Combe Hay Parish Council

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

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

**Minutes of the Parish Council (PC) meeting held at 7.00pm**

**on Wednesday November 18, 2020 remotely via Zoom**

**Present:** Councillors M. Austwick (Council Chairman) (from minute 20.087c), S. Bellars, M. Boyce, C. Harrison, J. Long (Council Vice-chairman and Meeting Chairman), S. Saker, J. Young

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

Decisions and actions are in **bold**

PUBLIC PARTICIPATION

Georgina Tanner said that her application (20/03825/FUL) at Upper Tunnel Farm was for a three-bed property to replace an existing storage building.

Her planning consultant, Mark Reynolds, noted that a Certificate of Lawfulness for Class B8 (now Class E) use had been obtained earlier in the year for two former agricultural buildings on the site. He referred to a site meeting in the summer attended by Cllr Young and Clerk.

* The proposal was to replace the lower and larger of the two storage buildings with a house
* Because it was redevelopment of a partially developed site, Mr Reynolds stated that would not constitute an isolated dwelling in the Green Belt
* The impact would be no greater than currently, the volume being 28% less, leading to an increase in openness. The position would be similar, i.e. in a less sensitive part of the site. The size of the curtilage would be limited, with a hedgerow and retained screening
* The site was physically well contained. Screening along Browney Lane would be strengthened
* The self-build would be 60% more sustainable than the standard required and would include an air source heat pump, good insulation and solar panels. The existing entrance to the site would be used and there would be little increase in hard standing

The Chairman thanked both speakers and closed public participation.

20.082 Interests There were no declarations of interests

20.083 Apologies Cllr Austwick was speaking at the B&NES Planning Committee and hoped to join the meeting later

20.084 Minutes

The minutes of the Parish Council Meeting held on 16.9.20 were **AGREED** to be a true record. The minutes were signed by the Meeting Chairman after the meeting.

20.085 Covid 19

(a) Community actions The community was managing well. WhatsApp groups were still in place and people knew where to go for help if needed.

**AGREED** to ask group co-ordinators to make early contact with new residents and invite them to join the appropriate group. Details to be sent to Cllr Boyce so that he can update the list.

(b) **RESOLVED** (proposed MB, 2nd JY) to continue Parish Council meetings via Zoom for a further six months.

20.086 Clerk’s report

A written report had been circulated. Actions are noted under the relevant minute. In addition

* The tenant of the area affected by Japanese Knotweed at the junction of Old Bath Road and the Fortnight Farm track had made efforts to remove it.   
  **AGREED** that both he and the landlord be written to stress the need to take professional measures to eradicate the weed.
* B&NES to be chased for action on removing Japanese Knotweed on the Old Bath Road itself, following a visit by the Highways Inspector.
* The landlord had asked the tenant to cut back the hedge overhanging the bridleway above the stables on Old Bath Road. To be checked for action and the tenant contacted if necessary.

20.087 Planning

(a) Applications.

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| --- | --- | --- |
| 20/03825/FUL Upper Tunnel Farm Browney Lane Combe Hay | Erection of 1no 3 bed dwelling and associated works following demolition of existing B8 building. Case Officer: Nicola Little  The Chairman asked each Councillor in turn for their views. Among points raised were:   * the importance of screening retention * incongruity of the proposed semi-industrial materials and cladding * concern that the isolation test in a Green Belt was *not* met by the existing barns * concern about light pollution * concern about setting a precedent * the existing barns have had their day   **RESOLVED** (proposed SS, 2nd MB, JY abstained) to SUPPORT the application subject to adoption of the recommended conditions about materials, cladding and screening, the exact wording to be finalised after the meeting.  *See Appendix, below* |  |
| 20/03858/TCA  Westhill House The Lower Lane Combe Hay BBA2 7EG | Conifer (T1) - Fell  Acer (T2) - 2m height reduction and reshape  Case Officer Jane Brewer  **AGREED** to support |  |

(b) The following planning decisions by B&NES Council since the last PC meeting were noted

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| 20/02890/TC  Combe Hay Manor Backy Hill C.H. BA2 7EG | T1. Weeping Ash-Fell.  T2 to T4. Ash-Fell.  T5 and T6. Elm-Fell. Officer: Jane Brewer | **No objection** 18.09.2020 (PC: leave to officer) |
| 20/02891/TC  Stony Lane (Combe Hay Parish Council) | T17.Cherry-Fell.  Officer: Jane Brewer | **No objection** 18.09.2020 |
| 20/02899/TC Combe Hay Manor Backy Hill Combe Hay BA2 7EG | T7 to T16. Ash-Fell.  Officer: Jane Brewer | **No objection** 18.09.2020 |
| 20/03251/CLPU  The Lodge, Combe Hay Lane, C.H. BA2 8RD | (Certificate of Lawfulness for a Proposed Development). | **Lawful** 4.11.2020 |
| 20/03518/TCA Watercress Cottage, Anchor Lane, Combe Hay, BA2 7EG | Sycamore (T1) - fell to ground level 2no. Birch (T2, T3) - reshape to past approved pruning points Box elder (T4) - side reduce by 2m | **No objection** 2.11.2020 |
| 20/03900/AGRN Woodland Farm, Old Bath Road, Combe Hay BA2 7EG | Installation of gateway. Case officer: Robert Warren | **Prior agricultural approval NOT required** |

Cllr Austwick joined the meeting. It was **AGREED** that Cllr Long would continue to chair it.

