Combe Hay Parish Council

**PUBLIC PARTICIPATION**

Members of the public are very welcome and may address the Council on matters of local concern. Written questions may be submitted to the Clerk in advance. NO

**22.001 Apologies** To CONSIDER apologies for absence. AW – family.

**22.002 Interests** To DECLARE interests, RECEIVE written dispensation requests for items of disclosable pecuniary interest and GRANT requests where appropriate. No

22.003 Minutes To APPROVE and SIGN the minutes of the Parish Council Meeting of 17.11.2021. OK as amended

22.004 Clerk’s reportTo RECEIVE a report on actions from previous meetings not on this agenda. See sheet

22.005 Councillors’ reports To RECEIVE reports on matters not on this agenda.

Marqujee: wking group recommend (needs writing up): allow for community events, not fo privatefunctions except day or two before or after a commun ity event.Mimimum donation, damage deposit ++

Ian: requested suirveey of trees.

22.006 Planning

1. To CONSIDER the following applications (or if delegated, to CONFIRM recommendation):

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| 21/05543/TCARectory Lodge Old Bath Road Combe Hay BA2 7EG  | Beech Tree - Reduce crown limb leaders back by up to 6m, back to approx 120-180mm diameter cuts at suitable lateral branches, remove damaged branches and deadwood (Option A as per report).Case Officer: Jane BrewerTarget decision date: 05/01/2022 |  |
| 21/05333/D6AParcel 4234, Combe Hay Lane, Combe Hay | Discharge of planning obligations Schedule 6 (Travel Plan) of application 17/02588/EFULCase officer: Chris Griggs-TrevarthenTarget decision date: 28/12/2021 |  |
| 21/05322/FULRectory Lodge, Old Bath Road, Combe Hay BA2 7EG | Erection of two storey extension.Case officer: Christine MoorfieldExpiry for consultation: time extension granted until 20/01/2022 |  |

1. Beech tree at Recotry Lodge gone through.
2. Travel plan Sulis – under consideration. Long terms .Nothing for CPC to comment on
3. Recotry Lodfge extension. Permission for single story extensnion- never built. Policy constraints (see MA

Case officer says dis[ropoprtionate and not acceptable and no special circs.

Officer not been to site. Is green belt. Guidances not policies to consider anything over 30% undesirable, damaging to green vblet. Long, think and pretty shallow. Prevoius owner persuaded council lto mmake into house – uknsatis. Garage b uilt as meeting room. Staff mostly working from home. Limited use of building. Make hoiuse suitable for family occupation. Families have changed village. Grandchildren 10, 15. Wants to put another building on end. Can’t be seen from anything but his land.

Extra sorey on what was already agreed. Getting views from people who could be able to see it. MA may be similar applications elsewhere. There is a precedent in terms of PC support

IF Likes. Good quality. Makes a preceent for that. Additional storey makes it look more pleasing.

MA Neighbo9urhood plan mnight wishs for a mix of housing; nice design. NP wouldn’t ignore govt guidelines.

Matt: once pushing 40% ned exceptional circumstances. So would need to find those – say unique opportunity. Would need something else to justify exceeding say 38%. Would have to be unique to this space.

MB similar to IF. Not damaging to the village. In keeping with other

MA Is that an exceptional circumstance? No.

MA surprised at lac of argument for exceptional circumstances.

SB How overcome policy issue?

TO

PW asking about village awareness.

Object to the proposal in its current form on the basis that special circumstances needed to justify the proposal have not been put forward to the satisfaction of the council. MA: PW 5 to 1.

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| --- | --- | --- |
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(b) To NOTE planning decisions by B&NES Council since the last PC meeting, including:

(c) To RECEIVE an update on enforcement matters. Trying to get meeting. Developer’s

(d) To RECEIVE an update from the Sulis Down Working Group. Money would go to parks Least worst option. Allotments. Gone off.

**22.007 Environment**

(a) To NOTE fallen beech tree in The Avenue (report circulated) and CONSIDER implications.

