Combe Hay Parish Council

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

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

**Minutes of the Parish Council Meeting**

**held on Thursday 27th June 2024 at 7.00pm**

**in Combe Hay Church.**

Councillors present: Malcolm Austwick, Rob Burdett, Crock Harrison, Janet Young, Paul Wontner, Rod Davies

In attendance: Two residents and Clerk (Olga Shepherd)

###### MINUTES

**1.6.24 Welcome and Apologies**

Apology received and accepted from Joan Grieveson

**2.6.24 Interests**

None

3.6.24 Minutes

Minutes of the Annual Parish Council Meeting of 15th May 2024 were approved and signed by the Chairman.

**PUBLIC PARTICIPATION**

* It was reported that the cemetery gates have not been installed yet and this will be done by September. It was pointed out that the gate needs to be installed before any hedge is planted by the Holly Tree Farm landowners in the autumn.
* Discussions took place about the timing for water to be connected to the new tap at the cemetery. There will be associated fees.

4.6.24 Clerks report (on matters not covered in this Agenda)

- Clerk reported that a new model of Financial Regulations was issued by NALC in April 24. (The Financial Regulations was last approved by the Council in March 2023). This will be added to the Agenda in September meeting for consideration.

- Clerk reported that the meeting with ALCA was attended on the 20th June and the keeping of the official PC emails was discussed. Clerk reminded the Council that Clerk must be copied in all the PCs official correspondence.

- Neighborhood Watch contacted the Council about a meeting with Combe Hay Representative. Clerk will contact Combe Hay Neighborhood Watch Rep.

5.6.24 Councilors report ( on matters not covered elsewhere)

None received

**6.6.24 Planning Applications**:

a. The following update was received for planning application22/02169/EOUT Sulis Down:

The Applicant has until early October to lodge an Appeal against the decision by BANES to refuse this planning application at the Planning Committee in April 2024. If an Appeal is lodged, a full Planning Inquiry is likely to last between 10 and 15 days. A possibility to apply for Rule 6 status was discussed, which would enable Combe Hay Parish Council, South Stoke Parish Council and SOBA to introduce their own evidence and cross examine witnesses brought by the applicant. Although there is no direct cost to being a Rule 6 participant, there might be a cost associated with legal and professional advice and the possibility of being held liable for the costs of others if they are deemed to have acted unreasonably. The Parish Council agreed to discuss all options in more detail at the next parish council meeting in September.

b. To consider the following planning applications:

|  |  |  |
| --- | --- | --- |
| **Planning Application number and address** | **Description of proposal** | **PC comments** |
| 24/01566/FUL  Parcel 7512, Fosseway Englishcombe | Reprofiling of land for the purposes of agricultural improvement, biodiversity benefits and landscape screening. | OBJECT as being suggested by planning sub-sommitee. |

c. To NOTE the following decisions on planning applications by BANES:

|  |  |  |
| --- | --- | --- |
| **Planning Application number and address** | **Description of proposal** | **BANES decision** |
| 23/03732/FUL  Cromwell Farm, Combe Hay Lane | Permanent stationing of dairy building and mobile home for agricultural workers dwelling | PERMITTED with condition that business continue to operate. |

7.6.24 Highways and Rights of Way

a. Village Speed Watch – it was reported that no interest was expressed by the residents to carry out speed watch in the village.

**8.6.24 Environment**

a. Concern was expressed about recent tick bites in the village. The PC agreed to send a note on the village Whatsapp and the newsletter to make people aware and to point to the relevant NHS information available online for further information. Residents will also be asked to inform the PC of any new cases in order to raise the awareness.

**9.6.24 Parish Assets**

1. Updates to the Parish Assets Maintenance program dated 27th June were NOTED.
2. It was NOTED that the village noticeboard has been renovated by David Barrows and it will require a treatment with teak oil once a year for good maintenance. The Council thanked David for his hard work.
3. Avenue Tree inspection – an annual inspection of trees was carried out. A quote was received for the following works required:
4. Oak tree on the triangle to crown lift over the road and crown thin the roadside to balance. £750.00 ex VAT
5. To dismantle the large Ash tree in the cemetery to near ground remove all chip and leave timber in manageable length. £1,500 ex VAT

The Parish Council agreed to undertake the works with the Oak Tree this autumn and possibly wait until next year to do the works with Ash tree at the cemetery depending on the condition of the tree. Clerk will contact Lewis Tree Services for confirmation and to enquire about their insurance cover.

