Combe Hay Parish Council

BATHAVON WEST WARD, BATH & NORTH-EAST SOMERSET

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

 **on Wednesday August 7, 2019 in Combe Hay Church**

**Present:** Councillors M. Austwick (Chairman), J. Long (Vice-chairman), S. Bellars,
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, detailed the three elements of the revised application and provided factual information in response to questions

19.047 **Apologies**

Apologies for absence were received and ACCEPTED from Cllrs M. Boyce and C. Harrison, on holiday.

19.048 **Interests**

Cllr Bellars declared an interest in 19.051(a) Rectory Cottage, as owner

19.049 **Minutes**

The minutes of the Parish Council Meetings held on 17 July 2019 were AGREED to be a true record, with the following amendments:

19.041(e) line three, delete *Site*, inset *Location*; lines three and five, delete *SDS*,insert *SDL.* The minutes were signed by the Chairman.

19.050 **Clerk’s report**

None

19.051 **Planning**

 (a) The following application was CONSIDERED

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| 19/02928/FUL(Revised drawings received by B&NES 1.8.19)Smithy House, Flower's Hill, Combe Hay, Bath, Bath And North East Somerset, 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 (Resubmission).   | **RESOLVED** (proposed CllrYoung, 2nd Cllr Long) to **oppose** on the following grounds:The railings proposed for the front of the house are not appropriate to the age and style of the houseThe paving stones in front of the house are not appropriate to the age and style of the house. The paving stones appear to encroach onto the highway, where they are a proven hazard (a small flower bed, similar to that at Smithy Cottage, is suggested for demarcation instead)The lower return wall into the garage/parking area should be curved to match the upper return wallRailings proposed for the lower steps are not appropriate to the setting (a wooden rail is suggested instead).If these objections were met, the council would support the application, including the reduction in height of the retaining wall by 0.6m and its replacement by railings screened by a hedge. It supports what it understands is the proposal to agree a replacement tree planting scheme with the planning authority before a decision is made |
| 19/03330/TCARectory Cottage Anchor Lane Combe Hay BA2 7EG | Ash (T2) – fell.  | Cllr Bellars took no part in consideration of this item.**RESOLVED** (proposed Cllr Austwick, 2nd Cllr Saker, unanimous) to **support**. |
| 19/03240/FULCotte Farm, Anchor Lane, Combe Hay BA2 7EG | Conversion of barn to ancillary accommodation with associated alterations and terracing the yard. | It was noted that a Certificate of Lawfulness had been sought unsuccessfully in 2017.**RESOLVED** (proposed Cllr Long, 2nd Cllr Young, unanimous) to **support** on condition that there is no vehicular access via the bridle path. |

(b) It was AGREED to write to the Director - Development & Public Protection and the Head of Planning at B&NES in support of South Stoke Parish Council’s demand that the allocation for allotments is made on the site of the Sulis Down development and not elsewhere. Adequate funding for the allotments should be provided. The allotments should not be at the charge of South Stoke Parish Council

(c) There were no planning or enforcement decisions or updates

(d) It was noted that the Inspectors of the West of England Joint Spatial Plan had concluded that the methodology by which the Strategic Development Locations had been selected was unsound and that the Councils needed to revisit their baseline assumptions.

 19.052 **Council**

The Code of Conduct circulated to Members was APPROVED

19.053 **Information**

 None

19.054 **Meetings** The date of next meeting was confirmed as

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| Wednesday 18 September, 7:00pm | Parish Council Meeting | Combe Hay Church |

 The Chairman thanked all for attending and closed the meeting at 8:50pm