Combe Hay Parish Council

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

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

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

**on Wednesday March 16, 2022, in Combe Hay Church**

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

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| **Councillors present** | **Councillors present** | **Others in attendance** |
| Malcolm Austwick (Chairman) | Crock Harrison | Matt McCabe (Ward Councillor) |
| Simon Bellars | Paul Wontner | Robin Campbell (Clerk) |
| Martin Boyce | Janet Young | Three members of the public |
| Ian Ford |  |  |

**PUBLIC PARTICIPATION**

Mr Justin Crawley spoke to application 21/04423/FUL & 04424/LBA, as owner applicant:

* Under the existing consent there was an obligation to reinstate the boundary walling
* Instead of the driveway through the centre of the garden in the existing consent, the new proposal condensed the drive and consolidated the various elements: the extension to the cottage, car hardstanding and driveway. The timber store had been replaced by a sympathetic outbuilding. There would be extensive landscaping, which would need time to become established.
* He had consulted neighbours and attempted to take their concerns on board

The Chairman enquired about the height of the outbuilding

* The outbuilding on the S. side would be set down 2.5 metres, to minimise visual impact.

The Chairman enquired if it could be set lower

* The constraint was not tree roots but connecting the turning head in order to get into the garage. The case officer had asked the conservation officer to visit, and the latter had made no design comments

Mr Andrew Jeffries offered to supply the labour to repaint The Avenue railings. Mr Luke Ding would supply the paint.

The Chairman thanked him for his very kind offer, which the Council would discuss later in the meeting. He then closed Public Participation and opened the meeting.

**22.016 Apologies** There were none. All Councillors were present.

**22.017 Council**(a)There were no declarations of interests

(b) The Chairman said that he had received resignations from two Councillors, effective from the end of the current meeting. Cllr Boyce was retiring, and Cllr Ford was moving away. He would return to this subject at the end of the meeting.

22.018 Minutes The minutes of the Parish Council Meeting of 19.01.2022 were AGREED to be true record and were signed by the Chairman.

22.019 Clerk’s reportThe Clerk had circulated a report before the meeting. Actions are listed under the relevant minute below.

22.020 Councillors’ reports All matters are included in agenda items below.

22.021 Planning

(a) The following applications were considered:

21/05322/FUL Rectory Lodge Councillors noted that:

* The same application had been considered at the last meeting, when Councillors had found no special circumstances to indicate why the guideline of a 30% increase from the original footprint should not be adhered to.
* Attached to the application was an email from the applicant’s agent, stating that the application was being resubmitted because they were unsure if the parish council was aware of the partially implemented 2015 permission [it was], and suggesting that if the planning officer required the demolition of the garages, this could be done by way of condition
* If the garages and entrance hall were demolished and what was added was only 6% greater in volume, it would still represent an increase on the original footprint of over 180%

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| 21/05322/FUL  Rectory Lodge, Old Bath Road, Combe Hay BA2 7EG | Erection of two storey extension | **RESOLVED** (proposed MA, 2nd PW, 6 in favour, one against) to **oppose** the application. The council  noted that no reference had been made in the application to a pre-application suggestion from the applicant’s agent that a condition be attached to any subsequent consent whereby the garage, w.c. and entrance hall be demolished prior to occupation. |

**22/00833/FUL & 00834/LBA** **2 Manor Farm Cottages:**

Cllrs Austwick and Bellars had visited the site.

Members made the following points:

* There is a smaller increase in residential space as compared to the previous application. The overall increase in volume appeared to be within guidelines. There was no knowledge of the existence or otherwise of a previous outbuilding.
* The applicant had worked hard to consult with neighbours and produce a scheme that minimised visual impact and was practical on a difficult site. It was preferable to the existing consent.
* It was not felt that it would be feasible to excavate to a greater depth to reduce the height of the building.
* The extensive landscaping proposed should mitigate the concerns of neighbours about car lights and the visual impact on Glyndower and at the junction of Anchor Lane and Backy Hill, as would the use of materials similar to those used elsewhere in the village.
* The proposed downlighters on the path to the cottage could be fitted with a trigger mechanism so that they were not permanently on. They had been recommended for inclusion on safety grounds.
* The proposed reinstatement of the boundary wall down Anchor Lane was felt to harm the green infrastructure and a green boundary would be preferable.

