Combe Hay Parish Council

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

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

**Minutes of the Parish Council meeting held at 7pm**

**on Thursday 9th November 2023 in Combe Hay Church**

Present: Malcolm Austwick (Chairman), Rob Burdet, Rod Davies, Janet Young, Paul Wontner, Joan Grieveson

In attendance: Fiona Gourley (District Councillor), six residents and Clerk (Olga Shepherd)

**PUBLIC PARTICIPATION**

* The Council was updated that Japanese knotweed by Week Farm have been professionally sprayed and it will be sprayed again in the spring.
* The gate at the cemetery will be installed shortly.
* The owner of Cromwell Farm has made a presentation to the Council with regards to the planning application *23/03732/FUL, Permanent stationing of diary building and mobile home for agricultural workers dwelling*. The Applicant explained the history and origins of mare’s milk business, the health benefits and how the business has been organized. The Councilors asked questions about the business and asked to see the accounts for the last three years, which is a legal requirement of the agricultural appraisal in order to make an informed decision. The owner of Cromwell Farm was not willing to produce the required accounts for inspection.

**1.11.23 Apologies**

Apologies received and accepted from Crock Harrison.

**2.11.23 Interests**

Interest was declared by Malcolm Austwick in relation to planning application 23/03797/FUL Brook House. Malcolm will leave the meeting during the discussions of this application.

3.11.23 Minutes

The Minutes of the Parish Council Meeting of 7th September 2023 were APPROVED and signed by the Chairman.

4.11.23 Clerks report

there were no business, which is not included on the Agenda

5.11.23 Councillors report

there were no business, which is notincluded on the Agenda

**6.11.23 Planning Applications**:

a. 22/02169/EOUT Sulis Down - the Planning Committee is taking place on the 15th Nov 23. The Chairman will speak at the Committee to object to this proposal on behalf of Combe Hay residents.

b. It was AGREED that the funds raised by residents will be used (in conjunction with South Stoke PC) to obtain legal advice to make a case against this development at the Planning Committee.

b. The following planning applications were considered:

|  |  |  |
| --- | --- | --- |
| **Planning Application number and address** | **Description of proposal** | **Parish Council Comment** |
| 23/03732/FUL  Cromwell Farm, Combe Hay Lane | Permanent stationing of dairy building and mobile home for agricultural workers dwelling | OBJECT |
| 23/03923/TCA  Westhill House The Lower Lane | Conifer - dismantle to near ground level. Five Hazels - Coppice to near ground level. | SUPPORT |
| 23/03803/TCA | 2no Cherry, remove. One tree is dead or dying and the other tree is showing considerable signs of hardship. |  |
| 23/04089/TCA  The Old Granary Backy Hill | T1- Quince, fell. The tree came down in recent high winds. Upon inspection it looks as though the roots are rotten. | SUPPORT |
| **23/03548/FUL**  Land At Fosse Farm Combe Hay | Conversion of barn to a holiday let, including single storey extension, access track and associated works. | SUPPORT, subject to mitigation of highways issues. |
| **23/03797/FUL**  Brook House, Anchor Lane | Removal of existing roof lights and the installation of new double-glazed timber framed glass panels with re-use of existing tiles. | SUPPORT |

d. The following decisions by B&NES on planning applications were NOTED:

|  |  |  |
| --- | --- | --- |
| **Planning Application number and address** | **Description of proposal** | **BANES decision** |
| 23/03259/TCA  Old Byre, Anchor Lane | T1-Gleditsia reduce by 2.5m  T2-Tulip reduce by 2m | No Objection |
| 23/02996/TCA  Beechcroft | : T1-Damson, shape as detailed and remove deadwood  T2-Cherry, shape as detailed and remove deadwood  T3-Cherry, shape as detailed and remove deadwood  T4- Apple, remove | No Objection |
| 23/00021/FUL  Parcel 7512 Fosseway Englishcombe | Reprofiling of land for the purposes of agricultural improvement,  biodiversity benefits and landscape screening (Resubmission). | Refuse |

7.11.23 Public consultations:

The Council was updated on the following:

1. **Bath Area Workshop** held on the11th September attended by Malcolm. The workshop focused on a new phase of the development of BANES new Local Plan working in conjunction with the National Cotswold Landscape Board.
2. **The future of the Rural areas** held on 26th September attended by Paul Wontner, Paul reported that workshop focused on the local issues such as transport, green spaces, conservation, access to local facilities, a luck of smaller housing developments within village communities ( for some PCs, not Combe Hay).

8.11.23 Highways and Rights of Way

a. Discussions took place about a new Village Welcome sign. The signs available for purchase on the market are too expensive. Clerk will enquire if B&NES has other options. Possibility of making the signs locally will also be explored.

1. Combe Hay Roads: B&NES Highways have informed CHPC that routine inspections of the roads in Combe Hay are carried out routinely twice annually as a minimum. During these inspections, the highways inspector looks for defects that reach B&NES guidance in terms of intervention - sharp edged depressions greater than 40mm in depth and 300mm in length in carriageway terms. Beyond the edge of a carriageway no intervention is carried out until depth reach in excess of 150 mm. However, a general deterioration of the carriageway in Combe Hay has been noted by the officer. Currently Combe Hay is not flagged as a priority for a road resurfacing. CHPC was informed that BANES Highways are currently working on improvement program for the next year and will notify CHPC if any works are scheduled in Combe Hay.

**9.11.23 Environment**

a. It was NOTED that rubbish was dumped in the vicinity of the village on few occasions– this was reported to and removed by BANES.

**10.11.23 Parish Assets**

1. The Parish Assets Maintenance schedule updated on the 9.11.23 was APPROVED and it was AGREED to continue with the current arrangements.
2. The Council reviewed the maintenance works carried out this year - the majority of works was carried out by one village volunteer. The Council thanked the volunteer for his hard work in keeping the grounds looking good throughout the village, but agreed that it would be preferable for all concerned if more volunteers were involved.
3. The Council has agreed that a Rota will be created for approval at the next PC meeting.

11.11.23 Cemetery

It was brough to the attention of the Council that the cemetery grounds need to level for the ease of the maintenance works. It was agreed to consider buying a necessary amount of topsoil to fill the dips. The cemetery gate is still to be installed.

It was suggested that David, Janet and Crock meet separately to put a plan together for the levelling works and they will inform the Council if any materials will be required. Alternatively, it was suggested to hire a professional grounds maintenance contractor. The subcommittee will update the council.

12.11.23 Community and Communication

a. No new residents arrived in the village since the last meeting.

b. An update was received that almost all photos of residents, participating in the Village Photo Project, have been taken. The book will be shared with the PC for approval. The estimated cost of each book is approx. £20 per book on the basis of 50 books to be produced.

c. Summer 2024 village event was discussed. It was decided to organize an event on the weekend 5th to 7th July 2024 before the start of school summer break. More details are to follow.

13.11.23 Finance and Administration

a. The Q2 bank reconciliation and funds allocation was reviewed and APPROVED.

b. Midsomer Norton Dia- A-Ride application for a grant of £30.00 for 2024- 2025 was APPROVED. Clerk will arrange the payment.

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 |

14.11.23 Any other business

It was NOTED that Combe Hay will be reformed into new parliamentary constituency: Frome and East Somerset as of next year.

15.11.23 Date of next meeting: 4 January 2023