

Combe Hay Parish Council

BATHAVON WEST WARD, BATH & NORTH-EAST SOMERSET

**Minutes of the Parish Council meeting held at 7.00 pm
on Wednesday 10 January 2017 in Combe Hay Parish Church**

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

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

PUBLIC PARTICIPATION All public comment concerned the application to site a static caravan for three years at Cromwell Farm as a temporary agricultural worker's dwelling for a proposed horse milking business.

- Frank Davies asked about the plan and scale of the proposed business. A dairy operation would need milking equipment.
Applicant Frank Shellard (FS) said it would be a small-scale business with 10-15 mares, plus foals. Most of the details were on the B & NES website. The Chairman noted that most of the figures on the website had been blacked out.
- Ruth Brown said there was no established business on the site and change of use would be needed. She asked why the business could not be in Wellow
FS: there was not enough ground there and it was not organic.
Mrs Brown also wanted to know why the application stated that the caravan would not be seen from the road or footpath.
- Matt Phillips asked where the milk would go.
FS: It would be stored in Wellow, where the farm gate would be. There would be some fridges at Cromwell Farm
Mr Phillips outlined what he saw as the inevitable to and fro of horses across Combe Hay Lane
FS: it was hoped to milk some horses in the fields in summer
- Cllr Saker asked how biddable horses were to be milked
FS: recounted a visit to Belgium, where the practice is carried out. He had subsequently sent some of his own horses to Belgium and they had milked without problem. He had 12 horses ready to go.
- Cllr Young was concerned about mastitis if the mares were continually producing milk.
She asked why a mobile home was needed. Could the operation not be carried out in the normal working day?
FS said his daughter who would run the business did not live in the immediate vicinity. The foals would not be out in the winter months.
- Fears were expressed about the nature of the proposed business and that the application, if granted, would open the door to a permanent residence.

It would be a different matter if, in three years' time the business had proved to be successful.

FS: an agricultural appraisal would be carried out the following week.

- Andrew Jeffries said the existing barn had been built high. He noted that Week Farm had had the agricultural tie removed; the same could happen here.

The Chairman said that the discussion had been very useful. He closed Public Participation at 7.25pm and opened the Parish Council meeting.

17.01 **Apologies**

Apologies for absence were received and accepted from Cllr D. Samson, abroad.

17.02 **Interests**

There were no declarations of interests.

17.03 **Minutes**

The minutes of the Parish Council meeting of 8.12.16 were agreed to be a true record. They were signed by the Chairman

17.04 **Clerk's report**

A report on actions from previous meetings was distributed to Members.

17.05 **Planning**

(a) Applications

16/06208/FUL 29/12/2016	Rowley House, Rowley Farm Lane, Combe Hay BA2 7EF	Erection of single storey oak framed orangery extension to rear and open sided oak framed porch to front.
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RESOLVED (prop. Cllr Mills, 2nd Cllr Young, Cllr Long abstained) to **support**.
Observation: any external lighting should be kept to a low level of brightness.

16/06049/FUL 13/12/2016	Cromwell Farm, Combe Hay Lane, Combe Hay, BA2 8RF	Temporary (3 years) siting of a static caravan for use as an agricultural workers' dwelling.
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Cllr Long, who had spoken to the case officer, said that the land is designated as agricultural. The equine activity becomes agricultural when horses are milked. The barn currently under construction is for hay storage. The stables would be in the first barn. He noted that the Environment Officer was not happy with screening and siting. His own impression was that the application was incomplete and left unanswered questions. Councillors considered the application under the headings shown in the observations below.

RESOLVED (proposed Cllr Saker, 2nd Cllr Austwick, unanimous) to **oppose**.

Observations (summarized):

1. Not compliant with policy HG10 - no established agricultural enterprise; support papers incomplete.
2. Not compliant with Policy GB2 - visually detrimental to the landscape of the area.
3. Risk of light pollution.
4. Concerns about noise and

animal waste. 5. Dwelling would overlook neighbouring properties. 6. Public footpath through proposed grazing area for mares and foals. 7. Generation of additional traffic on small lane with existing issues. Horse movements across and along lane which is narrow, in poor repair and prone to flooding.

16/06010/AR 12/12/2016	Odd Down Park and Ride Roundabout, Fosseyway, Englishcombe, Bath	Display of 4no. non-illuminated free standing aluminium signs to be secured to the ground by two aluminium posts.
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RESOLVED (prop. Cllr Mills, 2nd Cllr Young, unanimous) to **support**.

16/06016/TCA 12/12/2016	Combe Hay Manor, Backy Hill, Combe Hay, BA2 7EG	1) Beech - Reduce crown by 15-20%. 2) Lime - Pollard to previous pruning points. 3) Lime - Pollard to previous pruning points. 4) Willow - Fell remaining stem following storm damage. 5) Holly - Reduce crown to clear church roof and parapet. 6) Leylandii - Fell and replace with smaller species.
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Cllr Long declared an interest, as a tree overhung his garden. He did not vote.

RESOLVED (prop. Cllr Harrison, 2nd Cllr Austwick, unanimous) to **support**.

(b) Decision

16/05667/TCA	1 Manor Farm Cottages, Anchor Lane Combe Hay BA2 7EH	T1- Norway Spruce- Fell T2- Juniper- Fell
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B & NES decision: **no objection**

17.06 **Defibrillator**

The cardiac arrest seminar was confirmed for 19 January. It was agreed to recruit as many for the weekly check as possible. The Clerk would introduce the meeting.

17.07 **Maintenance of parish assets**

A quotation for preparation and one coat of paint had been received from Jeremy Hunter. It was agreed to ask for a quotation to include undercoat.

17.08 **Cemetery**

The Clerk promised the burial plot plan for the February meeting.

17.09 **Finance and audit**

(a) The Month 9 financial statement was received.

(b) It was noted that the following budgeted payments had been made.

100794	December 2016 payroll	372.20
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100795	HMRC Oct – Dec 2016	3.20
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(c) **RESOLVED** (proposed Cllr Harrison, 2nd Cllr Long, unanimous) to pay:

100796	January 2017 payroll	372.20
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(d) **RESOLVED** (prop. Cllr Austwick, 2nd Cllr Saker, unanimous) to confirm the budgeted sum of £100 for hire of Combe Hay Church for Parish Council meetings.

17.10 Correspondence and Reports

(a) Correspondence received since the Parish Council meeting of 8 December 2016 was noted. Lynda Le Ray to be thanked for litter picking on Swan Lane.

(b) There were no miscellaneous reports.

17.11 Meetings and events

Dates were noted and attendees agreed as follows:

Date & Time	Event	Location/ attendees
11 Jan 18:00	Bathavon Forum AGM	Kaposvar Room, The Guildhall, Bath. Apologies to be made
17 Jan 12.30	Environs of Bath Committee	No 1 Royal Crescent The Clerk
19 Jan 19:00	Community Heartbeat Trust – defibrillator training	Combe Hay Church
25 Jan 19:30	SOBA	South Stoke Village Hall Cllr Austwick
9 Feb 19:00	Combe Hay Parish Council	Combe Hay Church

Cllr Saker made her apologies for the February meeting.

The Chairman thanked all for attending and closed the meeting at 8.30pm.