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| 22/00964/FUL Rectory Lodge, Old Bath Road, Combe Hay BA2 7EG | Erection of first floor extension. | **RESOLVED** (proposed JY, 2nd CH) to **support** the application. The boundary wall down Anchor Lane would harm the green infrastructure and should be replaced by a green boundary. |

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| 22/00247/COND  Parcel 4234 Combe Hay Lane Combe Hay | Discharge of Condition 15 (Travel Information Pack Details) of application 17/02588/EFUL (Full planning permission for the erection of 171 residential units… | No comment made  **Comment not invited** |

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

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| 21/05333/D6A  Parcel 4234, Combe Hay Lane, Combe Hay | Discharge of planning obligations Schedule 6 (Travel Plan) of application 17/02588/EFUL | **Condition discharged** |
| 21/05322/FUL  Rectory Lodge, Old Bath Road, Combe Hay BA2 7EG | Erection of two storey extension. | **Application withdrawn**  but resubmitted, see above |
| 21/04423/FUL & 04424/LBA Parish Council: support. Notice of noisy or intrusive works should be given to neighbours  1 Rose Cottages The Lower Lane Combe Hay BA2 7EQ | Erection of link extension connecting host cottage to outbuilding and ancillary works | **Permit & Consent**  Parish Council: support. Notice of noisy or intrusive works should be given to neighbours |

(c) Enforcement The builder’s rubble dumped on a field off Browney Lane appeared to have been buried in the centre of the field. Guidance was awaited form B&NES on disposal rules for such material.

(d) Sulis Down development

Combe Hay Lane: further closure of the top of Combe Hay Lane for highways works associated with the site entrance is planned for May.

**ACTION** The council to press for a formal notification system of road closure times

Future development phases: Ward Cllr McCabe reported on pre-application consultations on a further 300 houses. He expected the application around June time. The developer wished to test the ruling of a density of 35-40 houses per hectare. Highways had previously said that 300 dwellings, including the 171 of phase one currently being built, would just work in traffic terms. The developer hoped to demonstrate that by road layout alterations and the provision of more cycle lanes, a larger number of houses could be managed.

The Chairman noted that Combe Hay and adjacent parishes all have slightly different priorities when it comes to Sulis Down traffic management. Combe Hay should keep under review its stance that the only entrance should be from Combe Hay Lane (this to try and limit the number of houses built).

**AGREED** to put the Sulis Down development on the Annual Parish Meeting agenda on May 18th, with a view to forming an action group of interested parishioners. Cllr McCabe was invited to speak at that meeting.

(c) The report on a visit to Recycle Bath was **APPROVED**.

**22.022 Environment**

(a) Three large beech trees had fallen in the recent storm on the Manor side of The Avenue. However, tree surgeon Ashley Lewis had said that the parish council beech trees on the opposite side, which were younger, were not a cause for concern.   
**AGREED** that due diligence on this matter had been performed,

(b) Litter-picking, along five routes, would take place the following Saturday. Cllr Wontner was thanked for organizing this.

(c) **AGREED** to send out reminders to landowners, tenants and B&NES on the need to poison previously identified areas of Japanese Knotweed before the start of the growing season, using the approved chemical.

22.023 Community and Communication

(a) Big Village meet-up At present, B&NES could not supply further dog/waste bins. Only if an existing, under-used bin in the same area could be re-sited would B&NES empty it. To be kept under review.

(b) Queen’s Platinum Jubilee The following had been agreed:

* Thursday 2nd June evening: ceilidh, hog roast
* Sunday 5th June lunch time: picnic, village photo, children’s crafts, tractor rides, treasure hunt and possibly a children’s choir.

A save-the-date communication would be circulated that week. A donation, probably £25 per participating household, would be sought.

