Combe Hay Parish Council

<https://combehaypc.org.uk>

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

**on Wednesday June 9, 2021 in Combe Hay Church**

**Present:** Councillors M. Austwick (Chairman), S. Bellars, M. Boyce (Vice-chairman), I. Ford, P. Wontner, J. Young

**In attendance**: Ward Councillor M. McCabe, R. Campbell (Clerk)

Decisions and actions are in **bold**Resolutionsare unanimous, unless otherwise stated

**21.043** **Apologies**

Apologies for absence were received and accepted from Cllr A. Harrison, working.

**21.044** **Interests**

Cllr Bellars declared a pecuniary interest in agenda item 21.047 Rectory Cottage, as owner.

21.045 Minutes The minutes of the Parish Council Meeting of 05.05.2021 were approved as a true record, with the following amendments:

* minute 21.031(d), line six, after ‘data’ delete ‘protection’.
* minute 21.031(f), third bullet point, delete ‘combehaypc.org’, insert ‘combehaypc.net’.

The minutes were signed by the Chairman.

21.046 Report**s**

Ward Councillor’s report

* A statutory 20mph limit for Combe Hay was included in the proposed Highways budget for 2022/23 and should go ahead as long as B&NES balances its budget in the current year.

Clerk’s report

* The WATER NOT SAFE FOR DRINKING sign for the spring at Watercress Cottage would be ready the following week. Cllr Wontner will kindly attach to the stonework.
* Other actions from previous meetings are noted under the relevant minute below.

21.047 Planning

(a) The following applications were CONSIDERED:

|  |  |  |
| --- | --- | --- |
| 21/02440/AR  Parcel 4234, Combe Hay Lane, Combe Hay | Installation of 2 No. panel sign boards by Combe Hay Lane, at new junction consented under 17/02588/EFUL | **RESOLVED** (proposed MA, 2nd SS) to **leave to the officer**, with the comment that neither footprint nor dimensions should be allowed to increase during the period of any permission granted. |
| 21/02360/TCA  Rectory Cottage, Combe Hay BA2 7EG | Various tree works as detailed in the application | On request, Cllr Bellars gave the facts of the application. He then left the meeting.  **RESOLVED** (proposed IF, 2nd JY) to **support**.  Cllr Bellars re-joined the meeting. |
| 21/02123/FUL & 2124/LBA  Westhill House, The Lower Lane, Combe Hay, BA2 7EG  . | Glass link extension between existing office and utility room. Replace window. Subdivide existing office. | **RESOLVED** (proposed MA, 2nd JY) to **support**. |

(b) The following applications for discharge / variation of conditions were NOTED:

|  |  |
| --- | --- |
| 21/02445/COND  Parcel 4234, Combe Hay Lane, Combe Hay | Discharge of conditions 3 and 11 of application 17/02588/EFUL (Full planning permission for the erection of 171 residential units, open space, green infrastructure, landscaping and associated works including provision of vehicular access from Combe Hay Lane) |
| 21/02214/EVAR  Parcel 4234, Combe Hay Lane | Variation of Condition 24 (Plans List) of application 17/02588/EFUL |
| 21/02219/COND  Parcel 4234, Combe Hay | Discharge of Conditions 2 (Construction Environmental Management Plan) 7 (Contaminated Land - Investigation and Risk Assessment), 8 (Contaminated Land - Remediation Scheme), 16 (Archaeology - Controlled Excavation), 18 (Landscaping), 20 (phasing plan) and 21 (Landscape and Ecological Management Plan) of application 17/02588/EFUL |
| 21/02160/CONDLB  2 Manor Farm Cottages, Anchor Lane, Combe Hay, BA2 7EH | Discharge of conditions 3 (Sample Panel of Materials) and 4 (Details of restored/rebuilt boundary walling) of application 17/01709/LBA allowed on appeal 09/05/2019 (Interior and exterior alterations (part retrospective), including a two-storey extension and partial demolition of rear boundary wall to create a vehicle access).  **Note comment made** |

(c) To The following planning decisions by B&NES Council since the last PC meeting were NOTED:

|  |  |  |
| --- | --- | --- |
| 21/01839/ELEC  2 Manor Farm Cottages, Anchor  Lane, Combe Hay BA2 7EH | To move 1 electricity pole approx. 10m to new position | No objection |
| 21/02021/TCA  The Old Rectory, Anchor Lane, Combe Hay BA2 7EG | Ash T1, T2, T3, T4 - remove to ground level | No objection |

(d) Planning and enforcement updates

**(1)** Notes of a site meeting at Sulis Down of the Planning Team (working group) with representatives of Countryside Properties and Savills had been circulated.

**AGREED** that the team would monitor and report to the Council on the following.

* The ongoing process of identifying an allotment site; and the arrangements for car access and foot access to it. It was noted that the likelihood of the allotments being in Derrymans Field, separate from the development and in Combe Hay Parish, appeared to be increasing.
* The development of the Construction Management Plan.
* B&NES’s proposals to re-site the access of the Park and Ride away from the roundabout.

**(2)** Clarification of a response from the officer to an enforcement enquiry in relation to Watercress Cottage to be obtained and the officer asked to re-visit if necessary.

21.048 Community and Communication   
Parish Party

* Between 80 and 90 residents wish to attend
* A four-week delay by the Government would see lockdown end one day after the announced party date of 18 July.
* The PC’s insurance covers the use of the marquee for the party and for Open Gardens.

**21.049** **Year ended 31 March 2021**

(a) A revised Annual Internal Audit Report 2020-21 had been received.   
It was NOTED that a positive response had now been given to Objective M, Exercise of Public Rights (c.f. minute 21.039).

(b) In view of this new information, the Annual Governance Statement was revisited.

(b) **RESOLVED** (proposed SS, 2nd MB) to APPROVE and SIGN the Annual Governance Statement 2020-21, showing a positive response to all items.

(c) **RESOLVED** (proposed PW, 2nd SS) to APPROVE and SIGN the (unchanged) Accounting Statements 2020-21.

(d) NOTED that the period for Exercise of Electors’ Rights will begin on 14 June.   
The date of announcement to be 13 June.

21.050 Meetings

(a) The date of the next meeting was confirmed as:

|  |  |  |
| --- | --- | --- |
| Wednesday 21 July, 7:00pm | Parish Council Meeting | Combe Hay Church |

The Chairman thanked all for attending and closed the meeting at 8.17pm.