(c) Cllr Austwick reported that the Planning Committee had granted permission for application 20/02593/FUL, a three-year time extension for the temporary agricultural worker’s dwelling at Cromwell Farm. Recalling the core of the PC’s objection, that no actual financial figures had been produced to update the forecasts made at the time of the original application, he said it had emerged at the Committee meeting that planners *had* seen draft accounts which, it was reported, showed a viable business.

(d) Planning enforcement No updates

(e) Neighbourhood Planning Cllr Boyce referred to the paper he had circulated. He reminded members that

* a neighbourhood plan becomes part of the formal Local Plan
* it is a not inconsiderable undertaking
* it has to identify opportunities for housing development in the plan area
* it enables the setting of policies for design and appearance within the plan area
* there are current uncertainties about the future role of Neighbourhood Plans
* the work of producing a plan does not have to be led by the PC or cover the whole area of the parish

**AGREED** to include Neighbourhood Planning as part of a discussion on the future of the parish at the Annual Parish Meeting in May 2021, by which time it was hoped the future of such plans would be clearer. Information to be circulated in advance of the meeting, making links with any applications live at that time. In the meantime, the matter to be kept under review and support gauged.

20.088 Highways and Rights of Way

Updates:

* the road outside Cromwell Farm had been planed and resurfaced
* Backy Hill, degraded areas between the two bends had been planed and resurfaced.
* uphill of Combe Hay bridge, the degraded east side of road had been planed and repaired; the camber had been altered to send surface water to the run-off channel, which had again been mechanically dug out.

20.089 Cemetery

(a) Maintenance No report

(b) Land Registry entry Noted that an amendment had been made to the Land Registry entry for Combe Hay Cemetery to show Combe Hay Parish Council as proprietor.

(c) Transfer of new land Proposals relating to fencing and access track maintenance, which remained to be agreed before the transfer could be signed, were considered. **AGREED** to a contribution of £100 for five years and, it was understood, none thereafter. The PC will maintain the fence once erected.

20.090 WebsiteThe Clerk had circulated a report on the measures to be put in place that week to improve accessibility.

20.091 Finance

(a) **RESOLVED**  (proposed SS, 2nd JL) to approve the Month 7 financial statement.

(b) **AGREED** that the draft budget 2021-22 should be prepared on similar lines to the current budget, allowing for inflation

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

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| Cam Valley Wildlife Group – membership October 2020 – October 2021 | 5.00 |
| Information Commissioner – Data protection renewal TO 11/2021 MA/SS | 40.00 |

(d) The followingpayments had been made since the last meeting

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| Staff salaries October 2020 | per minute 20.079b |
| Town and Parish Council Websites – website accessibility (minute 20.065) | 120.00 |

It was **AGREED** that, in future, details of payments to be authorized would be circulated to all Councillors

20.092 Information

(a) Welcome pack A pack would be delivered to new residents that week; a further recipient was in prospect

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

(c) Miscellaneous reports

* Given that VE Day celebrations had been cancelled, It was suggested that a parish celebration be held on the early May Bank Holiday 2021, using the PC’s marquee. To be confirmed at the next PC meeting.
* Noted that there was a local foodbank collection.

20.093 Meetings NOTED as follows:

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| Weds 20 January 2021, 7.00pm | Parish Council Meeting  (Budget setting) | Online via Zoom |

The Meeting Chairman thanked all for attending and closed the meeting 1t 9.40pm

APPENDIX

20/03825/FUL Upper Tunnel Farm Browney Lane Combe Hay

The following recommendation was submitted to B&NES.

Combe Hay Parish Council notes that the agent considers that the "isolated home" test in paragraph 79 NPPF does not need to be considered, relying on an interpretation of the Dartford case (see Planning Statement para 3.21).  Doubts were expressed at the PC meeting as to whether that conclusion was technically right and it is important therefore that the Planning Authority considers the application of the test and reaches a judgement on whether the proposed home is isolated.

Subject to that, if the property is not considered isolated, then the Parish Council would 'Support' the application and would wish the following conditions to be considered.

1. The appearance of the proposed materials for the building are considered too stark and out of keeping and do not reflect the traditional appearance of properties in the parish. The current design uses dark coloured metal panelling on much of the exterior walls and on the roof.  The Parish Council would prefer a design in materials that relate to the local building style. If that is not feasible then at the very least the choice of some of the cladding materials used should be  natural timber left to mellow.

2. Screening both from the road and on the North elevation should be maintained and not reduced or thinned.

3. Careful consideration should be given to light pollution from any part of the structure as it is in an elevated position in the valley.