

Combe Hay Parish Council

BATHAVON WEST WARD, BATH & NORTH-EAST SOMERSET

Minutes of the Parish Council meeting held at 19:00 on Tuesday 19 July 2017 in Combe Hay Parish Church

Present: Councillors M. Austwick (Chairman), M. Boyce, S. Saker, J. Young

In attendance: Ward Councillor D. Veale, R. Campbell (Clerk), two members of the public

PUBLIC PARTICIPATION

No member of the public wished to speak.

17.65 **Apologies** Apologies for absence were received and accepted from Cllrs A. Harrison, J. Long and P. Mills

17.66 Minutes

The minutes of the Annual Parish Council Meeting of 18 May 2017 were agreed to be a true record. They were signed by the Chairman

The minutes of the Parish Council Meeting of 13 June 2017 were agreed to be a true record. They were signed by the Chairman

17.67 Council

(a) Interests There were no declarations of interests.

(b) Responsibilities A list of lead responsibilities to be circulated and 'bids' received before a decision is taken at September's meeting.

17.68 **Clerk's Report** Actions from previous meetings are noted under the relevant agenda item.

17.69 Planning

(a) The following application was considered:

17/02588/EFUL 22/06/2017	Parcel 4234, Combe Hay Lane, Combe Hay, Bath	Erection of 173 residential units, open space, allotments, green infrastructure, landscaping and associated works including provision of vehicular access from Combe Hay Lane.
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Cllr Austwick had circulated a draft response for members to consider. The application was deficient because it lacked a Comprehensive Masterplan. Cllr Austwick said that Combe Hay Parish Council's position to date had been that of B & NES's Core Strategy: the development should not exceed approximately 300 houses and have one entrance only, onto Combe Hay Lane. This was also the position of South Stoke Parish Council. However, it was now time to review Combe Hay's position. The chief concern was with traffic down Combe Hay Lane. The burden was not being shared equally. He considered it a weakness that there was no survey of traffic turning left from the proposed development down Combe Hay Lane.

Cllr Boyce referred to rat-running up Combe Hay Lane. He said that while the methodology of the application's highways survey was sound, there were weaknesses. The survey concluded that all local road junctions/roundabouts except two would operate below capacity in five years' time. However, it failed to acknowledge that tailback from the two over-capacity roundabouts would affect every other junction. B & NES have asked for a

more sophisticated traffic flow assessment. He said B & NES's challenge was to make traffic flow more quickly down into Bath.

Cllr Austwick said that the illustrative masterplan supplied with the application made no mention of the recent application to demolish Sulis Manor. He asked whether the masterplan would be deliverable if there were a separate Sulis Manor site.

Summing up, the Chairman said there was no feeling to support the application.

RESOLVED (proposed Cllr Austwick, 2nd Cllr Saker, unanimous) to oppose the application on the grounds discussed, chief among which was the lack of a Comprehensive Master Plan as required by the Core Strategy, and any further grounds which emerged from meetings planned in the ensuing 10 days.

(b) The following applications, on which the PC is not invited to comment, were noted.

17/02660/CLPU	Cotte Farm, Anchor Lane, Combe Hay BA2 7EG	Conversion of ground floor of domestic outbuilding into living space with replacement windows and doors (Certificate of Lawfulness for a Proposed Development).
17/02332/CLPU	Graden Farm Cottage, Wycotte Hill, Combe Hay, BA2 8RE	Erection of a rear conservatory extension (Certificate of Lawfulness for a proposed development).

(c) The following planning decision was noted.

17/02201/FUL Permit	2 Croft Cottages, The Lower Lane, Combe Hay BA2 7EG	Erection of first floor extension and alterations to allow access to garden from first floor.
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(d) The B & NES Placemaking Plan Inspector's Report (printed copy to go in CH Community Library, webpage www.bathnes.gov.uk/placemakingplan) was noted.

17.70 Highways

The Highways inspector was being urged to deal with splits in Combe Hay Lane S. of the first bend coming from Odd Down, and pitting of the road surface at Combe Hay Bridge.

17.71 Cemetery

(a) Councillors expressed appreciation of a kind offer of additional land to the N. of the existing cemetery. However, given the Council's limited resources, there was concern about the obligations and commitments that would arise, including

- The cost of making the land safe and securing boundaries
- The protection of the memorial in the existing wall
- Soil movements
- How to deal with the difference in land levels
- Ongoing maintenance costs

The offer also included a contribution to making the land good. It was agreed to thank the potential donor and ask him to come to the September meeting so that the matter could be discussed further.

(b) Repair to the N. wall To be discussed in September

17.72 Communication

Welcome pack An update is attached to these minutes

17.73 Finance

(a) The Month 3 financial statement was received and noted.

(f) **RESOLVED** to pay the following (proposed Cllr Austwick, 2nd Cllr Boyce, unanimous):

July payroll – R. Campbell, postdated 24/7	375.40
R. Campbell – refund payment made to Internal Audit & Consultancy	60.00

(f) **RESOLVED** to pay the following (proposed Cllr Saker, 2nd Cllr Austwick, unanimous):

B & NES Council – contribution to defibrillator	250.00
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17.74 Correspondence and reports

(a) Correspondence received since the last meeting was noted. No actions were identified.

(b) There were no miscellaneous reports.

17.75 Meetings

Meeting dates and representation were agreed as follows

Date and time	Event	Location
20 July 18:00 - 20:00	Bathavon South Forum	St Gregory's School, Sixth Form, Bath
24 July 19.30	Public meeting after South Stoke PC meeting to discuss Sulis Down	South Stoke Village Hall Chairman and Clerk to attend
Sept 12 19:00 Note change of date	Parish Council meeting	Combe Hay Church