Work next to thatched c ottage. 1st field up Browney Lane hs become landfikll site. Matt: needs planning permission**. ACTION** planning\_enforcement @bathes.co.uk

Safety of trees Sonic investigation. **ARCTGION Consult with Ashley**

PC beech trees in area.

**Fullers** Earth leaflet. Should we take a view. B&NES are about to start negotioations with ridings about buying or v long lease on big barn to move midlands recyclkiing centre there. Threat to put on. Main challenge is new access.

WECA want banes to take some luknmet demand from Bristol. All this will be in next local plan, which has to sit under WECA document , which is having trouible getting ssigned. Also hIndu Temple. First bus want to gbet o/night off Weston Island. Defence is ;unique habitat that has sprung up. MA: noise from waste site will go down valley. Wont nove out of Midland road till solution found

Banes owns 2 fiields between jpark and ride and ridings. To be pulled out of green belt.

1. NOTED
2. FallSB/ PWS up to en by wayside last 2 years. PW will organize - & talk to Andrew.

(c) To RECEIVE an update on water issuing between Watercress Cottage and Meribah

22.008 Community and Communication

 (a) Big Village meet-up To NOTE survey responses (circulated) and CONSIDER next actions.

V well received. Circulated summary. Meeting last Friday Agreed to send out skulmmary of high level analysis an themes pc will focus 2022 – speeding, dog bins, litter & quarterly iupdate. PW? MA ulnan.

 Andrew will discus with PCc zndd theywill communicate

(b) Queen’s Platinum Jubilee To RECEIVE an update, APPOINT an organising committee and AGREE the format of events

Also addressed t= Eveniing party in Paddock Friday and lunchtime for children Sunday, village photograph/. Pub: boules lver w/end., pizza making for kids.

Org ctee: pc x 2, pub x 1, church x 1, others x 2. PC: PW, JY, MA

(c) Welcome Pack To NOTE any new residents to whom a pack should be delivered. No

(d) Operation London Bridge To CONSIDER the provision, on the death of Royal, of a Book of Condolence to enable residents to mark their respect.

Agreed to buy a big book.

**22.009** **Parish Assets**

Cemetery To CONSIDER adoption of Cemetery Rules and Charges (circulated). MA/S

The Avenue Railings To AGREE maintenance programme 2022. 1/3 per. DBarrow says not v urgent – use bitumen. D Barrow will look into it. He was thanked

Defibrillator Kiosk To RECEIVE a maintenance update.

22.010 Highways and Rights of WayTo RECEIVE an update. The Lower Lane.

Banes Good work on the Avenue and gullies Who owns field above gullkkies?

**22.011 Data** To CONSIDER adoption of a Data Protection and Destruction Policy (circulated).

Circulated. MB/. IF

**22.012 Emergency Plan** To RECEIVE an update report

1. Who in it

2 Assign roles

3 Comms

Emergency facilities – Chu.rch. Ssk banes lady to come and look

Skills and resources. Emergency unknown. Doctors, urses, vets, plumbverssand electirecian.

Identify local risks.

Major hazards – pipeles. Asked turespeed for map. Gas supply,

Thoyght s to be gathered for next meeting. Thanks to IF for updating.

PC swha\tsa pp ;group.

 22.013 Finance

(a) To APPROVE and SIGN the Month 9 financial statement and SIGN the bank reconciliation.

DB/M A SB Signed

(b) To APPROVE the council’s annual insurance renewal from 10.2.22. IF/MB

 (c) To SET the budget for financial year 2022-23. IF/MB

 (d) To SET the precept for financial year 2022-23. SB/MB

(e) To NOTE payments made since the last meeting.

(f) To APPROVE payments (list at meeting) and AGREE signatories for online authorization. SB/MA

22.014 Information only

*Matters requiring a decision must be listed elsewhere on the agenda*

1. To NOTE correspondence received.

(b) To RECEIVE miscellaneous reports.

 22.015 Meetings To CONFIRM date, time and venue of next meeting:

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| --- | --- | --- |
| Wednesday 16 March 2022 7:00pm | Parish Council Meeting | Combe Hay Church |

9.03.