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 20 January 2021, 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 Cllr Neil Butters, R. Campbell (Clerk), three members of the public

Decisions and actions are in **bold**

PUBLIC PARTICIPATION

Justin Crawley, owner of 2 Manor Farm Cottages, and his planning agent, Nigel Whitehead, spoke about a forthcoming planning application.

* Mr Crawley noted that there was existing consent for a small extension and large driveway; the latter was thought to be detrimental to the cottage garden and it was planned to replace it and the garage with a turning head and separate garage building, linked by a path
* It was proposed to excavate and set the new building, based on a cart shed design, down into the land. There would be extensive new planting. Full screening at the north elevation would be achieved over a three-year period
* Mr Whitehead said that all trees seen from the street would be retained.
* A large fault in a beech tree at the plot corner meant that the tree would have to be felled
* Neighbours had been consulted and comments were positive

The Chairman thanked the speakers and closed public participation.

21.001 Interests

Cllr Harrison declared a non-pecuniary interest in agenda item 21.009a, as his brother was quoting for the work

21.002 Apologies

None. All members were present

**21.003 Minutes**

The minutes of the Parish Council Meeting held on 17.11.20 were **AGREED** to be a true record. The minutes would be signed by the Chairman after the meeting.

21.004 Covid 19 The Chairman said that most people are well supported but it was good to know that a community support system is in place if required. There had been cases of Covid in the parish. Ward Cllr Butters said that a new vaccination centre at Bath Racecourse would open the following week and that vaccination in B&NES was going well.

21.005 Clerk’s report

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

* Frank Shellard had undertaken to spray Japanese Knotweed on land at the junction of Old Bath Road and Wycotte Hill in Spring; he will also cut back vegetation growing onto Old Bath Road above Miles’s Stables.

21.006 Planning

 (a) The following applications, on which the PC was not officially invited to comment were noted:

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| --- | --- | --- |
| 20/04825/D6A Parcel 4234, Combe Hay Lane, Combe Hay | Discharge of planning obligation Schedule 1 Part 4d clause 20 (Written Scheme of Archaeological Investigation). |  |
| 20/04647/D6A Parcel 4234, Combe Hay Lane, Combe Hay | Discharge of planning obligation at paragraph 6 of Part 4b Schedule 1 of the s106 attached to 17/02588/EFUL (approval of allotment land location). | Noted that Derryman’s Field was mentioned in the application, but that the planning officer was now considering an allotment site put forward within the development limit, in South Stoke Parish. |

(b) The following planning decision by B&NES Council since the last PC meeting was noted:

|  |  |  |
| --- | --- | --- |
| 20/03858/TCAWesthill House, The Lower Lane Combe Hay BBA2 7EG  | Conifer (T1) - FellAcer (T2) - 2m height reduction and reshape | No Objection |

(c) Planning enforcement updates None

(d) <https://beta.bathnes.gov.uk/local-plan-partial-update-options-consultation>
**AGREED** **t**hat Cllrs Austwick and Bellars will prepare a draft response and circulate for approval and submission by 18 February 2021.

(e) **AGREED to encourage parishioners**, via Village News, to respond individually to two further current consultations:
<https://beta.bathnes.gov.uk/transport-delivery-action-plan-bath-consultation> and <https://beta.bathnes.gov.uk/bath-city-centre-security-consultation>

(f) Land to the North of Holly Tree Farm **AGREED** to ask the owner about a new stable building which had been erected.

(g) The owner of Cromwell Farm had advised the council that the permitted temporary agricultural building there would be replaced by another similar, for which planning permission was not required.

21.007 Environment

(a) Fly tipping B&NES had dealt promptly with recent fly tipping in The Avenue, on Swan Lane and on Combe Hay Lane.
**AGREED t**o put a note in Village News explaining how residents can report fly tipping via FixMyStreet, with a request to record any information identifying the tipper.

(b) Spring water at Watercress Cottage The water had been tested in the past by B&NES, who would visit the site the following week. There were two likely outcomes: (i) a notice saying the water was not for drinking would be required, or (ii) the spring would fall under the private water supply regulations, with the need for assessments, annual sampling and associated costs. The first seemed preferable. It was believed the spring was on private land.

