Combe Hay Parish Council

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

**on Wednesday September 15, 2021 in Combe Hay Church**

**Present:** Councillors M Austwick (Chairman) I. Ford,   
P. Wontner (until minute 21.070), J. Young

**In attendance**: Ward Cllr M. McCabe (from minute 21.069b), R. Campbell (Clerk), one member of the public

Decisions and actions (on the Clerk and any Councillor noted) are in **bold**Resolutionsare unanimous, unless otherwise stated

**PUBLIC PARTICIPATION**

The Chairman invited public participation. No-one wished to speak and no written questions had been received.

**21.065 Apologies** for absence were received and accepted from Cllrs S. Bellars and M. Boyce, both   
 on holiday, and from Cllr C. Harrison (working). Ward Cllr N. Butters had sent his apologies

21.066 Minutes The minutes of the Parish Council Meeting of 21.07.2021 were approved as a true   
 record and signed by the Chairman.

21.067 Clerk’s reportA report on actions from previous meetings (circulated) was NOTED. Actions   
 are listed under the relevant minute below.

21.068 Councillors’ reports from Cllrs Boyce, Ford and Wontner had been circulated. Agreed actions are noted under the relevant minute below.

21.073 Community and Communication

(a) Parish Engagement *This item taken was taken next*

* Cllr Wontner’s report on how to engage the community in Parish Council activities was warmly welcomed.

AGREED to hold an Engagement Event jointly with the PCC on Friday 12 November from 6.30 – 9.00pm in Combe Hay Church, to which all parishioners will be invited.

AGREED an outline of content, presenters and catering arrangements.

ACTION A revised proposal and draft questionnaire on village likes, dislikes and hoped-for improvements to be circulated (PW).The questionnaire to be handed out at the event.

* Cllr McCabe agreed to attend and present on the role of B&NES.

21.069 Planning

(a) The following applications were CONSIDERED:

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| --- | --- | --- |
| 21/03770/M6A  Parcel 4234, Combe Hay Lane, Combe Hay | Deed of variation to the s106 attached to 17/02588/EFUL  Case officer: Chris Griggs-Trevarthen | **AGREED** to comment that CHPC opposed the allotments being in Derryman’s Field |
| 21/03950/TCA  Uphill The Lower Lane Combe Hay BA2 7EG | Goat willow (T1) – remove; Bird cherry (Prunus and 2no. juvenile ash (G1) – remove; Ash and sycamore (G2) - 3m reduction;  Hornbeam(G3) - 4m reduction | **AGREED**  to recommend approval, subject to approval by Cllr Harrision |
| 21/03978/FUL  Yard To North East Of The Firs, Fosseway Environment Park, Englishcombe, Bath | Erection and siting of fibre exchange telecommunications infrastructure to provide a full fibre (gigabit) to the premises service. | **AGREED** to leave to the officer  \**see below* |

\*Ward Cllr McCabe outlined various possibilities for the development of recycling facilities in Bath, at the Fosseway Environment Park and elsewhere.

(b) Planning decisions by B&NES Council since the last PC meeting were NOTED:

|  |  |  |
| --- | --- | --- |
| 21/03543/FUL & 21/03544/LBA  Westhill House, The Lower Lane BA2 7EG | Replace existing garage and front door, replace and relocate portable potting shed, introduce a screening fence for bins. | **Permit/ consent**  PC no objection |
| 21/03452/FUL  Uphill, The Lower Lane, Combe Hay BA2 7EG | Eucalyptus T1 - 4m Height reduction, 1m Spread reduction Hazel Hedge - T2 - 4m height Willow Hedge - T3 - Coppice - promote lower growth. | **No objection**  PC support (delegated) |
| 21/03514/D6A  Parcel 4234, Combe Hay Lane, Combe Hay | Discharge of planning obligation Schedule 5 part 5 (3, 4 and 6) of application 17/02588/EFUL | **Condition discharged** |
| 21/02709/FUL  Rectory House, Anchor Lane, Combe Hay BA2 7EG | Erection of single story side extension to replace existing conservatory . . . | **Permit**  PC support |
| 21/02445/COND  Parcel 4234, Combe Hay Lane, Combe Hay | Discharge of conditions 3 and 11 of application 17/02588/EFUL | **Condition discharged** |
| 21/02123/FUL & 2124/LBA  Westhill House, The Lower Lane, Combe Hay, BA2 7EG | Glass link extension between existing office and utility room. Install timber gates and pillars to front vehicular entrance | **Permit & consent**  PC support |
| 20/04647/D6A  Parcel 4234, Combe Hay Lane, Combe Hay | Discharge of obligation at para 6 of Part 4b Sched. 1 of the s106 attached to 17/02588/EFUL | **Refuse** |

(c) Enforcement Watercress Cottage:

**ACTION** Further information to be sought from the Officer.

(d) Sulis Down working group

**ACTION** The Clerk to attend a meeting with the developer and South Stoke PC the following day and express concern about allotment siting, drainage and the scale of the ‘bat barn’.

