

- Completion of the amended S106 agreement
- Agreeing the final design/location of equipment
- Gaining any necessary consents

1.2 Section 106 Agreement – at the time of writing, the agreement has not yet been presented for signature and is with Edenstone for final comment. The draft agreement has been presented to the Clerk and suggested amendments have been accepted by North Somerset Council. The terms of the draft agreement would require the Parish Council to provide at least 6 pieces of equipment across two locations (the existing play area and Pea Green) within a given period of time. The agreement is silent upon what constitutes a piece of equipment but requires the nature of the scheme and equipment to be approved by North Somerset Council. The terms of the agreement are not considered to be onerous or problematic and the scheme proposals and procurement process have been shared with North Somerset Council. The works proposed by the Council would see at least 10 items of equipment provided (13 if replacement swings are included) and the timescales proposed within the agreement are to ensure that the money does not sit unused for an indefinite period. In the event that the agreement is ready for signature in advance of the Council meeting, then Councillors will be asked to authorise the Clerk to sign the agreement on behalf of the Council.

1.3 Design/Location of equipment – Caloo have concluded that the taller climbing frame identified by Councillors can be accommodated, together with a new set of swings comprising of an inclusive basket swing, one cradle swing and two standard swings. These changes will increase the overall cost due to the need to replace existing swing frames and the need to extend the bark chip area. It will also potentially be necessary to relocate the existing goal posts. The number of items of gym equipment has also increased from 5 to 6 items in accordance with the Council's requirements. As a consequence, the revised scheme costs is circa £47,495 (Net of VAT). This is in excess of the current project budget and would be greater than the amount the Council expects to receive by way of Section 106 income. However, there is some scope to reduce these potential costs and to explore external funding opportunities. The proposals do not include some works necessary to the slide unit to

replace the decking and some handrails but do include raising the height of the play bark substantially.

An indicative layout plan for the new equipment is set out below.



- 1.4 Necessary consents – there are a number of consents which will or may be necessary.

- The Bleadon Children's Playground Trust, may also need to be a signatory to the agreement. The Council is the sole trustee of the Trust and the proposals have previously been shared with and approved by the Trust. However, it may be necessary to convene a formal meeting of the Trust to seek its agreement to the final arrangements.
- The proposed location of some of the outdoor play equipment as this is likely to impact upon land which is the subject of a lease to the Youth Hall Trust. Accordingly, the Chairman and Clerk have met with a representative of the Trust to explain the proposals. It is envisaged that the Youth Hall management committee will not object to the proposals but this will need to be formally ratified. Should this not prove to be the case, then the proposed configuration of the outdoor exercise equipment may need to be revisited. The proposed layout would also require the removal of a memorial tree, which will need to be the subject of discussion.
- It needs to be established as to whether any form of planning consent might be necessary given the proposed height of the climbing frame. Caloo have been asked to advise on this point based upon their previous experience of installation of this frame type.
- As referenced above, the final scheme will need to be approved by North Somerset Council – assuming the Section 106 terms as currently drafted remain the same.

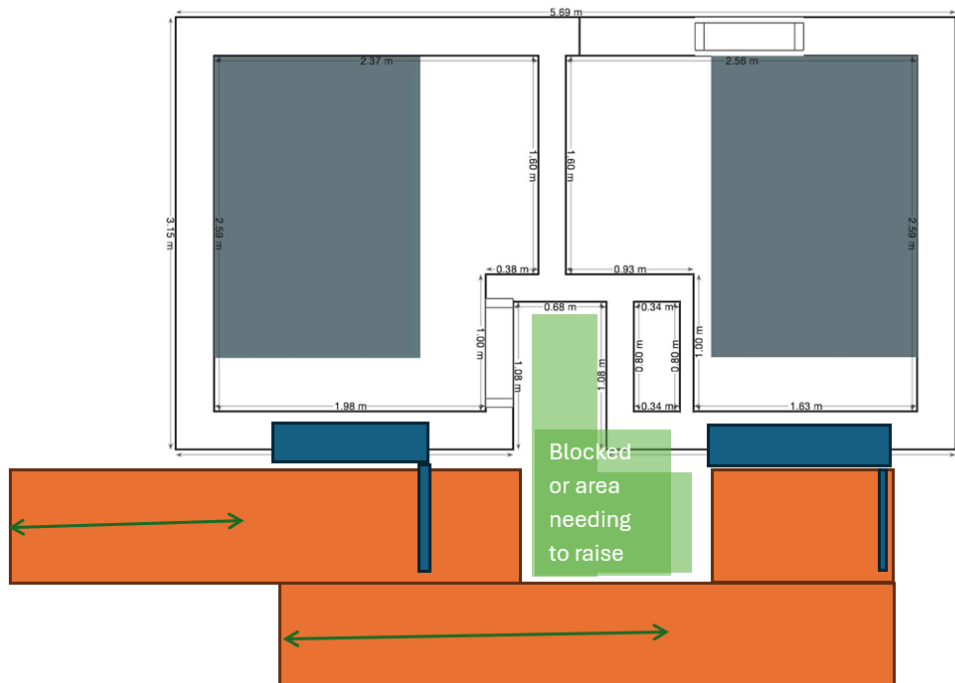
Recommendations:

