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 May 4th, 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) |
| Rob Burdett (from Minute 22.034) | Janet Young | One member of the public |

**PUBLIC PARTICIPATION**

Correspondence relating to planning application 22/00833/FUL & 00834/LBA 2 (minute 22.021a) was read out by the Clerk.

The planning councilors will prepare a response.

**22.032 Apologies** None. All members were present

**22.033 Council**

(a) Mr Rob Burdett spoke of the fantastic welcome he had received on moving to Combe Hay. A retired solicitor, he had been part of a committee which fought a large planning application in Surrey. He wished to join the council.

**RESOLVED** (proposed JY, 2nd MA) CO-OPT Mr Burdett. He signed the Declaration of Acceptance of Office and was warmly welcomed to the council.

The Chairman read out a note from Mr Rod Davies, who had also offered to join the council.

A retired head teacher, he was a school governor, Rotarian, a trained mentor and an environmentalist. The Chairman welcomed his application.

**RESOLVED** (proposed PW, 2nd JY to co-opt Mr Davies.

(b) There were no declarations of interests.

22.034 Minutes The minutes of the Parish Council Meeting of 16.03.2022 were APPROVED as a

true record and SIGNED by the Chairman.

22.035 Planning

(a) The following applications were CONSIDERED

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| 22/01370/FUL  Parcel 4234, Combe Hay Lane, Combe Hay | Creation of new allotments including associated facilities and landscaping, including access and cycle parking, and access to adjacent soakaway. | **RESOLVED** (proposed JY, 2nd PW) to **object** on the following grounds:  1. Lack of policy compliance. The proposed site (Derryman’s) is not within the “land allocated for residential development and associated infrastructure . . . including green infrastructure . . . (formal, natural and allotments)” per policy B3a.  2. Wrong location. Deer are prevalent and the allotments will need protecting by high and substantial fencing. The application suggests that a small hedge would prove adequate, which is not the case. High fencing would be very visible and adversely affect the openness of this green belt field. The allotments should be sited closer to or within the development.  Should B&NES be minded to approve, comment was made on expansion proposals, roadway, parking, allotment rules, maintenance and screening. |
| 22/01543/CONDLB  2 Rose Cottages, The Lower Lane, Combe Hay BA2 7EQ | Discharge of condition 2 (Mortar Mix (Bespoke Trigger)) of application 21/04662/LBA | NOTED ONLY |

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

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| None |  |  |

(c) Enforcement   
**ACTION MA** The Chairman will, in the first instance, approach the owners of Watercress Cottage about reports of a potential breach of planning regulations.

(d) Sulis Down development

* Concern was expressed about the adequacy of the new junction of Combe Hay Lane and the Sulis Down development entrance. There was no room for pedestrians and insufficient for a vehicle towing a 21-foot trailer.   
  **ACTION**: The planning officer to be advised
* It was noted that adjacent parishes had differing views on whether there should be more than one entrance to the Sulis Down development. Combe Hay’s current policy is for one entrance, but this may need to be reviewed.
* As noted at the March meeting, an application for a further 300 houses was expected, to test the density requirements.
* **ACTION MA & PW** Investigate further with Wellow and South Stoke PCs the possibility of doing a joint traffic survey. To report 18 May.
* A fighting fund to be discussed at the Annual Parish Meeting (APM) on 18 May.
* **ACTION PW**. Cllr Wontner agreed to do promotion for the APM.

22.036 Community and Communication

Queen’s Platinum Jubilee

* An organising committee had been set up and invitations issued in the name of the parish council. A voluntary donation to be sought from participants. Anything is excess of running costs to be donated to charity.
* RESOLVED (proposed MA, 2nd RB) that events will be run by Combe Hay Parish Council, with appropriate risk assessments and insurance cover.   
  ACTION PW Cllr Wontner to organise the risk assessments.

22.037 Finance

(a) Budgeted Payments made since the last meeting were NOTED.

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

Id Verde grass cutting 2021, £824 + £164.80 VAT = £988.80  
Clerk’s Salary April

22.038 Information

There were no reports.

22.039 Meetings The date and times of the two meetings on 18 May were confirmed as below. Wellow Clerk Olga Shepherd had agreed to be Locum Clerk in case of the Clerk’s absence. The focus of the APM to be the parish response to further development proposals at Sulis Down.

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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 |