(e) Local Plan Partial Update/SPDs consultations

* Proposed changes were mainly driven by the declaration of a climate emergency
* Comments would go straight to the planning inspector

**AGREED**  to respond to the consultation

**ACTION**  The planning group to circulate a draft response, including commenting on boundary changes proposed in the replacement of the development limit with an infill boundary, in time for approval and submission by **8 October**

Cllr Wontner left the meeting (8.20pm).

21.070 Highways and Rights of Way

An update from the Highways Inspector was awaited

**21.071 Environment**

Tree work (dead wooding) at The Avenue An estimate was awaited (verbal estimate c. £500)

**RESOLVED** (proposed MA, 2nd JY) to carry out dead wooding to a maximum value of £600

Overgrown brambles at the bottom of the Avenue

**ACTION** Cllr Ford will investigate whether he can clear these by hand or whether a contractor is required. He was thanked.

Underground cables and pipelines

**ACTION** Location maps to be sought from utility providers

21.072 Parish Assets

Cemetery

1. Revised draft cemetery rules and charges (circulated) to be considered in November.
2. The cemetery gates to be oiled but not painted for the time being
3. Tree work:

* Quotations for removing dead limbs from an ash and for removing dead trees in the new land were awaited

ACTION Id Verde to be asked to cut back the overgrowth on the left-hand side of the cemetery

* Overgrown vegetation opposite Holly Tree farm to be considered in November

The Avenue Railings

1. Insurance cover for gates and fences, including The Avenue, was currently £9K.

ACTION Cover to be increased to £20K, at nil cost. This would allow replacement of The Avenue railings in the event of catastrophic damage or loss.

1. Repainting of the railings to be considered at the November meeting.

Defibrillator Kiosk

AGREED that maintenance was required   
ACTIONS Suitable paint to be obtained; JY to ascertain if a previous offer to repaint still stands

21.073 Community and Communication

(a) Parish Engagement *see above*

(b) Welcome Pack One further pack was required

(c) Summer picnic

* There had been a very positive response to the event
* Noted that in future more could be done to invite elderly single people to join a table
* The event had been within budget

1. Queen’s Platinum Jubilee, 2nd June 2022

AGREED that the PC will organise a number of events over the Jubilee weekend. Suggestions to date included:

* A group photograph, as at the Millenium; a children’s party; an evening party in the Paddock, with ceilidh; a quiz; children’s swimming; an archive exhibition.
* Funds remained in the celebration fund. Fundraising might be needed. The 2022-23 per capita Section 137 limit to be confirmed in due course.

21.074 Finance   
(a) The Month 5 financial statement and bank reconciliation were approved and signed, as was the bank statement at 31 August.

(b) **RESOLVED** (proposed IF, 2nd JY) to pay:

|  |  |
| --- | --- |
| J. Grieveson– budgeted Summer Picnic expenses, inc. VAT | 9.90 |
| J. Young– budgeted Summer Picnic expenses, inc. VAT | 62.43 |
| M. Austwick – budgeted Summer Picnic expenses, inc. VAT | 318.15 |
| C. Reynolds budgeted Summer Picnic expenses | 58.65 |
| PAYE Q2 | 243.20 |

1. There had been no unbudgeted payments since the last PC meeting.
2. Bank signatories   
   **RESOLVED** (proposed MA, 2nd JY) to add Cllr Ford to the list of those authorized to approve payments.

21.075 Information

1. Correspondence None
2. Miscellaneous reports None

21.076 Meetings

The date, time and venue of the next Parish Council meeting were CONFIRMED as

|  |  |  |
| --- | --- | --- |
| Wednesday 17 November, 7:00pm | Parish Council Meeting | Combe Hay Church |

The Chairman thanked all for attending and closed the meeting at 9.15pm.