- i) That – subject to the terms of the Section 106 agreement being available for consideration by the Council – the Clerk is authorised to sign the agreement on behalf of the Council.
- ii) That Councillors consider the revised proposals submitted by Caloo in relation to the location and installation of items of equipment and instruct the Clerk accordingly.
- iii) That the Clerk is authorised to submit a revised funding application to Sport England in respect of the provision of outdoor exercise equipment.

2. Refurbishment of the Toilet Block

- 2.1 Further to the Council's decision at its 13th October meeting, a site visit was arranged with representatives of Jones Building Group. There has also been a series of subsequent discussions and there are a number of issues arising which require consideration by the Council. The first – and most significant – relates to the means of establishing a ramped access to both of the cubicles.
- 2.2 As part of the original brief, the Council specified two doors (one for each cubicle) opening out onto the Pea Green area, with the expectation that there would be disabled (no step) access to both cubicles and that any ramps/means of access would be DDA compliant. The practical problem with this approach is that – in order to be fully DDA compliant – either a double width ramp would need to be provided to enable two wheelchairs to pass side by side (or pass by open doors) or two staggered ramps (as in the diagram

below) would need to be built. Either approach would both increase costs and impact upon the space available for outdoor exercise equipment on Pea Green.



- 2.3 As a consequence of the above, alternative solutions have been discussed. These have centred around having access to one of the cubicles from Coronation Road i.e. putting a door in the East side (right hand side of the diagram above) of the building. This cubicle could then either be treated as one which has more limited access e.g. it could still have a disabled access suite within it for those who have mobility issues or require the use of handrails to position themselves, but access into the cubicle would involve a step up. Alternatively, it could also have a ramped access, with the access ramp projecting towards Pea Green. The limitation with having an access ramp would be that, due to the length and width of the ramp, it could create a 'pinch point' where the ramp meets the existing paved surface. Given the Council's recent efforts to improve access more generally through this location, providing a ramp may not be the best overall solution.
- 2.4 There is no legal requirement for both toilet cubicles to have ramped access. The Disability Discrimination Act 1995 requires the Council to consider the needs of people with disabilities. This includes making reasonable adjustments to buildings to ensure that disabled individuals can access services and facilities. The key word in this context is 'reasonable' and the legislation is framed in such a way as to recognise that many older buildings cannot easily be altered to accommodate all needs at all times. It is also the case that not all people who are disabled require ramped access.

- 2.5 If the Council is minded to progress with one ramped access, it would effectively result in both cubicles being designated as Unisex toilets, as to assign any one of the cubicles to a particular gender with only one having ramped access could leave the Council open to challenge. As part of the specification, the Council had asked for urinals (as well as pans) to be placed in both cubicles in anticipation of both cubicles as being designated as Unisex but had not reached a formal decision in this respect.
- 2.6 As part of the specification, the Council also indicated that it would wish to discuss with its preferred/appointed contractor whether or not the introduction of solar panels (to reduce energy costs) and rainwater harvesting for flushing toilets (to reduce water costs) might be viable.
- 2.7 Jones Building Group have provided a separate quotation in terms of the solar aspect, which provides for a small number of panels on the South facing roof and an option for a small storage battery. The quoted cost is £7,413 (VAT is not applicable). A similar set up but without the battery would be £4,559. There are currently no government (or other) grant schemes which the Council could access to support the installation costs of either approach. The Council would, therefore, need to fund the up front costs itself. There are mechanisms for excess energy produced by the panels and not required to be used by the Council to be sold back to the National Grid. The modelling undertaken by Jones Building Group regarding financial viability is over a 25 year period and is based upon a number of assumptions. The most significant of these relates to current annual spend on energy costs being circa £990. The Council's actual energy costs are closer to a quarter of this amount. As a consequence, it therefore seems highly unlikely that there is a financial argument for the installation of solar panels. There are, of course, other non-financial reasons as to why the Council may wish to instal solar panels and Jones Building Group could be asked to clarify the anticipated annual saving based upon actual use. However, the Council should be clear on its intent before asking any contractor to undertake work which might ultimately be abortive.
- 2.8 The advice from Jones Building Group is that the surface area of the existing roof would not generate sufficient volume in terms of rain water harvesting to prove a reliable alterative solution to mains pressurised water for the flushing of toilets. As a consequence, their professional advice is that the Council would not benefit from progressing with this option. The Council could, however, still look to instal water butts/pumps and harvest rainwater for the purposes of watering Jubilee Gardens and other containers. This is something it could do itself.
- 2.9 As part of the more detailed planning, Jones Building Group have also provided details of a number of the individual products proposed to be

