Combe Hay Parish Council

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

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

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

**on Thursday 7th July 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) | Paul Wontner | Matt McCabe (Ward Councillor) |
| Rob Burdett | Janet Young | Olga Shepherd (Clerk) |
| Crock Harrison | Simon Bellars | One member of the public |
| Rod Davies |  |  |

**PUBLIC PARTICIPATION**

There was one resident at the meeting. No questions were raised

**22.056 Apologies** No apologies received

**22.057 Council**

(a) No interests were declared

(b) **Cllrs Rob Burdett and Paul Wontner were elected as Vice-chairmen for the coming year**

(c) Retirement of Robin Campbell as Clerk on 30.06.2022 were NOTED

(d) Olga Shepherd s confirmed as Clerk and Responsible Financial Officer from 01.07.2022 and the employment contract was approved.

(e) It was agreed to purchase a parish council computer for office work.

22.058 Minutes

(a) Minutes of the Parish Council Meeting of 18.05.2022 were APPROVED

(b) Draft minutes of the Annual Parish Meeting of 18.05.2022 were NOTED as a true record

22.059 Clerk’s reportNo updates were received

22.060 Councillors’ reports No reports on matters not on this agenda were received

**22.061 Environment**

(a) A Councilor updated the Council that he had met with Sulis Down representative to walk around Sulis Down development area to understand potential effect on environment.

22.062 Community and Communication

(a) Queen’s Platinum Jubilee: All agreed that the event was a success. The Councillors reviewed the preparation works required to organise such event and made notes for the future. Erection of the marquee proved to be the most challenging task, requiring additional manpower and good weather. Paul Wortner was asked to write a brief instructions identifying steps required for the erection and dismantle of the marquee in the future. Similarly, all noted that kid’s activities were a success. The parish council welcomes feedback on the event.

Donations received for the event has covered the expenditure with a surplus of £186, which will be donated to a charity. The Council will send a thank you note to the owner of the paddock and ask him if he would like to choose a charity to donate the surplus.

(b) Welcome Pack Welcome pack is to be sent to a new family, recently moved to Combe Hay.

22.063 Parish Assets

(a) Defibrillator Kiosk: The defibrillator has been painted and it looks good, the doors are to be attached shortly.

There is an opportunity to run the defibrillator training session for the residents at the cost of £175 +VAT for 2 hours. Maximum 50 people can attend. Four weeks lead time is required to book the session. The Council will look into this in October. Residents will be invited to sign up for a small contribution towards the cost.

22.064 Highways and Rights of Way

**-** The Councilwas presented a map with the proposed locations of 20mph speed limit signs. Discussions took place about reasons for these particular locations. Statutory four weeks public consultation period is to be advertised by BANES before the Traffic Restriction Order is officially published.

- It was brought to the attention to the Council that a dead tree on the old Bath Road on private land needs to be removed. It was decided that a Councillor together with a resident will take a look and see if it can be cut back and possibly removed safely.

- Overgrown Japanese Knotweed on private land, which is spreading onto the nearby land need to be removed. The Chairman will contact the owner to request that it removed.

**22.065 Emergency Plan**

- A Map of Fullers mining works and the gas pipeline works was presented to the Council, showing potential hazards. This will be included in the Combe Hay PC Emergency Plan.

- BANES will be contacted to inspect the Church for suitability as an Emergency Assembly Point.

22.066 Finance

(a) Quarter 1 financial statement was APPROVED and signed off.

The Unity Trust Bank management form was signed by the Council’s signatories to appoint the new Clerk as a Bank account administrator. Three Councilors remain as signatories for approval of payments.

(b) Payments made since the last meeting were NOTED

(c) The following payment were APPROVED:

- Jubilee expense - £390.00

- Clerks expense - £7.50 for the purchase of the printing paper

22.067 Planning

- (a) Sulis Down housing development:

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| --- | --- |
| *22/02169/EOUT – Parcel 4234, Combe Hay Lane, Combe Hay.* | *Outline application for Phases 3 and for up to 300 dwellings; landscaping; drainage; open space; footpaths and emergency access; all matters reserved, except access from Coombe Hay Lane via the approved Phase 1 spine road (details of internal roads and footpaths reserved); (ii) Detailed application for the continuation of the spine road (from Phase 1), to and through Sulis Manor and associated works comprising: the demolition of existing dilapidated buildings and tree removal; drainage; landscaping; lighting; and boundary treatment; to enable construction of the spine road, and (iii) Detailed application for landscaping; mitigation works; allotments; including access; on the field known as Derrymans’* |

* Extensive discussions took place about this planning application, The Council discussed various grounds of objection. The deadline to submit the comments is 30th July 2022.
* The Parish Council (Malcolm, Rob and Simon) will prepare a response and collect evidence of potential effects on the local traffic and the infrastructure. It was thought that a modelling of the potential traffic will show the impact. The PC will enquire if Wellow Parish Council would like to commission a joined traffic modelling report in Combe Hay and Wellow.

- Residents will be encouraged to submit the private objections, using information on SOBA website to support their objections.

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

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| 22/01977/TCA  The Old Rectory, Anchor Lane, Combe Hay, Bath BA2 7EG | Yew T1- reduction by 2-3 m to reshape to a rounded silhouette. | **No objection**  PC: Leave to officer |
| Sulis Down Phase 1  22/01995/COND  22/01997/COND 22/01749/NMA | Surface Water Drainage  Plans list Non-material amendment to Condition 24, plans list | **Condition discharged**  **Condition discharged**  **Approve** |
| 22/01543/CONDLB  2 Rose Cottages , The Lower Lane, Combe Hay BA2 7EQ | Condition 2, mortar mix | **Condition discharged** |
| 22/00964/FUL  Rectory Lodge, Old Bath Road, Combe Hay, Bath, Bath And North East Somerset, BA2 7EG | Erection of first floor extension | **Refuse**  Refuse |
| 22/01859/COND  Yard To North East Of The Firs, Fosseway Environment Park, Fosseway, Englishcombe, Bath | Conditions 3 & 4 relating to erection of fibre exchange infrastructure | **Conditions discharged** |

22.068 For Information only

1. Email received from Dunkerton and Tunley PC enquiring if the CHPC would like to contribute towards the repairs of fingerpost signs from Dunkerton to Combe Hay. The Council thought that the cost is too high.

22.069 Next meeting: Tuesday 4 October 2022