

Nempnett Thrubwell Parish Council

Parish Council meeting at 19:30 on 7th October 2025

Nempnett Thrubwell Village Hall

MINUTES

1. Attendance:

Councillors: James Everett (JE), George Ford (GF), Peter Hellier (PH - Chair), John Mallone (JM), Peter Rendle (PR).

Ward Councillor: Anna Box

Parish Clerk: Liz Horne (LH).

Members of the public- 7 members of the public

2. Apologies: Councillor Ingrid Wilms (IW).

3. Approval of minutes of meetings: The minutes of the meeting held on 2nd September 2025 were reviewed and approved. Proposed by JE and 2nd by PR. Motion carried.

4. Public Participation: This portion of the meeting was postponed until the discussion relating to Bellevue under 8d, planning and there being no other items raised.

5. Declarations of Interest:

- a. Cllr J Mallone declared his interest in the adoption of Lakeside Close as per item 7c. There were no other declarations made by Councillors.

6. Ward councillors update:

- a. Local Plan –AB encouraged all present to engage in this as it is currently in consultation.
- b. Speeding and anti-social driving around the Chew Valley Lake – a public meeting took place in Chew Stoke and Chew Valley Forum. The public are encouraged to report cars speeding or carrying out illegal activity. Consideration is also being given to a protection order so groups cannot congregate at Herons Corner.
- c. HMO – houses of multiple occupancy are not counted as separate residences which skews number of dwellings and revenue from council tax and BANES are looking to resolve this.

7. Highways –

- a. Cameras for Pit Lane – to be discussed in the November meeting.

ACTION: IW will explore the types of cameras available.

- b. SLOW signs have been replaced to the tarmac where new road surfaces added.
- c. Adoption of Lakeside Close

ACTION: LH to forward additional info to AB. AB to explore the adoption process and feedback.

- d. Hedge at junction of Pit lane and Five ways overhanging the road- AB has escalated this issue.
- e. Drains on Dewdown – BANES have confirmed that the clearing of these drains is within their schedule. Please report any blockages via fixmystreet.

Nempnett Thrubwell Parish Council

ACTION: LH to write a letter to Mary Paddock Farm regarding the bits of green plastic on the road and grass verge and up the road outside their property.

8. Planning:

a. New applications:

b. Ongoing applications:

- | | | |
|------|---|---------------|
| i. | Mary Paddock Farm | 25/02668/FUL |
| ii. | Parcel 0038 Green Lane
(extension of Solar Farm) | 25/02072/EFUL |
| iii. | Longacre farm | 25/00472/FUL |

c. Decision

d. Enforcement:

- | | | |
|----|---------------------|---------------|
| i. | Bellevue | 25/01573/AGRN |
| | Parcel 5432 or 3356 | |

All 7 members of the public in attendance were present to express their deep concern over recent developments at Bellevue. PH summarised the activity at this property to date. The recent activity ie excavation of a large hole and the large amounts of spoil piled up along the footpath as a result. The Chair invited comments from the public as follows:

- a) One resident has taken professional advice about the recent activity and was advised that this is **Unauthorised Engineering Operations**. Any spoil taken away from site needs the appropriate authorisation. Any obstruction to a public footpath can be objected to. Actions are thought and continue to be antagonistic.
- b) One member of the public asked a man on site what he was doing, and he is reported to have said he was building a raised hedgerow.
- c) A local IT expert has discovered the live website for the property is completely AI generated and is thought to be a smoke screen for other planned activities. The landowner's social media channels suggested he follows renowned DJ's in the Bristol area plus there are links to free rave events that were run around the Bristol area and is/was heavily into the Electronic Dance Music scene. The same links/associates run Shangri-La at Glastonbury, and one associate is the CEO of a nightclub in Bristol. Associates are thought to be co-owners or involved in the land in Nempnett Thrubwell.
- d) One resident suggested that as a community we need to engage with him in a constructive way to find out what his intentions are.
- e) Mendip AONB have been contacted in the past and showed no interest at all in developments at this site.
- f) It was also mentioned that the caravan in the lower field seems occupied and this is not allowed so all present were asked to be vigilant and gain any evidence of this as it would be useful.
- g) Cllr Ford mentioned his concerns as he thinks you were allowed to carry out any activities on your land that you want for 28 days of the year but no more than 14 consecutive.
- h) Access to the fields at Bellevue had been planned via a neighbouring field that was purchased by another resident and has therefore caused the landowner an issue.

