Combe Hay Parish Council

**https://combehaypc.org.uk**

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

**Minutes of the Parish Council meeting held at 7.00pm**

**on Wednesday September 16, 2020 remotely via Zoom**

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

**In attendance**: Ward Councillor M. McCabe (from minute 20.075), R. Campbell (Clerk), one member of the public

Decisions and actions are in **bold**

**PUBLIC PARTICIPATION** None

**20.070** **Interests** There were no declarations of interests

**20.071** **Apologies** There were no apologies for absence

**20.072** **Minutes**

The minutes of the Parish Council Meeting held on 15.7.20 were **AGREED** to be a true record, with the following amendment: 20.064 (b) bullet point three, line 2, after the words ‘subject to’ insert the words ‘contract and searches and to’. The minutes were signed by the Chairman.

**20.073** **Coronavirus**

* One of the test results for a couple self-isolating in the parish had come back negative, while the other had been lost
* The community groups currently had little to do but would be maintained in case the situation changed

**20.074** **Clerk’s report**   
 A written report had been circulated. Actions are noted under the relevant minute.

**20.075** **Planning**

(a) Applications

|  |  |  |
| --- | --- | --- |
| 20/02593/FUL Cromwell Farm, Combe Hay Lane, C.H. BA2 8RF | Extension of time for the existing temporary rural workers dwelling and dairy building | **RESOLVED to object** (proposed SS, 2nd JY, unanimous). The grounds for objection are noted in Appendix 1, below |
| 20/02890/TC  Combe Hay Manor, Backy Hill Combe Hay BA2 7EG | T1. Weeping Ash-Fell.  T2 to T4. Ash-Fell.  T5 and T6. Elm-Fell. | **RESOLVED to leave to the planning officer** (proposed CH, 2nd JY, unanimous). |
| 20/02891/TC  Stony Lane (Combe Hay Parish Council) | T17.Cherry-Fell. | **RESOLVED to leave to the planning officer** (proposed CH, 2nd Cllr JY unanimous). |
| 20/02899/TC Combe Hay Manor Backy Hill Combe Hay BA2 7EG | T7 to T16. Ash-Fell. | **RESOLVED to leave to the planning officer** (proposed CH, 2nd JY,  unanimous). |
| 20/03251/CLPU  The Lodge, Combe Hay Lane, C.H. BA2 8RD | Use of land within the curtilage of a dwellinghouse for the stationing of a Shepherds Hut (Caravan) for use as an artists’ studio ancillary to the dwellinghouse (Certificate of Lawfulness for a Proposed Development). | **RESOLVED to leave to the planning officer** (proposed MA, 2nd JL, unanimous). |

(b) The following planning decision by B&NES was noted

|  |  |  |
| --- | --- | --- |
| 20/01934/FUL  2 Manor Farm Cottages, Anchor Lane, Combe Hay BA2 7EH | Erection of temporary timber garden store | Withdrawn |

(c) Planning enforcement No update

(d) Reform of the planning system Consultations from the Ministry of Housing, Communities and Local Government had been circulated. **AGREED** that

* Changes to the current planning system: no response to be made
* Planning for the Future – the planning white paper   
  **Cllrs Austwick and Boyce to write a response, for** **submission by the Clerk**   
  to [TechnicalPlanningConsultation@communities.gov.uk](mailto:TechnicalPlanningConsultation@communities.gov.uk) by 29 October
* Transparency and competition: a call for evidence on data on land: no response

(e) Upper Tunnel Farm, Browney Lane Cllr Young reported on a site visit she had attended with Ward Councillors Butters and McCabe, the Clerk, the owner and the agent. An application for dwelling(s) on one or two of the three existing storage buildings was anticipated.

(f) Local Plan Partial Update Consultation feedback was noted. **Chairman and Clerk to complete the Effectiveness of Engagement survey** at <https://www.surveymonkey.co.uk/r/TTC2Z6V>

(g) Neighbourhood Plan Ward Cllr McCabe outlined the process involved in producing a neighbourhood plan. Noted that ‘Planning for the Future’ (see (d) above) envisages a role for local input into the planning process.

**AGREED that Cllrs Austwick and Boyce to look at Neighbourhood Plans** when considering the council’s response to the planning white paper, and **report to the November meeting.**

**20.076 Highways and Rights of Way**

* a deep pothole in Swan Lane had been patched
* the street sign at the top of Combe Hay Lane had been replaced
* the broken road surface on Flowers Hill had been patched
* resurfacing and clearance of water run-off uphill of Combe Hay Bridge, resurfacing outside Cromwell Farm and resurfacing of Backy Hill between the two bends all now scheduled for November
  1. **Cemetery**
* **AGREED to hire a garden waste bin**,if BaNES will collect. Anticipated cost £40 p.a.
* Repair of next section of wall to be pencilled-in for Spring 2021.   
  **Clerk to report to November meeting**
* **AGREED the** response to conditions proposed by Mr Osborne’s solicitor on land transfer
  1. **Website**
* The website provider will update the framework for accessibility (per minute
* Cllr Boyce and the Clerk to update the content for accessibility

**20.079** **Finance**

(a) Month 5 financial statement **APPROVED** (proposed Cllr Bellars, 2nd Cllr Austwick, unanimous).

