

Combe Hay Parish Council

BATHAVON WEST WARD, BATH & NORTH-EAST SOMERSET

Minutes of the Parish Council meeting held at 7.00 pm on Wednesday 8 December 2016 in Combe Hay Parish Church

Present: Councillors M. Austwick (Chairman), J. Long (Vice-chairman), P. Mills, S. Saker, J. Young

In attendance: Ward Councillor D. Veale, R. Campbell (Clerk)

PUBLIC PARTICIPATION No member of the public was present.

16.94 **Apologies** Apologies for absence were received and accepted from Cllrs C. Harrison and D. Samson.

16.95 **Interests** There were no declarations of interests.

16.96 **Minutes**

The minutes of the Parish Council meeting of 5.10.16 were agreed to be a true record. They were signed by the Chairman

16.97 **Clerk's report** The Clerk reported on actions from previous meetings. Cllr Saker wished to be present when The Avenue trees were dead-wooded.

16.98 **Planning**

(a) Consideration of the following application was held over.

16/05667/TCA 1 Manor Farm Cottages, Anchor Lane Combe Hay BA2 7EH.
Proposal: T1- Norway Spruce- Fell; T2- Juniper- Fell

(b) It was noted that the following application had been withdrawn:

16/02383/FUL & 16/02384/LBA Manor Farm Cottages Anchor Lane Combe Hay.
Proposal (04.11.16 revised details): 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.

(b) The following decisions by B & NES were noted.

16/02383/FUL Manor Farm Cottages Anchor Lane Combe Hay **withdrawn**

16/04677/FUL Uphill The Lower Lane Combe Hay BA2 7EG. Single storey underground storage/garage area under the front raised lawn and paving.

Installation of sewage treatment plant unit following the removal of existing septic tank: **permit**.

16/04894/TCA The Dormy House, Anchor Lane, Combe Hay BA2 7EG. 1x Golden Leylandii - remove. 1x Cherry – remove: **no objection**.

(c i & ii) Sulis Down development

- Ward Cllr Veale had attended the recent public consultation on proposals for 180 dwellings on the Western section. He considered it had been held in an unsociable manner.

- He referred to the government's housebuilding priority and to transport problems in Bath and North East Somerset. He would talk to planning officers about the latest Sulis Down proposals.
- The Chairman asked if it was still thought that one entrance only (onto Combe Hay Lane) would restrict the size of the development.
- After discussion, Combe Hay Parish Council reiterated its position: there should be one entrance and no more than 300 houses on the entire development, per B & NES Core Strategy. The council agreed with Wellow Parish Council that priority at the development entrance should be for traffic on Combe Hay Lane.
- It was agreed not to give a detailed response to the recent consultation.
- The Clerk to identify Derriman's Field, mentioned in the proposals, if possible.
- Cllr Young asked if the drainage implications of an increase to 450 houses (thought to be the minimum for the whole site if 180 were allowed on the Western section) had been considered.

(c iii) The Chairman will represent Combe Hay Parish Council on the South of Bath Alliance (SOBA).

16.99 **Highways and rights of way**

(a) Highways updates

- The drainage repair at Anchor Lane is holding
- Excess surface water has reappeared outside The Old Rectory. The Chairman had received a standard response from B & NES when he raised the matter
- Cllr Young said the water table will rise when Sulis Meadows is built.
- A nasty dip after the bend in Anchor Lane to be reported to Highways.
- Highways to be thanked for leaf clearing
- Cllr Mills will check if 'no parking' notices put up by the parish council opposite Flowers Hill continue to promote access problems for the Old School House, before action is considered.

(b) Rights of way update

- The protruding hedge at Old Bath Road had been cut back

16.100 **Defibrillator**

- The defibrillator was now live and the Chairman had done the first weekly check.
- A training session will be provided by the Community Heartbeat Trust on 19/01/2017 at 19:00 in Combe Hay Church, when it was hoped to recruit weekly checkers; until then the checks would be done by council members.
- Cllr Veale was thanked for the initiative funding he had provided to make the defibrillator possible.

16.101 **Cemetery**

(a) Wall: Rebuilding/repair of the agreed section had been completed by Philip Harrison, who was thanked for keeping within budget in spite of some additional work. The section would initially be kept covered to protect the lime mortar.

(b) Burial plot plan: to follow.

16.102 **Environment and Amenity**

(a & b) Old Combe Hay Lane Cllr Veale offered to check with Environmental Health about persistent fly tipping and about the possibility of a camera being sited there.

The Clerk to ask Lynda Le Ray if she would allow one passing point at Swan Lane if the Parish Council supported

16.103 **Website**

The website was up and running at <http://combehaypc.org.uk>

16.104 **Finance and audit**

(a) The Month 8 financial statement was noted.

(b) Cost of maintaining parish assets The Clerk will consult about likely Cemetery wall repairs and tree and railings maintenance over the next five years, and report to the February meeting

(c) The proposed budget for financial year 2017-18 was reviewed and approved. A copy is attached to these minutes

(d) **RESOLVED** (proposed Cllr Mills, 2nd Cllr Long) to sign a precept for 2017/8 of £8,650.00 (eight thousand six hundred and fifty pounds)

(e) The following approved payment was noted:

100790	Abbey Masonry Ltd – Cemetery Wall repair (minute 1675)	2,764.00
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(f) **RESOLVED** (proposed Cllr Mills, 2nd Cllr Long) to pay the following:

100791	November 2016 payroll	372.20
100792	Cam Valley Wildlife Group	5.00
100793	Parish Council Websites	480.00

16.105 **Correspondence and Reports**

(a) Correspondence received since the Parish Council meeting of 5 October 2016 was reviewed. No actions were identified.

(b) The Clerk reported on November meetings of the Environs of Bath Sub-committee and the Bathavon Forum. The latter meeting had been inquorate and the AGM had been rescheduled for January, meeting in Bath.

16.106 **Meetings and events**

(a) January meetings:

- The date of the Bathavon Forum to be circulated.
- Cllr Mills will attend a Western Power Distribution Strategy Review.
- The Chairman will attend the SOBA meeting on 25 January

(b) The next meeting of the Parish Council will be on Thursday 9 February 2017 at 7.00pm in Combe Hay Church

The Chairman thanked all for attending and closed the meeting at 9:00pm.