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Minutes of Parish Council Meeting

Monday 7th September 2026

Ref	Item and Minute	Action
	Present: In the Chair Cllr K C Bradley, Cllr Mary-Anne Ansell, Cllr Paul Carroll, Cllr Deborah Griffin, Cllr Dan Hilton, Cllr Sharon Maslyn, Cllr Jayne Langley, Cllr Josie Pownall, Cllr Sean Stephenson-McGall, Cllr Shaun Stephenson -McGall, Cllr Richard Thomas. **Not present**: Cllr Mark Foster, Cllr Helen Shakespeare. 8 members of the public.	
6082	1. **Welcome and Apologies** The Chairman welcomed members to the meeting.	
6083	2. **Declarations of interest**: none	
6084	3. **To agree the Minutes of the meeting of 6th July** The Minutes were agreed as a correct record and signed by the Chairman.	
6085	4. **To agree the Minutes of the Extraordinary Meeting of the Council on 27th July** The Minutes were agreed as a correct record and signed by the Chairman.	
6086	5. **Matters Arising** not covered elsewhere in the Agenda • 6067, (6046, 6027) Cllr Pownall requested that Councillors respond to her, regarding proposed amendments to the Complaints Policy. • 6067 (6046, 6031) The Somerset Coal Canal Alliance has received a verbal response from B&NES dropping its requirement for returning water to the canal. • 6069 (point 1) newsletter deliverers have been found. • 6069 (point2) Cllr Stephenson Mc-Gall is to ask CURO to remove the butterfly. • 6073 - the Neighbourhood Plan Working Group will not be using the Newsletter for their survey. • 6080 – Cllr Hilton will liaise with the Pilning and Severn Beach Councillor. It was agreed that Cllr Ansell should take the Minutes.	All S S-McG DH
6087	6. **Public Participation**: Mr Adam Reynolds provided a statistical analysis of the connectivity status of Timsbury, based on Department of Transport guidelines, which have apparently not been used by B&NES (although they don't provide their workings).	

	The DoT placing indicates that Timsbury has poor connectivity. We should require B&NES to revise its sequencing. We should also challenge the move of Timsbury to Tier 2, since it does not meet the criteria. He also spoke about the Statutory Guidance "Safe Systems Approach" to road safety which requires review within the terms of 'do they make drivers think'? in order to change behaviour.	
6088	7. To receive the Clerk's Report: there was no report.	
6089	**Revision to Agenda**: It was agreed that items under planning applications for Parcels 4679 and 3600 be deferred to after Item 13, see below.	
6090	**8. Planning applications to B&NES for the Parish Council to consider** 26/02850/TPO/FUL Parish's House, The Hook, Timsbury, BA2 0ND T1 – Thuja - dismantle and remove. T2 cherry to be removed. *It was unanimously agreed that there were no objections to this planning application*.	
	26//02901/TCA – Sunbeam Cottage, 3, High Street, Timsbury, BA2 0HT Old apple – fell. *It was unanimously agreed that there were no objections to this planning application*.	
6091	**9. B&NES Decisions on planning applications** 26/01970/FUL Tabor Chapel, North Road, Timsbury Change of use from a place of worship (Use Class F1) to a children's day nursery (Use Class E(f)), partially retrospective. **Decision**: Permit.	
6092	10. **Reports from delegates to other organisations**. Cllr Pownall reported on work done by ALCA to review changes. Cllr Stephenson-McGall Attended a Parishes Liaison meeting in July	
6093	**11. Ward Councillor's Report** Cllr Stephenson-McGall reported on implementation of highways schemes. He undertook liaison with local residents regarding the speed bump on North Road. Discovery of an electrical cable during works led to moving gully drainage. Over half-term work will be done on the Lansdown View right turn. There are options to make Hook Hill safer to cross but no design finalised yet. Cllr Stephenson Mc-Gall is opposed to the 410 houses for Timsbury in the recently published Draft Local Plan. He will be speaking at a Council meeting on 10th September. 20mph speed signs for Meadgate are awaited.	
6094	**12. To receive a progress report on behalf of the Neighbourhood Plan Steering Group.** Cllr Griffin reported that the online survey is ready to go live and a printed version will also be done. A web site is to be created and Cllr Bradley is to review this. The referendum for the NP was originally due in 3/2028 but this is not desirable as it will be beneficial to have the NP in place to secure 25% of CIL. The NP will be an important influence if a new Local Plan is in place. The timescale is short and Councillors were asked to support the work. Cllr Griffin will bring the design code to the October meeting.	KCB RFO