installed. Images of the relevant items are attached at Appendix 2 for consideration. Samples of wall panels are currently being sought.

Recommendations:

- i) That the Council confirms its position in relation to ramped access to the toilet cubicles.
- ii) That the Council confirms its position in relation to the provision of solar panels.
- iii) That rainwater harvesting in relation to the flushing of toilets is not progressed at this stage based upon the professional advice received.

3. North Somerset Local Plan 2041 - Pre-submission Regulation 19 Consultation

- 3.1 North Somerset Council has now finalised its proposed Local Plan to submit for independent examination. Before doing this it is inviting comments on a final draft. This consultation is focused on whether or not an inspector should find the plan sound.
- 3.2 This version of the Local Plan is known as the Pre-submission Plan. It has been informed by previous consultations as well as National Planning Policy and evidence across a wide range of issues. An inspector will be appointed to consider all the representations made at this stage and to decide whether the plan should be adopted.
- 3.3 This consultation is different to the early Local Plan consultation stages. Although it is still possible to comment on any policy or proposal in the plan, the inspector will need to know whether the policy or policies being commented upon are:
Legally Compliant - does the plan meet the legal requirements made under various statutes?
Sound - has the plan been positively prepared, is it justified, effective, and consistent with national policy?
Meet the Duty to Cooperate - has the council engaged and worked effectively with neighbouring authorities and statutory bodies?
- 3.4 By way of a reminder, the Council has previously considered and commented upon earlier versions of the plan and Regulation 19 proposals. In respect of Regulation 19 proposals, earlier proposals identified a number of potential sites for development within the Parish which would have significantly changed the character of the Parish had they been approved. The Council provided further evidence to confirm that the Parish did not have a number of key elements which would support development of the nature under consideration. These arguments were accepted and subsequent proposals did not include any of the previously proposed residential sites within the Parish with the exception of the former quarry site – which is already the subject of development. However, one site immediately adjacent to the Parish – to the West of Hillcote – was included. This site still features in the ‘finalised’ version of the Local Plan. Councillors may, therefore, wish to consider the

submission of further comments in respect of this aspect. Other issues which have previously been debated by the Council include:

- Policy DP53 (Best and Most Versatile Land) – this policy addresses how development proposals on agricultural land are treated.
- The absence of a strategic gap between Weston-super-Mare and Bleadon, despite the inclusion of such gaps in respect of Hutton, Locking and Banwell. Councillors may wish to consider their position in respect of these previously debated issues.

- 3.5 The deadline for representations is **5pm on Friday 12 December 2025** and the full consultation documentation is available at www.n-somerset.gov.uk/localplan2041. Whilst it would technically be possible for the matter to be considered at the Council's December meeting, this meeting is typically reserved for budget matters. It may, therefore, be preferable for a consultation response to be submitted in advance of the December meeting.

Recommendation: That the Council confirms any response it might wish to make to the consultation.