21.008 Highways and Rights of Way

Combe Hay had been unsuccessful for 2021/22 in its ongoing application for a statutory 20mph limit in the village. It was understood that B&NES Highways currently has funding for 3-5 Traffic Regulation Order schemes per year. Requests are collated and scored annually. Factors include usage, accidents and also the support of the Ward Councillor. Schemes missing out one year go forward to the next, when all requests then current are scored.

**Ward Cllr Butters wrote** during the meeting to the appropriate highways officer, in support.

21.009 Cemetery

(a) Quotations had been received from Philip Harrison for work on the next two sections of the cemetery wall as follows: (i) to repair, with some rebuilding, a section 21 ft x 5ft high;
(ii) to take down and rebuild the adjoining section of 23ft x 5ft 6inches.

**RESOLVED** (proposed JY, 2nd JL, CH abstained) to carry out the work under (i) at a cost of £2,550 including materials.

**AGREED** that this is part of ongoing work to the wall undertaken by this contractor and that continuity of construction is important to the integrity of the wall. The costs are in line with quotations for previous sections. The council is satisfied that this represents good value for money.

(b) Completion of the transfer of new land was NOTED. Trevor Osborne had confirmed that he will erect a fence and fill a trench.
**The council will liaise** **with the fencer** during construction.

21.010 Finance

(a) **RESOLVED** (proposed SB, 2nd CH) to approve the Month 9 financial statement. It and the bank statement would be signed by Cllr Bellars after the meeting.

(b) **RESOLVED** (proposed CH, 2nd MA) to renew the council’s annual insurance via BHIB Insurance Brokers. The insurance had been reviewed and was considered appropriate and of good value.
**The brokers to be advised** of the acquisition of the new cemetery land, at nil cost.

(c) The draft budget was considered line by line.
**RESOLVED** (proposed MA, 2nd SB) to set a balanced budget of ~~£14,350~~,

£11,900 including transfers from earmarked reserves of ~~£5,350~~ £2.900.

(d) **RESOLVED** (proposed SB, 2nd MA) **to sign a precept of £9,000**, representing a reduction in cash terms of £220 but an increase per Band D equivalent household of 2.3%.

(e) **RESOLVED** (proposed SB, 2nd JL) to pay the following:

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| --- | --- |
| Staff salaries January 2021  | per minute 20.079b |
| BHIB Insurance Brokers – annual insurance renewal | 285.34 |
| Liberty Indemnities – insurance in lieu of searches, cemetery new land |  78.40 |

 (f) The following payments authorized and made since the last meeting were noted:

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| --- | --- |
| Staff salaries November and December | per minute 20.079b |
| Wansbroughs Solicitors – transfer of cemetery land, inc. VAT per minute 20.051 | 1079.20 |
| HMRC – Q3 |  243.20 |
| Id Verde – grass cutting, per budget 20.010d, inc VAT |  494.30 |
| Town and Parish Council websites, per budget 20.010d |  130.00 |

21.011 Information

(a) Welcome pack **Cllr Austwick will deliver packs** to 2 new residents when they move in.

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

(c) Miscellaneous reports

* The celebration party it had been hoped to hold in May, using the new marquee, was now pencilled-in for June. For review at the March meeting.
* Cllr Saker had tendered her resignation, effective after the meeting. The Chairman thanked her for her work over the past several councils. Her departure was a sad occasion and he wished her well on behalf of the council. Cllr Saker hoped that a good replacement would be found and left a parting thought: ‘cut a tree, replace a tree’.
* The vacancy would be advertised and if no election was requested, the council would be in a position to co-opt at the March meeting
**Notice of the impending vacancy will be published in Village News**
* Comments had been received about the number of sheds at a listed building.
**The Clerk will check with B&NES planning**

21.012 Next meeting Noted at follows:

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| --- | --- | --- |
| Weds 17 March 2021, 7.00pm | Parish Council Meeting | Online via Zoom |

 The Chairman thanked all for attending and closed the meeting at 8.55pm.