

# Combe Hay Parish Council

BATHAVON WEST WARD, BATH & NORTH-EAST SOMERSET

**Minutes of the Parish Council (CHPC) meeting held at 19:00  
on Wednesday 28/29 March 2018 in Combe Hay Parish Church**

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

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

## **PUBLIC PARTICIPATION**

- Andrew Jefferies reported fly tipping at the junction of Old Bath Road and the road from Fortnight Farm, including of glass and tiles.  
He had reported an infestation of Japanese Knotweed to B&NES but had had no response. The Clerk to contact B&NES and Ward Cllr D. Veale.
- Carol Smith spoke to her application for Smithy House. She said due consideration had been given to the surroundings. The stone had been chosen to blend in, only two dormers overlooked neighbours and the extension would not be seen from the roadside, where the unstable wall would be reinstated. The aim had been to prepare for the future while respecting the past. The house at the bottom of the hill had been referenced for the cedar cladding. A lot of the work did not require planning permission and was being undertaken.
- John Holdaway also spoke to the Smithy House application. He thought the volume of the extension too great and was not keen on the finish to the north side or the dormer windows. He also considered the parking area too big,

### **18.021 Apologies**

Apologies for absence were received and accepted from Cllr S. Saker.

### **18.022 Minutes**

The minutes of the Parish Council Meeting of 15 February 2018 were approved as a true record and signed by the Chairman

### **18.023 Interests**

There were no declarations of interests.

### **18.024 Clerk's report**

Actions from previous meetings are noted under the relevant minute.

### **18.025 Planning (part)**

(a) The following applications were considered:

18/00750/FUL Smithy House Flower's Hill Combe Hay BA2 7EG	Demolition of 2no existing lean-to extensions and erection of 1no single storey and 1no two storey rear and side extensions, conversion of the loft and dormer windows, insertion of window	Councillors agreed that the property needed care and attention and that preservation would man change. However, they had concerns about the proposed expanse of glass and timber. A rubble stone wall would look better. They considered that the side extension would look 'imposing' when viewed from the bottom of Flowers Hill. They regretted that the applicant had not had time to seek pre-application advice and also that a
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	openings and associated works.	number of trees had been removed in the Conservation Area, when only two were listed for removal in the application. It was AGREED that when other business had been concluded the meeting would be adjourned until 09:00 the following day, Thursday 29 March, and would resume with a site visit to Smithy House.
18/01068/FUL Parcel 6600 Fosseway Englishcombe	Re-profiling land for the purposes of agricultural improvement.	<b>RESOLVED</b> (proposed Cllr Long, 2 <sup>nd</sup> Cllr Mills, unanimous), to <b>object</b> on the grounds that, while enhancing the land, the proposal was likely to cause drainage problems due to run off during heavy rainfall.

(b) Councillors noted appeal APP/F0114/D/17/3192340 against B&NES refusal (CHPC support) of application 17/1708/FUL 2 Manor Farm Cottages.

(c) The following planning decision was noted:

17/06011/FUL Cromwell Farm Combe Hay BA2 8RF	Erection of a temporary (3 year) rural workers dwelling	Permit 15.3.18 (CHPC object)
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(d) Councillors noted updates on

- The B&NES Local Plan/HELAA Site Assessment
- the Sulis Down application. CHCP will request a speaking slot when the Development Management Committee considers this application, scheduled for 9 May.

## 18.026 Highways and transport

(a) Flooding at Anchor Lane.

- The large hole had been filled in by Bristol Water and the warning signs removed. The road continued to be heavily affected by surface water
- The Clerk to contact Simon Morrissey, B&NES senior drainage engineer, to ask about discussions with the owner of the wall from which water was issuing and confirm when the engineering work would be done (scheduled for the first three weeks of September)
- The B&NES Highways Inspector to be asked to alleviate matters in the meantime if possible

(b) Highway works

- B & NES to be consulted about designating passing places on Swann Lane, which is used as a rat run
- B&NES to be asked to clear two blocked gullies west of Combe Hay crossroads
- A request for grit bin refills had been made but only partially met. The remainder to be chased
- It was AGREED to ask B&NES for a weight limit in Combe Hay Village as well as on the full length of Combe Hay Lane

## 18.027 Rights of Way

There was no information to report.

