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Combe Hay Parish Council

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

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

**Minutes of the Parish Council Meeting**

**held on Thursday the 5th September 2024 at 7.00pm**

**in Combe Hay Church.**

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

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

###### MINUTES

**1.9.24 Welcome and Apologies**

Apologies received and accepted from Rob Burdett and Joan Grieveson.

**2.6.24 Interests**

None were declared.

3.6.24 Minutes

Minutes of the Annual Parish Council Meeting of 27th June 2024 were approved and signed by the Chairman.

**PUBLIC PARTICIPATION**

* Cllr Fiona Gourley mentioned that increased government housing targets are expected in the proposed Local Plan. The potential impact of this in Combe Hay was discussed.

4.9.24 Clerks report (on matters not covered in this Agenda) - none

5.9.24 Councilors report (on matters not covered elsewhere) - none

**6.9.24 Planning Applications**:

a. 22/02169/EOUT Sulis Down – an Appeal has been lodged to the Planning Inspectorate against the decision by BANES to refuse this planning application. The Chairman outlined the procedure of the Appeal and mentioned that the grounds for this rejection can be found on BANES planning portal.

The Chairman explained that CHPC together with SOBA and South Stoke Parish Council can apply for the Rule 6 status, which will allow a seat at the table in the public inquiry. Although there is no direct cost associated with being a Rule 6 participant there will be costs associated with commissioning professional legal, planning and traffic advice. The additional fund will be required to support these costs and further fundraising activities will be organised.

It was also mentioned that the parish council should be aware that if the Inspector decide that the Rule 6 participants provide unreasonable evidence at the hearing, the participants can be made liable for the costs of the proceedings. Everyone agreed that the parish councils and SOBA have valid arguments, and they should still go ahead with the Rule 6 status.

The Chairman advised that he will work together with SOBA and South Stoke Parish Council to understand what needs to be done and how the group will work together. Further details will be circulated to the Councillors and the residents.

b. The following recommendations from the planning sub-committee were considered:

|  |  |  |
| --- | --- | --- |
| **Planning Application number and address** | **Description of proposal** | **PC comments** |
| 24/01231/FUL  Warren Wood Stables, Old Bath Road, | Erection of office building (Class Eg) following demolition of existing stable buildings, with associated car parking and landscaping | Support revised plans |
| 24/02576/VAR  1, Rose Cottages,  The Lower Lane | Variation of condition 2 (Plans List (Compliance)) 21/04424/LBA (Internal and external alterations for the erection of link extension connecting host cottage to outbuilding to provide additional ancillary habitable accommodation, reinstatement of 2nd floor window to front elevation, alterations to rear dormer window, replacement of summerhouse, erection of greenhouse and associated landscaping works). | CHPC has no objection |

c. The following notification received from BANES were NOTED:

|  |  |  |
| --- | --- | --- |
| **Planning Application number and address** | **Description of proposal** | **BANES decision** |
| 24/01174/FUL  Rectory Lodge,  Old Bath Road | Proposal: Reconfiguration of 15/02830/FUL with new plan form and slightly altered  aesthetic, including single storey side extension and remodelling to existing house. | Withdrawn |
| 24/01564/FUL  Waste Recycling @ Bath Fosseway Environment Park Fosseway Englishcombe | Erection of two buildings in association with the existing waste and  recycling facility along with parking and landscaping. | Permit |
| 24/02702/TCA The Orchard, Flower's Hill, Combe Hay | T1 - Conifer - Fell to ground level | Permit |

7.9.24 Highways and Rights of Way

a. A36 closure from August 2024 until March 2025 – Cllr Fiona Gourley updated the Council on the latest information received from National Highways and B&NES. She has said that the nearby villagers have been affected the most, but BANES is doing what they can to minimize the disruptions. It was noted that lorries were driving in narrow lanes of Combe Hay at the start of the road closure.

Residents are invited to send message to the parish council in case of major disruptions in the village. Cllrs Gourley and the parish council will liaise with BANES.

b. Installation of two Welcome signs – this work is due be done imminently.

**8.9.24 Environment**

a. No updates were received.

**9.9.24 Parish Assets**

1. The updates to the Parish Assets Maintenance program dated 5th September were NOTED. There are now two residents who help with grass cutting in the village.
2. Avenue Tree inspection – the planning application was submitted to BANES arboricultural officer to crown lift the Oak tree on the triangle over the road and crown thin the roadside to balance.
3. Defibrillator maintenance – it was noted that replacement of batteries is due April 2025.

10.9.24 Cemetery

1. No new quotes for repair of the cemetery wall were received. It was agreed to organise a small working party (3-4 people) to tidy up some areas of the cemetery and to cut back the hedge in October.
2. It was agreed that the new hedge is to be planted when the old and new parts of the cemetery are merged. It is hoped that the water tap will be installed shortly.

11.9.24 Community and Communication

a. A summary of the village questionnaire was received. Various points raised by the questionnaire were discussed. As a result of the questionnaire the action plan for the next 12-24 months was considered. The Parish Council has agreed to adopt the proposed Actions and will work to establish the working/focus groups in the areas of Ecology, Energy, Environment. Interests were expressed by some residents.

ACTIONS AGREED:

1. Local efficient transport options
   1. Awareness of options
   2. Creation of Car Share WhatsApp group
2. Generate interest in next steps on speeding through a focus group, drawn from “Speedwatch” volunteers
3. Dog waste and litter
   1. Secure bins from BANES
   2. Spring litter picks to continue
4. Signage and directions to avoid traffic using specific inappropriate lanes
5. Encourage villagers to report specifically any blocked footpaths to Parish Council
6. Encourage residents to park considerately, especially in the centre of the village
7. Monitor planning developments at Govt/BANES level and any threats to the feelings of residents
8. Provide more clarity on use of Marquee for villagers
9. Creation of a working group to focus on Ecology, Energy and Environmental issues
   * + To shape local policy
     + Develop practical projects

b. The Clerk reported that the total expenditure for the summer party held from 5th to 7th July is £3,356.29, the total of £2,745 donations was received from the residents. The cost to the parish council is £611.29.

c. Welcome Pack: no new residents arrived.

* + 1. Finance and Administration

1. It was NOTED that no Public Rights requests were received in the advertised period from 3rd June 2024 to 12th July 2024.

b. The Parish Council Publication Scheme was review and AGREED for adoption and will be published on the website.

d. The Bank reconciliation as at 31st August 2024 was reviewed and APPROVED.

d. The following payments were reviewed and APPROVED:

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Net** | **VAT** | **Total amount** |
| Bristol Hog Roast inv 5977 |  |  | £804.50 |
| Bristol Hog Roast inv 5980 |  |  | £187.20 |
| Other catering expenses for summer party |  |  | £466.09 |
| IONOS Invoices paid monthly by standing order | £3.00 | £0.60 | £3.60 |
| Staff pay |  |  | Available to Council Members |
| Home office allowance |  |  | £24/mnth |

13.9.24 Any other business/ Items for the next meeting:

- Budget 6 month progress review.

- Combe Hay Pollinator Pathways project.

14.9.24 Proposed dates of future meetings: 7th November 2024; 2nd January 2025; 6th March 2025