Combe Hay Parish Council

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

**on Wednesday January 19, 2022, in Combe Hay Church**

**Present:** Councillors M Austwick (Chairman), S. Bellars, M. Boyce (Vice-chairman, I. Ford,   
P. Wontner, J. Young

**In attendance**: Ward Councillor M. McCabe, R. Campbell (Clerk), two members of the public

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

**PUBLIC PARTICIPATION**

The Chairman invited public participation. No-one wished to speak, and no written questions had been received.

**22.001 Apologies** Apologies were received and accepted from Cllr A. Harrison (family matter).

**22.002 Interests** There were no declarations of interests.

22.003 Minutes

The minutes of the meeting held on 17 November were agreed to be a true record with the following amendments:

21.082 (a) *first item* ~~SA~~ MA

21.086 Emergency Plan – *under* ACTION (PW) ~~Consult the community re content (PW~~) Review framework with SB, and then think about next steps on engaging the community.

The minutes were signed by the Chairman as a true record.

**22.004 Clerk’s report**

A report on actions from previous meetings (circulated) was NOTED. Actions

are listed under the relevant minute below.

* 1. Councillors’ reports

Reports from Councillors M. Boyce, S. Bellars, I. Ford and P. Wontner had been received. Actions are listed under the relevant minute below. In addition:

* Cllr Boyce said that a working group had recommended that use of the marquee be allowed for community events but not for private functions unless held a day or two before or after a community event. Conditions should include a minimum donation, damage deposit and insurance requirements. A proposal would be brought to a future meeting.

22.006 Planning

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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 | **AGREED** there was nothing the PC wished to comment on. |

1. Applications

The Chairman suspended the meeting to allow further public participation.

PUBLIC PARTICIPATION

Mr T. Osborne spoke to application 21/05532/FUL Rectory Lodge, as owner applicant.

* Mr Osborne said that permission had previously been granted for a single-storey extension, which had not been built apart from garages now used as a meeting room
* A previous owner had obtained permission to convert barns into the current long, thin, shallow, rather unsatisfactory house
* He said that guidance, not policy, considered anything over a 30% volume increase in the Green Belt to be undesirable
* He stressed the importance of families to the village. He wished to make the accommodation suitable for occupation by his family by building a two-storey extension (i.e., a second storey on what had previously been agreed) onto the end. This would not be seen except from his land

The Chairman thanked Mr Osborne, closed public participation and resumed the meeting. Members made the following observations:

* It was a good quality proposal; the second storey would make the building look more pleasing
* It was in keeping with other buildings and not damaging to the village
* It would be seen from one location
* The volume increase was of the order of 80%
* Approval would set a precedent in terms of parish council support for such an increase
* Some surprise was expressed at the lack of argument for special circumstances to allow an increase greater than one third (or at the very most 40%)

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| 21/05322/FUL  Rectory Lodge, Old Bath Road, Combe Hay BA2 7EG | Erection of two storey extension.  Case officer: Christine Moorfield | **RESOLVED** (proposed MA, 2nd PW, 5 for, 1 against) to **object** to the proposal in its current form on the basis that special circumstances needed to justify it had not been put forward to the satisfaction of the council. |

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| 21/05543/TCA  Rectory 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). | **No objection** |
| 21/04692/FUL  Uphill, The Lower Lane, Combe Hay, BA2 7EG | Two proposed windows to the facades of the existing main residence | **Permit**  Parish Council: support |
| 21/04661/FUL 21/04662/LBA  2 Rose Cottages | Replacement roof to existing rear extension  External alterations for the replacement . . . | **Permit**  **Consent**  Parish Council: support |

1. Planning decisions by B&NES Council since the last PC meeting were noted as follows:

1. Enforcement

* **ACTION** Renewed efforts to be made to arrange a Zoom meeting with Enforcement Manager Richard Stott

1. Sulis Down Working Group

* The developer had provided a newsletter (circulated)
* A copy of the allotment pre-application advice had been obtained by the parish council, which had submitted its views

**22.007 Environment**

(a) An illustrated report of the damage caused by a fallen Beech tree from the Manor side of The Avenue had been circulated by Cllr Ford.

* **ACTION** Tree surgeon Ashley Lewis to be asked whether his recent inspection of parish council beeches on the other side of The Avenue, prior to dead-wooding, was sufficient to identify any similarly rotten trees.
* **ACTION** Planning Enforcement to be asked whether the amount of tipping on the first field on the left up Browney Lane requires planning permission

It was noted that Waste Recycling Bath (WRB) had distributed a leaflet on future proposals at the Odd Down site to some addresses in Combe Hay.

Ward Cllr McCabe outlined a number of proposals and options for the land stretching from Odd Down Park-and-Ride to WRB (the former Fullers Earth site).