## 18.028 Cemetery

(a) Councillors reviewed the map of water pipes in the proposed new land and noted the need for planning permission for change of use to a cemetery.

Cllr Harrison said the offer of the land should be accepted. Other considerations, apart from maintenance and insurance, which would have to be allowed for but were manageable, could follow.

(b) **RESOLVED** (proposed Cllr Harrison, 2<sup>nd</sup> Cllr Young) to resume the process of acquiring the new land north of the cemetery and to spend up to £500 on legal and professional fees.

(c) It was AGREED that ivy on the cemetery wall should only be removed by cutting or spraying, not pulling.

(d) The contractor to be asked to cut only one narrow strip up the cemetery for the first cut.

#### 18.029 Risk assessment

The risk schedule was reviewed line by line and approved.

B & NES to be asked how easy it would be to view stored records, with a view to lodging items from the Living Archive with them

#### 18.030 Early Summer Village Community Event

It was AGREED that CHPC offered its encouragement and support to the event but could not provide financial assistance.

#### 18.031 Finance

(a) Reconciliation of bank balance in the Month 11 financial statement awaited a bank statement. On receipt the financial statement to be forwarded to Councillors.

(b) Councillors welcomed receipt of a grant of £641 from the Transparency Fund.

(c) Consideration of a grant request from Midsomer Norton Dial-a-Ride was postponed.

(d) **RESOLVED** (proposed Cllr Austwick, 2<sup>nd</sup> Cllr Mills, unanimous) to pay

100836 Lexis Nexis – <i>Arnold Baker on Council Admin 10e</i> (cheque 100825 to ALCA cancelled)	65.50
100837 R. Campbell – Clerk’s Salary March	375.40
100838 HMRC Quarter 4	4.20
100839 R. Campbell – home working allowance, expenses – second half	159.50
100840 ALCA – subscription 2018/19 (pay April)	29.01
100841 Combe Hay PCC – hire of Church for Parish Council meetings (pay April)	100.00

#### 18.032 Information

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

(b) The Clerk reported on the following:

- Parish Liaison meeting 28.2.18 (written report sent)
- Environs of Bath meeting 20.3.18
- Preparatory work was being done to shift the bus lane at Odd Down Park and Ride. Cllr Mills asked why the kerb lane coming from Bath was being altered.

#### 18.033 Meetings

Meeting dates were noted as follows.

11 Apr 18:00 – 20:00	Bathavon South Forum	Freshford Village Hall
23 May 18:30	Annual Parish Council Meeting	Combe Hay Church
23 May 19:15	Annual Parish Meeting	Combe Hay Church

The Clerk to follow up suggestions for a speaker for the Annual Parish Meeting

The meeting was adjourned by the Chairman at 21:55.

The meeting resumed at 09:00 on Thursday 29 March.

Apologies for this part of the meeting were received and accepted from Cllr A. Harrison (working).

18.029 **Planning** (continued)

Following a site visit to Smithy House, during which one member of the public was in attendance, Councillors considered resumed consideration of application 18/000750/FUL.

18/00750/FUL Smithy House	<b>RESOLVED</b> (proposed Cllr Long, 2 <sup>nd</sup> Cllr Austwick, unanimous) to <b>object</b> to the proposal in its current form on the following grounds. In CHPC's view blank side wall is overbearing, rising at its highest point about 4.5 metres (existing boundary wall plus 2.6 metres building height) above Flowers Lane. The visual aspect of this side wall is dominant. The extension is also overbearing when viewed from the bottom of the hill and should be tempered by a softer approach. It could be lowered, have a gently sloping roof and use materials more in keeping with its surroundings.
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The Chairman thanked all for attending and closed the meeting at 09:27.