(b) Move to Unity Trust Bank NOTED that this had been completed.

(c) Clerk’s Salary **RESOLVED** (proposed MA, 2nd SS, unanimous) to increase the Clerk’s 30- hours-per-month salary on the NALC scale in line with the recently agreed increase (FROM £13.15 per hour TO £13.51 per hour on point 20), backdated to 1 April 2020.

(c) Payments **RESOLVED** (proposed MA, 2nd SS, unanimous) to pay

|  |  |
| --- | --- |
| Staff salaries – August and September 2020 | Per (c) above |
| HMRC – PAYE Quarter 2 | 249.60 |

**20.080** **Information only**

(a) Welcome pack **Cllr Boyce** had been updating the welcome pack to take account of

the current situation and **would deliver a pack to a new resident**.

(b) Correspondence received Details had been circulated. No actions were identified.

(c) Miscellaneous reports

* Cllr Saker announced her intention to resign from the council later in the year. Though still involved in village life, she felt that her finger was not on the pulse to the same degree since she had moved locally away from Combe Hay.
* The Chairman announced with regret the death of Mr David Samson, who had been a member of previous parish councils for many years.   
  **The Chairman to send a card of condolence on behalf of the council**
* Cllr Harrison reported that the marquee had been moved to a different dry storage barn, where it had been inspected by the Clerk.   
  **AGREED to leave wrapped** until spring

**20.081** **Meetings** Dates and format of meetings were noted as follows

|  |  |  |
| --- | --- | --- |
| Saturday 18 Oct  10.30 – 12noon | ALCA Annual General Meeting | Online via Zoom |
| Wednesday 16 Nov, 7.00pm | Parish Council Meeting | Online via Zoom |

The Chairman thanked all for attending and closed the meeting at 9:40pm.

**Appendix 1** (see 20.075a, above)

**20/02593/FUL Extension of time for the existing temporary rural workers dwelling and dairy building at Cromwell Farm**

**Combe Hay Parish Council objects to this application on the following grounds.**

1 Policy RE4 of the Placemaking Plan allows for dwellings outside of the housing development

boundary only when certain criteria are met. They are that

1.1 there is a clear and functional need for a full time worker to live on site - when the PC visited the

site it was made clear to them that the milking was carried out by an employee of one of Mr

Shellard’s other businesses in Wellow.

1.2 The business is financially viable - the PC has seen no evidence of a viable business. In

particular:

* + 1. the application states that the business has been trading for 2 years but the business case submitted in 2017 has not been updated and no figures have been produced for the two years of trading (only 6 months of which has been under Coronavirus restrictions). Where are the audited accounts for the horse milking business for these years? Without this information it is impossible to assess whether or not there is a viable business and should therefore not be allowed to proceed Anecdotally it is believed that that little horse milk has been produced for sale over the last two years.
    2. The applicant only has short term leases for the vast majority of the farm’s land. The land in the applicant’s ownership would be insufficient to generate the income set out in the original business case.

1.3. the need is for accommodation for a full time worker and occupancy should be restricted to rural workers - given that the business is very small scale and that the majority of the work relates to the milking process which is not carried out by those who occupy the property it is difficult to see the need for a full time worker . The two-bedroom property is currently occupied by Mr and Mrs Smith and their 3 small children. Mr Smith does not work in the farm business.

2. Policy RE4 must also be read in the light of national policy that development should only be permitted in the green belt under very special circumstances. The PC does not believe that special circumstances exist which would justify this extension. The harm created in allowing this extension substantially outweighs the benefit in granting it. In particular:

2.1 in the words of BANES’ own officer in response to the original application ‘the construction of the proposed dwelling would neither conserve nor enhance the local landscape and would be contrary to Policy NE2’. BANES’ own officer was also of the view that the development‘ would prejudice rather than enhance the visual amenities of the green belt and would therefore be contrary to Policy GB1’ . Since then the position on site has got worse with the dairy building, additional parking and turning areas plus assorted small sheds. The site has been comprehensively over-developed and permitting this application would be contrary to Policies NE2 and GB1.

2.2 New floodlighting has been installed contrary to conditions attached to the original permission. The new lighting causes significant light pollution and harm on the local wildlife ~~and~~ , including bats.

2.3 Foals and mares graze on land through which runs a public footpath which has caused walkers to feel in danger when using the path.

2.4 The buildings can be seen not only from the public footpath but also from Combe Hay Lane, contrary to what is said in the application.

2.5 There are drainage and road safety issues arising from the fact that the property opens out on to Combe Hay lane at a point where the road narrows on the brow of a hill. The condition of the road appears to have worsened significantly since the property has been occupied. The road outside the property entrance suffers from significant surface water and potholes and if the fields on the other side of the road are used by the horses then they will have to cross over this

(at times busy) country lane near the brow of a hill.