Combe Hay Parish Council

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

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

**Minutes of the Parish Council meeting held at 7.30pm**

**on Thursday 12th January 2023 in Combe Hay Church**

Present: Malcolm Austwick (Chairman), Rob Burdett, Crock Harrison, Rod Davies, Paul Wontner,

Janet Young, Joan Grieveson

In attendance: Matt McCabe (Ward Councillor), Neil Buttes (Ward Councillor), Olga Shepherd (Clerk), two Member of the Public and a Representative for planning application 22/04881/FUL

**PUBLIC PARTICIPATION**

* - The Agent for Woodland Farm planning application gave a background information of this planning application and explained legal requirements for different use land - grazing and equestrian. Council Members had an opportunity to ask questions.
* - It was mentioned that self- seeded tree has been removed by BANES from Anchor Lane.

**MINUTES OF THE PARISH COUNCIL MEETING**

**23.102 APOLOGIES**

No apologies were received

**23.103 INTERESTS**

No Interests were declared

23.104 MINUTES

Minutes of the previous Council Meeting of 10th November 2022 were APPROVED and signed by the Chairman

23.105 CLERK’S REPORT (on matters not covered in this Agenda)

The following invitations received from BANES :

1. 16 January 2023- ALCA meeting. Clerk to attend
2. 25 January 2023 – BANES online election briefing. Clerk to attend.
3. 30 January 2023 – BANES Local Plan Workshop. One PC Member to attend.

23.106 COUNCILLORS REPORT

- No updates were received

**23.107 PLANNING APPLICATIONS**

- 22/02169/EOUT - Sulis Down- new updated document consisting of 1000 pages were submitted by Hignett Family Trust. None of the concerns highlighted in the objections from SoBA and the PCs had been satisfactorily addressed. The parish council will communicate to the residents and encourage them to put their objections to the new planning documents before the deadline on the 4th February 23.

The Parish Council will also respond to the new documentation, in particular to the traffic impact and the allotments in Derrymans. The Parish Council is also planning to conduct a Traffic Survey in the spring. Volunteers will be needed to count vehicles at different times of day.

- The following planning applications were also considered:

|  |  |  |
| --- | --- | --- |
| **Planning Application number and address** | **Description of proposal** | **Parish Council Comments** |
| 22/04480/CLEO | Use of land for equestrian use, grazing of horses and making hay (Certificate of Lawfulness of Existing Use). | SUPPORT |
| 22/04881/FUL  Woodland Farm Old Bath Road | Retrospective application for the retention of two stables. | NO OBJECTION |

The following planning decisions by B&NES Council were NOTED:

|  |  |  |
| --- | --- | --- |
| **Planning Application number and address** | **Description of proposal** | **Decision by BANES** |
| 21/02813/FUL  Parcel 6600 Fosseway Englishcombe | Reprofiling of land for the purposes of agricultural improvement and provision of beehives | REFUSE |
| 22/04027/FUL  Holly Tree Farm,  Old Bath Road | External alterations to include the erection of a traditional Georgian portico to the principal entrance, and fenestration changes comprising: installation of sliding doors from kitchen/diner/family room (north elevation); enlarged kitchen window (east elevation) and lowering of two living room window cills (south elevation). | RERMIT |

23.108 HIGHWAYS AND RIGHTS OF WAY

- It was NOTED that 20mph zone will be implemented shortly

- The overgrown vegetation on parts of Combe Hay Lane have been cleared by the landowner, following road safety concerns of Wellow Community Bus Group.

- The fencing issue in Derrymans has been resolved. The landowner has agreed to move the new fence to allow wider walking space on the public footpath.

* It was mentioned that Anchor Lane is currently clogged with leaves. A report will be sent to Fix My Street portal.
* The potholes in Anchor Lane were mentioned. These will also be reported to BANES.

**23.109 ENVIRONMENT**

- Peasedown St John renewable energy group will be contacted for an update on the recent survey. The Parish Council intend to support resident’s future initiatives.

**23.110** **PARISH ASSETS**

- A Councilor reported that regular checks are done on the defibrillator. It was mentioned that defibrillator pads and batteries will need to be replaced shortly. The defibrillator instructions are placed in the phone box. A question was asked if the defibrillator is linked to the emergency services. This information will be clarified and reported to the council at the next meeting.

23.111 CEMETERY

- It was AGREED that it is best to clear the new plot from the unwanted vegetation once the works to supply water to Week Farm are complete.

23.112 COMMUNITY AND COMMUNICATION

- Welcome Pack No new residents in the village since the last meeting

- Discussions took place about organization of the King’s Coronation Party on May Bank Holiday weekend. Paul and Rod will investigate the logistics and update the Council. The dates, location and a format of the proposed event will be discussed further at the next meeting.

23.113 Invitations to BaNES Economic Strategy and Local Plan workshops

- The Council invited to attend the workshop on 30th January. Matt McCabe advised the Council on matters that the Local Plan can support. A Councillor will attend this meeting and update the Council.

23.114 FINANCE AND ADMINISTRATION

(a) The Q3 Budget outcome and Bank reconciliation (emailed to all Members) APPROVED.

(b) The Budget 2023-24 was reviewed and APPROVED. The current balances of the earmarked funds for the cemetery, trees, railing and also planned coronation event fund were REVIEWED.

(c) It was decided to increase the Parish Council Precept Level by 2%. The Precept of £9,792.00 will be requested for the next financial year.

(d) The Council AGREED that the Clerk will join ALCA Internal Audit network for the annual audit at the end of financial year 2022-23.

(e) The following schedule of payments is APPROVED:

|  |  |  |  |
| --- | --- | --- | --- |
|  | Net | VAT | Total amount |
| IONOS invoice: £2.40/mnth  November 2022, December 2022 | £4.00 | £0.80 | £4.80 |
| Annual website hosting and maintenance (1.1.23 to 1.1.24) |  |  | £154.00 |
| Clerk’s new computer | £257.50 | £51.50 | £309.00 |
| Ms 376 subscription for desktop applications and cloud storage solution | £49.99 | £10.00 | £59.99 |

The following payments made since the last meeting were NOTED:

|  |  |  |  |
| --- | --- | --- | --- |
|  | Net | VAT | Total amount |
| Staff pay – November, December 2022 |  |  | Available to Council Members |

23.115 **Open forum**: It was suggested that Combe Hay catalogue of ‘household’ photos are taken for the Coronation events for the subsequent archiving.

It was mentioned that delivery vans delivering to the pub often get lost. It was suggested to contact Banes Highways about satnav information for the pub. Clerk will contact BANES Highways department for help.

Next meeting – Thursday 9th March 2023, 7.00pm