All agreed that the planned building of the barn needs to be used for the purpose for which it is built, the business needs and to be operational. Have they got a agricultural holding license?

Nempnett Thrubwell Parish Council

AB encouraged all residents to remain vigilant and keep Rebecca updated to any changes. Residents were also encouraged to request all information relating to this site from the planning department under the Freedom of Information Act.

Suggested resolution:

- 1) Unauthorised Engineering Operations to be reported and lack of permission for possible dumping of spoil.
- 2) The owner is running an agricultural business.
- 3) The barn is proportionate to the size of the business and the business needs to be maintained for 10 years – this comes under permitted development.
This needs to be 50% of his income
- 4) The land is adjacent to a SSSI.
- 5) Neolithic barrows are in the next field.
- 6) Highways – inappropriate roads that lead to the event space.
- 7) Any noise pollution, alcohol consumption should be reported directly to the police although unless the environmental department are present then noise levels would not be recorded.
- 8) Crowd funding activity needs investigating but it is unclear how this can be done.

Bristolrewilding .co.uk. states they will be engaging with the local community and therefore the owner of the land should be invited to the Parish Council meetings to discuss his plans with concerned residents.

ACTION: AB will follow up with Rebecca Robinson at BANES and feedback any updates

ACTION: LH to contact the landowner and invite him to engage with the Parish Council and concerned parishioners to explain his plans for his land, as per the website.

ACTION: NTPC to put together a list of actions and suggested resolution to forward to BANES.

i) Finance:

- a. Bank reconciliation for 31st August 2025 to 30th September 2025 was agreed as being an accurate record. Proposed James and PR 2nd. Motion carried.
- b. Draft budget – PH reviewed the draft budget and suggested
Final budget needs to be submitted after the December meeting.

ACTION: GF to speak to landowner to ask if any interest in selling a bit of the land to allow for the extension of the play area outside the village hall.

ACTION: LH to add a line entry to the draft budget for the possible extension of the children's play area at the village hall.

ACTION: LH to recirculate the draft budget and Cllrs to review ready for further discussion at the November meeting.

c. Payments for approval.:

- i. Liz Horne – Clerks salary & expenses for August £436.99. Motion carried.
- ii. Outstanding: John Mallone expenses for attending PCAA annual meeting
£4.50.

ACTION: ICO payment to be authorised in November meeting.

ACTION: LH to raise the payment to JM again for authorisation within 30 days.

Nempnett Thrubwell Parish Council

j) Clerk

- a. Clerk and RFO vacancy- PH and JM to meet with an applicant tomorrow. Applicant is CiLCA qualified and an existing Clerk/RFO for another small parish council.
- b. Clerk cover for December meeting – PH suggested there are 3 options (1) we may have a new clerk in post (2) do not have a December meeting (3) hold the meeting and a councillor take minutes. To be decided at the November meeting.
- c. Printing and notice boards – PH asked if Cllrs would support the current clerk printing and adding agendas and minutes to the notice boards.
- d. Councillor to accompany clerk to meetings at 7pm.

ACTION: Clerk to message the Parish Council group just before each meeting and arrange for an available councillor to arrive early to open up the hall.

k) Parish Council Airports Association- Next meeting is in November

- l) Parish Matters- Letter received from South Western Ambulance Trust requesting funds towards an extra vehicle to cover the South West area.

ACTION: LH to draft a message to send to all parishioners via WhatsApp to ask what local charities they may be interested in supporting and to then forward a poll to gauge the popularity of each charity.

- m) Old finger-posts renovation- PH is liaising with Mike Ford and will start work on the post at Chapel House plus Mike is due to start work on the finger post by the lake.

n) Next meeting: Tuesday 4th November @7.30pm

There being no other business the meeting closed at 21.