4. Consultation on updated North Somerset and Mendip Bats Special Area of Conservation Supplementary Planning Document – October 2025

- 4.1 The current 2018 North Somerset and Mendip Bats Special Area of Conservation (SAC) Supplementary Planning Document (SPD) was adopted in January 2018. The document relates to lesser and greater horseshoe bat populations which are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).
- 4.2 The feeding habitat, roosts and routes of horseshoe bats through the landscape are protected and the SPD and associated Habitat Evaluation Procedure (HEP) metric were produced to enable North Somerset Council to undertake Habitat Regulations Assessments (HRA) to assess impact from proposed development on these species.
- 4.3 The updated SPD reflects the findings of new evidence which shows that the bats are flying further to feed and forage. This is reflected in the proposed new '[consultation zones](#)' and a revised HEP calculator tool which are available to view as part of the consultation, as is the scientific evidence.
- 4.4 The SPD also provides additional information regarding survey requirements and mitigation requirements and is necessary to reflect the scientific evidence regarding the feeding and foraging habits of greater and lesser horseshoe bats and is important to ensure that these species are protected from the impact of significant new development across North Somerset.
- 4.5 Prior to being presented for consultation this document has been through two engagement panels with developers/agents and wildlife groups/NGOs/Regulators, with feedback being used to inform the document content and structure. Some proposed supporting content (such as the HEP

tool) will now be hosted separately on the NSC website rather than being included within the SPD.

- 4.6 North Somerset Council is now seeking views through a public consultation, which will end on **Wednesday 3 December 2025**. The consultation documents are available at North Somerset Council's [consultation page](#).

Recommendation: That the Council confirms any response it might wish to make to the consultation.

5. Action Taken Under Delegated Powers

- 5.1 The following actions have been progressed by the Clerk in the preceding month under delegated powers.
- North Somerset Council Libraries Consultation – The Council previously authorised Councillor Gower-Crane to co-ordinate a Council response based upon comments from individual Councillors. Councillor Gower-Crane only received one response. The advice from the Clerk was that this would be insufficient to qualify as a Council-wide response but that the Council had previously authorised a submission in relation to the consultation in respect of the mobile library and that it would be appropriate to extrapolate the issues previously raised by the Council. Accordingly, the Clerk submitted a response to the consultation on behalf of the Council. The consultation response was on-line and some of the questions were not relevant/related to individuals responding. However, there were a number of 'free text' sections and the responses made in relation to these sections is attached at Appendix 1.

Recommendation: That the actions of the Clerk be endorsed.

Information Items/Correspondence Received

1. Confirmation of completion of the Annual Return to the Charity Commissioners in respect of Bleadon Children's Playground Trust.
2. Correspondence with Somerset Drainage Boards Consortium regarding works to remove pennywort within the rhyne system – confirmation received that these works are due to be completed by the end of November.
3. Correspondence with the Environment Agency to establish whether the agency has any planned works in respect of the Bleadon sluice.
4. Correspondence with the Diocese of Bath & Wells regarding future maintenance of the site adjacent to the Rectory.
5. Correspondence with various organisations - including regulatory bodies – in relation to the Council's defibrillator.

North Somerset Council Libraries Consultation

Question 4 – What are your overall thoughts on these proposals?

There is no permanent library service within the Parish. There is also no local school. Nor are there public transport links serving the village centre to enable parishioners to access libraries within WSM (and elsewhere) in a sustainable/meaningful way. The Parish Council is concerned that proposed changes to those libraries nearest to the Parish and the Study Centre will severely limit the ability of parishioners to access services and such proposals run contrary to addressing the needs of communities - which is a stated aim of the review.

By way of an example - because of the absence of any local schools - most children within the Parish travel by coach to schools in Somerset. Closing the main library at 5.00pm on weekdays will make it impossible for children to access library services to support their studies given the time it takes for them to travel from school to home. Reducing the time available on a Saturday has no regard to the paucity of public transport options at weekends. The mobile library service operates at 2.30pm every fortnight - when children are at school. Young people will, therefore, effectively be excluded from accessing the main library (and study library) as a consequence of the review proposals. Aside from being contrary to the needs of the local population, it would also seem counter-intuitive for North Somerset Council to be actively preventing the next generation from being able to access library services.

Question 7 – Do you have any ideas for how we could limit the impact of these changes?

The way of limiting the impact of any changes is to ensure that this review (and all reviews) are based upon a rigorous understanding of the needs of communities. It's not evident that North Somerset Council has this understanding.

Question 8 – Do you have any other ideas or suggestions?

In the context of Bleadon, delivering services locally or by making sure that physical access barriers are removed and constructing services which recognise the following elements:

- The fact that the population is ageing and that older people often need more time to access local services and are less likely to engage with technology
- That there are no local schools and, as a consequence, young people are significantly disadvantaged in terms of practical support to help with their studies as they are unable to access school library services which may otherwise be available in other communities through extended school/after school club activities
- Timetabled public transport is limited to the main A road running through the Parish (and is also limited in terms of the times of operation of these services) and there are no safe walking routes to access these transport routes.

Toilet Refurbishment – Proposed Products