1. Cemetery wall: a new quote was received for the repair of a section of the wall. It was decided that it is best to do the necessary repairs to the wall after the two lands (old and new) are joined together. The parish council will liaise with Trevor Osborne – the landowner of the adjacent land, who is planning to do their building works and possibly coordinate the projects together to simplify the logistics.

A resident also offered to provide another quote for the wall repairs before the next meeting.

1. Welcome sign – the signs are likely to be installed in few weeks’ time.
2. Summer grass cutting- a note will be sent in the village Whatsapp group and the newsletter to ask for help with grass cutting and strimming during summer season. Meanwhile, David Barrows will continue to help.

10.6.24 Cemetery

1. It was reported that a family wish to install a headstone on the existing grave for a relative who has been buried many years ago. The Parish Council has asked for a design of the headstone to be submitted for approval.
2. The parish council will contact Holly Tree Farm with regards to the hedge planting in the autumn.

11.6.24 Community and Communication

a. The update on the village questionnaire was received:

60% of households responded. There were very good responses. The Parish Council will summarise the questionnaire and publish the results. The names will be made anonymous. The summary will be produced by 18th July and recommendation will be made to the parish council of priorities for the parish council.

Questionnaire questions are:

1. What are your favourite aspects of living in Combe Hay?
2. What are your least favourite aspects of living in Combe Hay?
3. How much do you feel part of a community, part of ‘village life’? Where 5 would be fully involved and fulfilled and 1 would be, who are you?
4. . If there was residential development in Combe Hay what type of accommodation would you like to see. This could be around size of property, affordability, architecture or anything else!
5. Now that we have new mandatory speed limit signs, do you think we also need to run Speedwatch events to monitor drivers through the village, following training and using “speed-guns”.
6. Would you be willing to volunteer for the Speedwatch events
7. The village needs a new lead for Neighbourhood Watch, would you be willing to volunteer?
8. Natural environment- how can we further improve the natural environment?
9. Ecology – do you have any views on how we could increase bio-diversity and prompt more wildlife, flora and fauna?
10. Renewable/ Community energy- do you have any ideas how energy could be more efficiently used/generated
11. Would you be willing to lead/join a working group to develop the policy?
12. Are there any other comments you would like to make about life in Combe Hay, please feel free to let rip right here!
13. Concerns were expressed about overgrown hedges and growth creeping from private lands onto the lanes and make them narrow. The parish council will send out a note to remind landowners that it is their responsibility to cut back the vegetation with a reminder to check for bird nests first.
14. It was reported that the organization of the Village Summer event on 5th and 7th July 2024 is going well.

c. Welcome Pack: It was noted that the Welcome pack was delivered to the new family from Ukraine.

12.6.24 Finance and Administration

a. The Parish Council email addresses have been changed. Clerk notified BANES. It was agreed that the Clerk’s and the Chairman’s emails with IONOS will be kept for one year.

b. The bank reconciliation and the allocation of the PC funds as at 20th June 24 was APPROVED.

b. The Parish Council Publication Scheme will be discussed at the next meeting.

c. Councilor’s responsibilities were reviewed and agreed. There were no changes. This information is published online and on the noticeboard.

j. The following schedule of payments was reviewed and approved:

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Net** | **VAT** | **Total amount** |
| Materials for renovation of the noticeboard and new wire for the PC strimmer. |  |  | £87.90 |
| SOBA invoice for print advertisement re Sulis Down (funded by private donation) | £325.00 | £65.00 | £390.00 |
| IONOS Invoices paid monthly by standing order | £3.00 | £0.60 | £3.60 |
| Staff pay |  |  | Available to Council Members |
| Home office allowance |  |  | £24/mnth |

13.6.24 Any other business/ Items for the next meeting:

- To review the new Model Financial Regulations published by NALC in April 2024 for adoption.

- Publication Scheme

14.6.24 Next meeting date:

5th September 2024;

7th November 2024;

2nd January 2025;

6th March 2025