(c) Welcome Pack There were no new residents for a welcome pack. Cllr Boyce would hand over the masters to the Clerk, but would continue to print the double-sided cards for the time being, until an alternative printer could be found.

(d) Book of Condolence A Book of Condolence, to enable residents to mark their respect on the death of a member of the Royal Family, had been bought.

(e) AGREED to set up a Parish Council WhatsApp group.

**22.024** **Parish Assets**

(a) The Avenue Railings Mr David Barrows was thanked for producing a good report, giving three options for the future maintenance of The Avenue railings: paint, allow to rust, or clean up. Mr Jeffries renewed his offer to provide materials and labour.

AGREED that the railings would be allowed to develop a rusted surface. Flaking paint to be removed.

AGREED to accept with thanks Mr Jeffries’ alternative offer to paint the cemetery gates dark green.

(b) Defibrillator Kiosk

AGREED to accept the kind offer of Mr Rob Burdett to organise repainting of the defibrillator kiosk and to be the contact with the Community Heartbeat Trust. The Clerk will continue to monitor the defibrillator each week.

(c) Marquee

RESOLVED (PROPOSED MA, 2ND PW) to approve the marquee policy, which had been circulated. Cllr Boyce was thanked for producing it.

22.025 Highways and Rights of Way

B&NES had confirmed that provision for a statutory 20mph limit in Combe Hay would be included in the 2022-23 budget. A site meeting to decide sign locations would be held.

**ACTION** A plan of the existing advisory sign locations to be prepared (MA, PW)

**ACTION** a letter to be sent to the landowner re a fallen tree near Miles’s Stables

**20.026** **Risk assessment and asset register**

**AGREED** to **APPROVE** the Risk Assessment and Asset Register in the versions circulated before the meeting, and to mark them accordingly.

**20.027** **Staff** The Clerk’s contract had been reviewed by the Chairman. No changes were proposed.

**22.028 Emergency Plan** An update had been circulated.People willing to participate to be sought   
 via Parish News

22.029 Finance

(a) The Month 11 financial statement and bank reconciliation were APPROVED and SIGNED.

(b) All payments made since the last meeting had been budgeted.

(c) **RESOLVED** (proposed SB. 2nd MA) **t**o APPROVE 1.75% increase in Clerk’s salary per NALC/SLCC agreement. Though back datable to 01.04.2021, the clerk would take this from 01.04.2022.

(d) **RESOLVED** (proposed SB. 2nd MA to pay the following:

£

HMRC PAYE Q4 243.20

R. Campbell, budgeted home working allowance 2021-22 312.00

R. Campbell, refund Land Registry Search fee 23.94

R. Campbell, refund paint for defibrillator kiosk 39.99

R. Campbell, refund book of condolence 23.94

BHIB, additional cost of increasing gates & fences cover to £20K 12.68

A. Lewis Tree Services – fell dead trees in cemetery new land 600.00

22.030 Information

1. There was no correspondence to consider.
2. Miscellaneous reports:

Ukraine: There was a general discussion about the possibility of offering housing in Combe Hay to refugees, including provision of a mobile home for a family, for which land might be available subject to provision of services and obtaining the necessary permissions. Ward Cllr McCabe would raise the matter at the planning committee.

AGREED Cllr Wontner would put out a feeler to the community via Village News the next day.

22.031 Meetings The time and date of the next meetings were confirmed as follows:

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| Wednesday 18 May, **6:00pm** | Annual Parish Council Meeting  (election of Chair) | Combe Hay Church |
| Wednesday 18 May, 7:45pm | Annual Parish Meeting (Meeting of Electors) | Combe Hay Church |

The Chairman thanked all for attending. He particularly thanked Councillors Ian Ford and Martin Boyce, who were both leaving the council. Ian’s energy and enthusiasm over the past year would be greatly missed. Without Martin’s expertise the council would still be in the IT dark ages. He also thanked Martin for restraining him as to the size of marquee the council should buy. Martin had been proved right. He had been a valuable councillor for five years and would be greatly missed.

Unless there was demand for a by-election, the council would be in a position to co-opt at the May meeting.

The Chairman closed the meeting at 9.20 pm