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 7th September 2023 in Combe Hay Church**

Present: Malcolm Austwick (Chairman), Crock Harrison, Janet Young, Paul Wontner

In attendance: Olga Shepherd (Clerk) and Two Members of the Public

**PUBLIC PARTICIPATION**

No issues were raised by Members of the Public.

**1.9.23 Apologies**

Apologies received and accepted from Rob Burdett, Rod Davies and Joan Grieveson.

**2.9.23 Interests**

No Interests were declared.

3.9.23 Minutes

The Minutes of the Parish Council Meeting of 6th July 2023 were APPROVED and signed by the

Chairman.

4.9.23 Clerks report

Clerk confirmed the following donations received from residents:

1. Sulis Down fund – total of £2,535 received. This fund will be used in conjunction with Southstoke PC to obtain legal advice to make a case against this development.

2. The Coronation Party (May 2023) – the total of £1,065 received and £1,070 was spent on organization of the party.

5.9.23 Councillors report

There were no reports.

**6.9.23 Planning Applications**:

a. Update of Sulis Down development:

The Chairman has updated the Council that the Planning Committee meeting is going to take place on the 18th October 2023. It is likely that the Committee will decide that they want a site visit in which case there will be a further meeting in November.

Since the last PC meeting another set of documents lodged by the Hignett Family Trust and public consultation has been opened yet again, which ends on the 25th September. The key points on the new documents are :-

1. A reduced number of houses from 300 to “up to 290” to enable 2. The relocation of the allotments to the northern edge of Phase 3.

3. There is an assumption of 25 houses in Phase 2 ( Sulis Manor) . However, there is no indication that this has been agreed with the owners of Phase 2 ! Previously traffic modelling has been on the basis of 50 houses there.

4. The submission of the ‘Tranquility Assessment’.

5. The submission of yet another “Comprehensive Masterplan”. The new one still does not address what will happen with Phase 2 or the football club.

In addition to the Hignett Family Trust documents a number of additional objections have been submitted, including one by a Gavin Gilmore on the 31st July. He is a geologist at Bath Spa University and he highlights the risk of landslides and the fact that the loading of the plateau by housing development may cause problems as might changes in the water drainage. In particular if one large soakaway is used rather than soakaways for each property.

The Parish Council have AGREED the following course of actions:

1. Submit a further objection

2. Liaise with the Cotswold Conservation Board and Wellow PC re the ‘Tranquility Assessment ‘

3.Write to BANES re Gavin GIllmore’s submission

4. Ask villagers to submit more objections particularly with regards to the ‘Tranquility Assessment’.

5. Prepare for hearing on 18th October 2023. To make a case for refusal at Committee Meeting, liaising with South Stoke PC.

b. Work at Warren Wood stables:

The Parish Council NOTED that this building work requires planning permission, which the owner has not applied for. The PC will ask the owner to submit the appropriate application to BANES.

c. The following planning application were discussed:

|  |  |  |
| --- | --- | --- |
| **Planning Application number and address** | **Description of proposal** | **Parish Council Comment** |
| 23/02996/TCA  Beechcroft,  Anchor Lane | T1-Damson, shape and remove deadwood.  T2-Cherry, shape and remove deadwood.  T3-Cherry, shape and remove deadwood.  T4-Apple, remove. | SUPPORT |
| 23/03229/TCA  Westhill House.  The Lower Lane | Conifer - reduce height by 6m | SUPPORT |
| 23/03259/TCA  The Old Byre Anchor Lane | T1-Gleditsia reduce by 2.5m | SUPPORT |

d. The following decisions on planning applications by BANES were NOTED:

|  |  |  |
| --- | --- | --- |
| **Planning Application number and address** | **Description of proposal** | **BANES decision** |
| 23/00978/FUL  Upper Tunnel Farm Browney Lane | Erection of two dwellings and associated works following the demolition of  existing B8 buildings. | PERMIT |

* + 1. Public consultations:

1. **Bath Area Workshop** on the11th September will be attended by Malcolm Austwick.
2. **The future of the Rural areas: have your say** Local workshop on the next phase of workshops for the development of Bath and North East Somerset's new Local Plan will take place on the 26th September and will be attended by Paul Wontner.
3. Making big choices on transport between Bath to Bristol on the A4

This project is being delivered by the WECA in close partnership with Bath & North East Somerset Council, and other partners.  
The proposals aim to give better options to choose to travel sustainably – whether that’s by bus, bike or walking between the Three Lamps junction in Bristol and Windsor Bridge Road in Bath. A six-week public engagement is running between **Monday 21 August and 1 October 2023.** A reminderwill be sent to residents via the newsletter and the village whatsapp group.

8.9.23 Highways and Rights of Way

a. Village Welcome sign – the PC will take a view from the residents whether they like the new sign to be installed. Further discussions will take place at the next meeting.

b. Speed Watch – the parish council AGREED that it is there is no pressing need to carry out the speed watch at this time as the new speed limit signs have made a lot of difference in slowing the traffic down in the village. This will be reviewed in 3 months’ time.

**8.9.23 Environment**

a. Discussions took place whether there is still a problem with deer in the village. Professional advice has been taken by the Council. Confirmed solutions are fencing and culling. In terms of the next stage- survey needs to be done with landowners’ permission. Council will take this forward.

**10.9.23 Parish Assets**

1. The updates to the Parish Assets Maintenance programme were APPROVED.

The final grass cut for this year will be done at the end of September. Areas around the signs will also be tidied up.

b. It was mentioned that an area where Japanese Knotweed spread near Week Farm will be sprayed by professional services this month ( September 2023). There is also other areas where Japanese Knotweed has started spreading and need to be treated.

* + 1. Cemetery

1. The Wayleave Agreement between the Parish Council and the National Grid has been signed to lay the new electricity cable to connect to Holly Tree Farm. The cables will be laid above new water pipes on the top corner of the new cemetery.
2. To damage to the cemetery stone wall has been repaired and the new cemetery gate has also been installed.
3. There are mounds of earth formed between the graves. Council will take a look at mounds next week and decide how to treat them.

c. It was NOTED that £250 was received for the purchase of the cemetery plot and £100 fee for the memorial.

12.9.23 Community and Communication

a. Village Photo Project – there is about 25% of residents, which yet did not take part. The deadline for collating the photos is 30th September 23. A reminder will be sent out.

13.9.23 Finance and Administration

b. Data Protection Policy has been reviewed and ADOPTED.

b. The current Council Insurance Schedule has been reviewed. The Council will confirm the list of assets, which need to be insured and the Clerk will contact BHIB to update. Clerk will also find out about Public Liability for volunteers doing the maintenance work for the parish.

c. The following schedule of payments was APPROVED:

|  |  |  |  |
| --- | --- | --- | --- |
|  | Net | VAT | Total amount |
| Invoice from Wheatsheaf (coronation party food) |  |  | £200.00 |

1. The following payments made since the last meeting were NOTED:

|  |  |  |  |
| --- | --- | --- | --- |
|  | Net | VAT | Total amount |
| Staff pay |  |  | Available to Council Members |
| Home office allowance |  |  | £24/mnth |

14.9.23 Open forum for Information only

Council AGREED to start selecting a new gazebo for the purchase by the Council.

15.9.23 Proposed dates of future meetings: Thursday the 9th November 2023