	12a. **Landscape Character Assessment**: this is a key part of the evidence. A budget of £10,000 had been agreed. Potential suppliers were assessed and HDA recommended with a quote of £9,980 plus VAT (which the Parish Council can claim back). Cllr Hilton proposed that this be agreed and Cllr Stephenson-McGall seconded this. The cost is to be taken from Reserves. *It was agreed unanimously* on a vote. **12b. Ratification to formalise the proposal to support the production of a survey and release funding of £600 for printing costs and £217 to set up an online survey platform.** The cost will come from CIL. *On a vote, this was agreed unanimously*.	
6095	**13. To discuss action to be taken with regard to the imminent Local Plan Consultation.** Cllr Stephenson-McGall's view was that the B&NES Local Plan was 'regrettable' but in view of government requirements B&NES had no option and we don't have a five-year land supply. Sustainability is a central issue and there is room for a challenge. B&NES have not published the methodology or justification for their sustainability / connectivity assessment. We must use Adam Reynold's sustainability analysis to get a revision of the B&NES figures. We should not have been placed in Tier 2 as a settlement. Timsbury does not meet the description. It does not have a 'retail centre'. We need to get people to object *individually* and should provide guidance about the most useful form of objection to be effective particularly referencing the information from Adam Reynolds. Cllr Griffin said that local villages are also deeply concerned and we could get together to show strength. She also noted that the waste water infrastructure planning does not stand up. There were 85 dumps into Cam Brook of untreated water which could be much worse with increased housing. Cllr Stephenson Mc-Gall also informed the Council that a mitigation document is due to be published on 14th September and that the Government is asking councils to review the Green Belt and identify which areas could be 'Grey' belt. We need to protect our local green spaces and the character of the village. The public meeting to talk about the Local Plan is to take place on Tuesday 15th September in the Conygre Hall, Bowls Court.	
(6089)	8. **Planning applications (**brought forward from above at 6089). **25/04918/OUT – Parcel 4679 Hayeswood Road, Timsbury**. Outline planning application for the erection of up to 170 dwellings (including affordable housing) (use class C3), an Early Years facility (use class E9f), associate parking, access roads, walking and cycling routes, public open space, drainage and other associated works. The Chairman noted that previous arguments stand but the objections would be exacerbated by the increase to 'up to' 170 houses. There is no fundamental change. Our objections from February 2026 are on the web site. Cllrs Carroll and Bradley agreed to provide a further response.	KCB, PC

	This was agreed unanimously. **26/00210/FUL – Parcel 3600, Lansdown Crescent, Timsbur**y. Erection of 54 no. Dwellings; associated access, car parking, open space, landscaping and engineering works. This land was allocated in the original Local Plan and includes 100% affordable housing, need for which has been fully evidenced. *On a vote the resubmission was agreed by 7 Councillors with 4 against*.	
6096	14. **To receive a report and recommendations from the Transport and Road Safety Committee held on 17th July 2026**. Cllr Sean Stephenson Mc-Gall was elected Chair of this Committee and it was agreed that Cllr Shaun Stephenson Mc-Gall be co-opted in an advisory, non-voting capacity. A vote to ask B&NES to carry out a review of work to date on the Highways improvements was requested. *This was agreed with 8 in favour and 3 abstentions*. A suggestion that Item 10 on the Parish Council Agenda:" Reports from delegates from other organisations" be adapted to include any reports from Parish Council committees which had met recently. This was v*oted on and passed with 8 in favour and 3 abstentions*. On the question of illegal overnight parking raised as an issue for the High Street car park, the Committee requested the Parish Council write to B&NES to ask them to enforce the rule. *This was agreed with 8 supporting the proposal and 3 abstentions*. The next meeting is scheduled for 17th October.	Sean S-McG KCB
6097	15. **To receive a report and recommendations from the Communications Committee meeting held on 30th July 2026**. Cllr Griffin reported that because of the need to increase revenue to cover increased publication costs for the Newsletter, new charges for advertising were proposed, to take effect from February 2027. *On a vote there was unanimous support for the increases*. There would also be reinstatement of the "Know your Councillor" articles, articles about local groups and walks around Timsbury. Parishioners would be encouraged to contribute articles to the Newsletter.	
6098	16. **To consider and decide upon proposals submitted by Cllr Thomas**. a) Weed clearance: following discussion, the need to check the scope of insurance for public liability for volunteers was requested, as was a need for basic risk assessment. *On a vote the initiative was supported by 11 with 2 abstentions*. b) Painting garage doors for those owned by CURO: support for Cllr Thomas to speak to CURO and ask permission to paint the doors was requested. *On a vote the initiative was supported by 8 Councillors with 3 abstentions*.	KCB RT

	c) Tracking system to log and monitor specific issues raised by residents: Cllr Hilton suggested that Fix-My-Streets already had an excellent tracking system and provided reports. It was agreed that the question be forwarded to the Communications Committee for discussion.	DH
6099	17. **Finance: to consider Parish Council expenditure since the last meeting**. The expenditure since the last meeting had been circulated to Councillors and was agreed.	
6100	18. **Correspondence**: Cllr Bradley had dealt with this ahead of the Meeting.	
6101	19. Exclusion of the press and public.	
6102	20. **To receive an update from the Staff Committee on the progress regarding the recruitment of a new Parish Clerk and responsible Finance Officer**. Cllr Ansell reported that, as agreed at the Extraordinary Parish Council Meeting on 27th July, Angela Wilson had been offered and accepted the post of RFO, with a start date of 2nd November. In order to bridge the period between the end of August and 2nd November she will work 5 hours a month to cover essential financial work. The post of Clerk had been advertised and interviews would take place later this week with the hope that an appointment can be made.	
6103	21. **Matters of Interest and Information:** Cllr Hilton suggested that the Conygre Trust be thanked for the very successful Balloon Festival held in August. This was enthusiastically supported. St Mary's Church is hosting **Celebrations of Floral Art** celebrating 200 Years of rebuilding of St Mary's Church on Saturday 12th, 10-4pm and Sunday 13th September, from 1 to 4pm.	KCB

The next Parish Council meeting is on **Monday 5th October** at 19:30 in the Myra Haywood Room, Conygre Hall, North Road.

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