

Minutes of the Ordinary Meeting of Priston Parish Council Held at 7pm on Monday 19th January 2026 in the village hall

Present: Banes Cllr Matt McCabe, Cllrs Peter Hopwood, Bruce Clarke, Helen Burns, Guy Davies, Robert Davies, John Lippiatt and Nick Keppel-Palmer, Jocelyn Nichols (Clerk) and 6 Parishioners

- 1. Matters raised by parish residents:** All were welcomed to the first meeting of 2026. Parking and planning issues to be discussed under items 7 and 8.
- 2. Apologies:** B&NES Councillor Fiona Gourley
- 3. Minutes:** The minutes of the ordinary meeting on 10th November 2025 were approved and signed.
- 4. Matters Arising:** a) The dog bin has been placed on the bridleway, and is being used. Guy has agreed to empty it. **Action: The purchase of another bin to be discussed at the next meeting.**
b) Robert suggests we wait until the Local Plan is published by B&NES in June, and we know more about where is green belt or grey belt before updating our planning checklist.
- 5. Chair's Report:** a) Richard Bottle has been working with the Chair and Clerk on the new AGAR assertion 10 and is checking our website conforms to the new accessibility statement. He is also ensuring all the PDF documents on our website have Optical Character Recognition applied so that text can be read aloud by Acrobat Reader if required. Our statement says that the clerk can be contacted by those who need documents in a different format. b) Bruce has started updating our Privacy Policy. c) The War memorial is being paid for by a generous parishioner.
- 6. Financial Report for the financial year 1st April 2025 to 31st March 2026:** The Parish Council had £7,343.434 in the bank on 1st January including £1,128.82 CIL money. The Ward Councillor grant of £190 for the dog bin has been gratefully received. The expenditure from 1st November to 1st January was £2,383.10 including ALCA training, deposit for the War Memorial, and hire of the Village Hall. If we spend in line with our budget, we should carry forward £4,483 to next year excluding CIL.
- 7. Roads and Highways:** The current grit bins are all full. **Action: Clerk to contact 'Fix My Street' To request that the missing bin at the top of Priston Hill be re-instated.** Nick had reported Nitrous Oxide canisters to 'Fix My Street' and they were cleared within the hour. This B&NES service is excellent.

There then followed a long discussion with reference to an email sent by a parishioner requesting clarification about the previous decision to request installation of double yellow lines at the junction of Priston Lane and High Street. His points were:

- 1. What evidence was considered by the Parish Council in reaching a unanimous decision, including any collision data, road safety audits, visibility assessments, or highway officer advice?*
- 2. Whether any Equality Impact considerations were discussed, particularly in relation to families with caring responsibilities and unavoidable reliance on private vehicles?*
- 3. Whether alternative or less intrusive measures were considered, and if so, which options were assessed and why they were discounted?*
- 4. Whether affected residents were consulted prior to the decision being reached, and if not, whether the Council intends to engage residents before supporting any future TRO?*

I am very concerned about the potential for parking displacement to materially affect nearby households.

Each of the points were addressed in detail :

1. Evidence

The collision mentioned was attended by police and residents and the ambulance service. The sight lines around the junction were examined by Parish and B&NES councillors and the B&NES highway safety officer. The safety officer gave his advice.

2. Equality Impact considerations

The councillors and B&NES officials considered the effect of reducing the parking spaces on this section of High Street. The review conclusion was that the impact would be small, that safety always needed to outweigh convenience and there was already parking provided.

3. Alternative or less intrusive measures

Cutting the hedge back was not considered to improve the sight line sufficiently. Extending the white line was considered to be potentially ineffective and unenforceable. A shorter yellow line would not improve sight lines or improve safety sufficiently. No action was not an option.

4. Local resident consultation

The neighbours on the corner were not directly consulted though several nearby and opposite who would be affected were. Any highways recommendation will generally require consultation.

