

Combe Hay Parish Council

BATHAVON WEST WARD, BATH & NORTH-EAST SOMERSET

MINUTES OF THE PARISH COUNCIL MEETING

held at 7.00 pm on Monday 6 June 2016 in Combe Hay Parish Church

Present: Councillors M. Austwick (Chairman), C. Harrison, J. Long, S. Saker

In attendance: R. Campbell (Clerk), two members of the public

PUBLIC PARTICIPATION The Chairman thanked the speakers, closed Public Participation and opened the Parish Council Meeting.

16.43 Apologies

Apologies were received and accepted from Cllrs P. Mills (on holiday) and J. Young (working). Cllr D. Samson was absent.

16.44 Vice-chair

Cllr Long was proposed by Cllr Austwick and seconded by Cllr Harrison. There were no other nominations and he was unanimously elected Vice-chair for the coming year.

16.45 Interests

There were no declarations of interests.

16.46 Minutes

(i) The minutes of the Parish Council meeting of 19 May 2016 were agreed to be a true record and were signed by the Chairman.

(ii) The minutes of the Annual Parish Meeting of 19 May 2016 would be available at the next meeting.

16.47 Clerk's report

A written report, including notes of a recent ALCA Clerks' Forum, had been distributed. Items appear under individual agenda headings.

It was noted that the Clerks' national pay scale had increased by 1%, backdated to 1 April 2016

16.48 Planning

(i) Applications

16.02275.FUL The Old Rectory Anchor Lane Combe Hay BA2 7EG.

Proposal: Reconstruction of existing conservatory to provide a first floor bathroom.

Cllr Long said that:

- the application complied with the Local Plan and with planning policy.
- the addition was not disproportionate and did not exceed the existing footprint
- the proposal improved the look of the building
- there might have to be infilling between pillars in the basement to strengthen foundations. Mr Brewester, consulted, said this would take two months.

RESOLVED (Proposed Cllr Long, 2nd Cllr Harrison, unanimous) to **support**.

Comments:

- in view of the previous history of the site, every effort should be made to minimize disruption to surrounding residents
- No trade vehicles should use Stony Lane

16.02383.FUL & 16.02384.LBA 2 Manor Farm Cottages Anchor Lane Combe Hay.

Proposal: Erection of rear conservatory, internal alterations to provide ground floor WC, provision of en suite bathroom to first floor and new bathroom and dressing room to first floor level, proposed new vehicular access to rear garden.

RESOLVED (Proposed Cllr Long, 2nd Cllr Austwick, unanimous) to **object**.

Comments:

- The size of the conservatory is disproportionate. Confirmation is needed that it conforms to B & NES guidelines for development in the Green Belt.
- The increased living capacity of the building is in excess of the capacity of the currently shared septic tank and a new septic tank should be incorporated in the design.
- A detailed statement should be provided showing how the large amount of spoil from the rear excavation is to be removed.
- The Scots Pine should be the subject of a TPO before work begins and should be protected during building work to avoid root damage.
- Clarification is needed as to how surface water is to be disposed of.
- Access to the property on the block plan should be revised to show access to No 2 Manor Farm Cottages only
- The Parish Council questions the proximity of the external oil boiler to the oil tank and neighbouring building.
- Screening vegetation on the boundary should not be removed except to form the entrance.

16.02592.TCA Glendower Anchor Lane Combe Hay BA2 7EG

Proposal: 1x Conifer – remove. Case Officer: Jane Brewer

It was agreed unanimously to **support** this application.

(ii) Planning and enforcement decisions and updates None

(iii) Combe Hay Parish Council's planning process It was agreed that Cllr Long should be able to call on the services of a second councillor to visit the site of an application and help provide a report for the PC meeting.

(iv) Cotswold AONB boundary A previous proposal to increase the size of the area south of Bath had been referred to recently. B & NES had been asked for further information

16.49 **Roads and transport**

- (i) The signs for Flower's Hill (minute 16.23) were ready. Cllr Long will put them up.
- (ii) An email had been received from Mrs Lynda Le Ray about horse warning and other traffic signs for Dunkerton Lane. She suggested that if B& NES could not fund them, the Parish Council might consider doing so.
Costings to be obtained for August consideration.

16.50 **Waste and Recycling**

- (i) Purchase of a litter bin Consideration was held over until the August meeting
- (ii) Fly tipping Nothing to report

16.51 **Defibrillator**

Whilst expressing general support for the idea, Councillors did not feel able to go any further without more financial information. Cllr Veale to be contacted about a possible Ward Councillor's Initiative grant.

16.52 **Rights of way** Nothing to report

16.53 **Cemetery**

Wall repair Mr Philip Harrison had started work on a 10' length in late May. The base will be widened so that the wall, rebuilt using lime mortar, will sit better on it. Further work will be considered when this section is complete.

Cllr Young to be asked if she will add the cemetery to her areas of lead responsibility.

16.54 **Trees**

The second quote for dead-wooding The Avenue Trees and felling the dead cherry at the top of Stone Lane (minute 16.040) were not yet to hand.

It was agreed that the cherry should be felled as soon as possible.

16.55 **Website**

Councillors confirmed the decision to go ahead with Parish Council Websites (minute 16.29), in spite of the fact that an annual maintenance/hosting fee of £100 would have to be paid.

The Transparency Grant can cover the purchase of a scanner and laptop, since Combe Hay Parish Council does not own either, as well as website development and training.

16.56 **Finance**

(i) The month 2 financial statement was distributed.

(ii) Financial Regulations amendment consideration was held over until August.

(iii) The following payments were approved unanimously.

	R. Campbell, refund cost of no parking signs	42.00
	R. Campbell, Clerk's salary May 2016	369.11
	IAC – internal audit fee	60.00

16.57 **Correspondence and Reports**

(i) Councillors noted correspondence received since the Parish Council meeting of 19 May 2016 and not minuted elsewhere:

- HGS-smp Playground equipment offers for Parish Councils
- Information on Bathscape Round 1 application for funding to reconnect people and communities with Bath's unique landscape by conserving and restoring; the therapeutic landscape; access; learning, training & skills.

Cllr Harrison will read this

- Connecting Families Team Newsletter, May 2016

No actions were identified

(ii) Miscellaneous reports:

- acceptance of the invitation to the Queen's 90th birthday tea had now reached 100
- Cllr Austwick will speak to Mr Mike Edge about community maintenance of The Paddock

16.58

Meetings and events

(i) No forthcoming events

(ii) The next meeting of the Parish Council was confirmed as Thursday 11 August 2016 at 7.00pm in Combe Hay Church

The Chairman thanked all those attending and closed the meeting at 9.25pm