* B&NES owns the two intervening fields, which it intends shall be removed from the Green Belt
* They were entering negotiations to buy or lease the large ‘barn’ from WRB in order to transfer the Household Waste Recycling Centre for Bath there from Midland Road (Pixash Lane Keynsham remains). The main challenge at Odd
* Down is access.
* First Bus wants to remove overnight parking from Weston Island, possibly to this location, which could also house a new Hindu Temple.
* These matters will be in the next Local Plan, which has to sit under the not-yet-signed West of England Combined Authority document

Councillors noted the unique wildflower habitat that has sprung up on the land and considered that noise from the proposed recycling facility would travel down the valley to Combe Hay.

(b) Litter picking **AGREED** to revive twice-yearly community litter picking.

**ACTION (PW)** Contact previous organiser and arrange first session.

NOTED that three litter-pickers had been bought for community use.

(c) Excess water issuing between Watercress Cottage and Meribah B&NES had been contacted and are believed to have visited the site.

22.008 Community and Communication

(a) Big Village meet-up

* The survey had been very well received.
* A detailed report of responses had been circulated to councillors
* A working group had met and proposed themes to focus on in 2022.
* Mr A. Stroud will discuss the survey findings with the PCC and communicate with the council.

RESOLVED (proposed PW, 2nd MA, unanimous) that the themes for 2022 will be speeding, dog bins, litter and provision of a quarterly update. A summary of the survey analysis will also be sent out.

(b) Queen’s Platinum Jubilee

* It was proposed to have an evening party in The Paddock on Friday 3 June and lunchtime children’s event and parish photograph on Sunday 5 June. Other proposed events over the weekend were boules and children’s pizza making.
* AGREED that the organising committee should have two members from the parish council, one from the church, one from The Wheatsheaf and two others.
* Cllrs Austwick, Wontner and Young offered to be members

(c) Welcome Pack No new residents

(d) Operation London Bridge

AGREED to purchase a Book of Condolence to enable residents to mark their respect in the event of the death of a member of the Royal Family

**22.009** **Parish Assets**

Cemetery

RESOLVED (proposed MA, 2nd SB) to ADOPT Cemetery Rules and Charges as circulated.

The Avenue Railings

* AGREED that repainting of the railings should revert to being done by volunteers
* The work to be carried out over two years
* Mr D. Barrow, invited to speak, recommended the use of bitumen paint, which he will investigate further. He was thanked for this and for the excellent clearance work he had done at the bottom of The Avenue (with Cllr Ford) and at the Cemetery.

Defibrillator Kiosk

* Kiosk and defibrillator lights both now work
* Cllr Young will further enquire of the person who offered to help paint the kiosk in the spring

22.010 Highways and Rights of Way

* Deep potholes remain in The Lower Lane. To be chased again
* B&NES were thanked for good leaf sweeping and gully clearance
* Two of the five gullies in Browney Lane remained blocked

**22.011 Data**

**RESOLVED** (proposed MB, 2nd IF) to **ADOPT** theData Protection and Destruction Policy, as circulated.

**22.012 Emergency Plan**

* Cllr Bellars had circulated a summary of risks, topics and roles for consideration
* He had asked B&NES to come and look at the available facilities
* To be a March agenda item

22.013 Finance

(a) RESOLVED (proposed MB, 2nd MA) to APPROVE the Month 9 financial statement. It and the bank statement were signed by Cllr Bellars.

(b) RESOLVED (proposed IF, 2nd MB) To APPROVE the council’s annual insurance renewal with BHIB at a cost of £302.77 from 10.02.2022, subject to a better quotation not being obtained in the meantime.

(c) The circulated draft budget was reviewed.  
**RESOLVED** (proposed IF, 2nd MB) to set a balanced budget for financial year 2022-23 of £10,641 including transfers from earmarked reserves of £791.

(d) RESOLVED (proposed SB, 2nd MB) to SET a precept for financial year 2022-23 of £9,600, an increase per household of 1.99%.

(e) Payments made since the last meeting, circulated to all Councillors in advance of approval by two, were NOTED.

(f) **RESOLVED** (proposed SB, 2nd MA) that the following be authorized for online payment:

Clerk’s Salary January 324.10

R. Campbell. Refund 3 x litter pickers 30.89

BHIB Insurance renewal 302.77

C. Ford. Refund blind spot mirror 39.99

Total 697.75

22.014 Information only

(a) No correspondence not elsewhere on the agenda.

(b) No miscellaneous reports.

22.015 Meetings Date, time and venue of next meeting were confirmed as:

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

The Chairman thanked all for attending and closed the meeting at 9.03pm.