(Councillors informed the meeting, as they had in the November meeting, that concerns had been expressed to and by councillors about poor visibility at the junction at Priston Lane during the summer and before the cyclist's accident. Near misses due to poor visibility had been reported by drivers and pedestrians when negotiating the junction, particularly when going from Priston Lane into High Street and turning towards the pub.

At the September PC meeting the issue was raised by councillors and it was agreed we would contact B&NES Highways and that the possible actions should be discussed at the next (November) PC meeting.

Councillors then made an impromptu visit to see the issues of parking and visibility directly after the September meeting

The cyclist's accident occurred about 2 weeks later on 16th September.

This was followed by the meeting with councillors, parishioners and B&NES Highway officers in October. Advice was received and the Parish Council meeting in November agreed the action to take.)

It was also pointed out that the Highway Code has rules on parking:

Rule 243 – Parking at or near a junction

1. **Do not park:**

- **Within 10 metres (about 32 feet) of a junction (unless in a marked bay).**
- **On a bend or approach to a corner if it would obstruct other road users' view.**

2. **Purpose:**

- **Keeps the corner clear for visibility for all road users.**
- **Ensures emergency access and prevents collisions.**

Rule 242 – General Parking Advice

- **Avoid parking where it reduces visibility for other drivers.**

- *Never park opposite or within 10m of a junction, unless signs permit it.*
- *Avoid parking too close to corners, bends, or narrow roads, which can block other vehicles.*

All of the above had been discussed at the November council meeting before the decision to request the yellow line was made.

Councillors recognised that parking in general is an issue and agreed to investigate how this might be addressed in the future.

Action: the clerk would write to the Police to obtain the accident report and Nick would draw up a proposal for examining the needs of residents for parking in the village.

8. Planning:

Old Byre – The applicant wished to change the condition to allow holiday lets as well as friends and family to stay. This has been supported by many already. After hearing from the applicant about how this would mean clients of his wife's holistic therapy business would be able to stay in the village, as well as wedding guests from the Mill, reducing taxis through the village, and there would be no strain on the limited parking because there was ample parking on site, it was agreed that the Council would support the application. **Action: the clerk will inform B&NES.**

HELAA – A parishioner had written to the Council explaining the disadvantages of recommending the ribbon development of Tunley as suggested by Dunkerton and Tunley Council. The Council was already concerned about increased flooding in the valley and lighting pollution, and there were other development options for Tunley in the draft Local Plan. It was agreed the Council would not recommend this development. **Action: Clerk will write to George Blanchard and Dunkerton and Tunley Council to inform them.**

Timsbury – The Developer Waddeton Park Ltd have applied to put 170 houses on Emlett's field – 102 plus 68 affordable homes. This will create 410 extra cars, they estimate. It was agreed the Council will strongly object to the application in support of Timsbury Parish Council and all the other objectors, stressing the strain on public services and the distance from Timsbury centre. **Action: Nick will update our previous objection and the Chair will send to B&NES.**

9. Flooding: The blocked drain and ditch clearing on Priston Hill will be actioned by B&NES. The ditch at the bend on Priston Lane needs clearing. **Action: John will ask the Gamekeeper to check with the Landowner that he can clear the ditch.**

10. To report on the Climate and Ecological Emergency: The wood by the sewage works has been cleared and dangerous trees have been removed. There are egrets in the valley, and the bird population seems to have increased.

11. To report on footpaths: Helen has met Simon Barnes who is concerned that the plastic on the sloping footpath near the sewage works needs updating as it's slippery. She is meeting Eddie the footpath officer from B&NES about the issue, and will also suggest to Simon that moving hinges to the other side of the gate to the works would stop it being locked by mistake. Thanks to the Cricket Club for removing the fallen tree on the adjacent path.

12. To report on external meetings and agree attendance at future meetings: The Clerk will attend the Bathavon Forum on 10th February. Peter, Helen and John Cameron attended the Community

Resilience Day on 20th November. They made some useful contacts, but there is no extra money available to improve community resilience.

13. **Date of next Meeting** –Monday 9th March 2026 7pm in the village hall.

Signed:Date:

JN 22/1/26