Combe Hay Parish Council

BATHAVON WEST WARD, BATH & NORTH-EAST SOMERSET

**Minutes of the Parish Council (CHPC) meeting held at 7:00pm**

**on Wednesday July 17, 2019 in Combe Hay Church**

**Present:** Councillors M. Austwick (Chairman), S. Bellars, M. Boyce, C. Harrison  
S. Saker, J. Young

**In attendance**: Ward Councillor M. McCabe, R. Campbell (Clerk), two members of the public

**PUBLIC PARTICIPATION**

* Matt Tucker from Savills, representing Carol Smith, the applicant in 19/02928/FUL Smithy House, said he appreciated that there had been a long planning history in relation to the site. The current application sought to regularize the works and had been submitted after pre-application advice.

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

19.038 **Apologies** Apologies for absence were received and accepted from Cllr J. Long, on holiday.

19.039 **Minutes**

(a) The minutes of the Parish Council Meeting of 15 May 2019 were AGREED to be a true record. They were signed by the Chairman.

(b) The minutes of the Annual Parish Meeting held on 15 May 2019 were NOTED

19.040 **Clerk’s report**

Actions from previous meetings are noted under the relevant minute

19.041 **Planning**

The following application was CONSIDERED

|  |  |  |
| --- | --- | --- |
| 19/02928/FUL  Smithy House, Flower's Hill, Combe Hay, Bath, 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 openings and associated works | Recommendation deferred, due to uncertainty about which element of the wall, if any, already has planning permission.  **ACTION** The planning officer to be asked to attend a site meeting to provide clarification and a further meeting of the council held to consider the application.  The applicant, in response to the council’s question, expressed willingness to replace the top 0.7m (the ‘dwarf wall’ element) with a different medium, to be agreed. |

(b) The following planning decision was NOTED

|  |  |  |
| --- | --- | --- |
| 19/01775/FUL  Manor Side, Anchor Lane, Combe Hay, BA2 7EG | Replacement of sewage treatment plant and associated patio works. | PERMIT  (CHCP support) |

(c) Planning Enforcement An update on Cromwell Farm had been received.  
**ACTION** The B&NES enforcement officer to be pressed for action

(d) Sulis Down Section 106 Agreement The chairman said that B&NES Highways have accepted that the 173 houses for which permission has been granted will not have a severe impact on traffic movement in the parish. There is therefore no mileage in seeking Section 106 mitigation measures.

(e) West of England Joint Spatial Plan Examination The Clerk reported that the West of England Joint Authority had been questioned closely on the methodology used to determine the Strategic Development Sites (SDS) put forward in the draft plan. A ruling on whether the plan was sound or capable of being made sound was expected in the next few weeks. If it were not so ruled, then a revision, perhaps with further SDS, possibly including Sulis Down, could be put forward for public consultation.

19.042 **Highways and Transport**

(a) Statutory 20 mph limit in Combe Hay The council had made a written request to be included in the 2020-21 bidding process.   
**ACTION** B&NES officer to be asked to visit and make a recommendation. District Councillors to be included in the correspondence.

(b) Works in Combe Hay Lane Some actions on the list agreed under minute 19.032(c) had been full or partly completed. Ownership of the damaged wall had still to be determined.  
**ACTION** B&NES to be pressed to complete the remaining actions requested.

19.043 **Council**(a) Training feedback Cllr Bellars said he found the training worthwhile for new councillors. He will circulate slides on request

(b) Eligibility requirements for Members Those who satisfied the requirements to stand for election are entitled to remain members of the council for the full four-year term, even if they move out of the eligible area during that time. Cllr Saker received the support of her fellow councillors to remain a member after she moves to an adjacent village.

(c) Code of Conduct The Clerk presented a draft code of conduct

**ACTION** The draft code to be circulated to members, who will advise if they are content, in time for the code to be considered at the next meeting of the council. The Clerk will also circulate the current Financial Regulations and Standing Orders, including minor adjustments identified by Cllr Bellars, both for consideration in September.

19.044 **Finance**

(a) **RESOLVED** (proposed Cllr Bellars, 2nd Cllr Austwick, unanimous) to APPROVE the application of the National Wage award to the Clerk’s salary from 1st April 2019.

(b) **RESOLVED** (proposed Cllr Bellars, 2nd Cllr Harrison, unanimous) to APPROVE the month 3 financial statement.

(c) Electronic banking Cllr Bellars and the Clerk to submit proposals for the adoption of online banking in time for review by members before the September meeting of the council, at which they will be considered.

(d) **RESOLVED** to pay the following (proposed Cllr Bellars, 2nd Cllr Austwick, unanimous)

|  |  |
| --- | --- |
| 100850 Staff salaries - June | 307.45 |
| 100851 Staff salaries – July, including back-dated pay scale increase | 339.65 |
| 100852 M. Boyce – back-up storage disk | 41.49 |
| 100853 HMRC – quarter 1 | 230.60 |
| **Total** | **919.19** |

19.045 **Information**

(a) Information

* New residents – Cllr Boyce will update the welcome pack
* Rights of way – no report
* Environment andmaintenance – no report
* Cemetery – the solicitor dealing with transfer of the new land had left the practice; an update was awaited.   
  **ACTION**  Cllr Harrison will look at the gate, which is stiff

(b) Correspondence The Chairman will look at how the parish can participate in the nationwide VE Day celebration in 2020

(c) Miscellaneous reports B&NES to be asked whether they sweep the minor lanes

19.046 **Meetings** Dates of meetings

|  |  |  |
| --- | --- | --- |
| To be confirmed | Planning meeting to consider application 19/02928/FUL  Smithy House | Combe Hay Church |
| Wednesday 18 September, 7:00pm | Parish Council Meeting | Combe Hay Church |

The Chairman thanked all for attending and closed the meeting at 9.10pm