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 16th January 2025 at 7.00pm**

**in Combe Hay Church.**

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

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

###### MINUTES

**1.1.25 Welcome and Apologies**

Apologies received and accepted from Joan Grieveson.

**2.1.25 Interests**

None were declared.

3.1.25 Minutes

Resolved:

1. Minutes of the Parish Council Meeting of 14th November 2024 were approved and signed by the Chairman.

**PUBLIC PARTICIPATION**

* Cllr Fiona Gourley reminded the council that the District Councilors Empowerment Fund is available for a project in Combe Hay and invited CHPC to make an application.
* Cllrs Gourley and Cllrs Matt McCabe are planning to hold surgeries to meet local residents.
* The Local Plan Consultation Event following the government’s significant increase in housing numbers is planned on the 26th March to promote help available from the Village Agent. (Update: this date has been cancelled, and a new date is to be confirmed)

4.1.25 Clerks report no updates

* + 1. Councilors report no updates
    2. **Planning Applications**:

1. Appeal re 22/02169/EOUT Sulis Down:

Inquiry will start on Tuesday 28th January and may last until Friday 14th February. The Chairman updated the Council on the Statements of Common Ground with the Applicant, preparations by the Rule R6 party and the proofs of evidence to be provided. All the documents and the detailed programme of the enquiry can be found on the BANES planning portal.

The Council RESOLVED the following:

1. to continue to fund raise and at same time advise the village of the arrangements for the inquiry. It was noted that SoBA and SSPC will be seeking additional funds as well.
2. To sign a further letter of engagement with the Barrister subject to funds being available  to cover the costs specified in the letter.
3. Cllrs Rob Burdett agreed to represent CHPC at the inquiry some of the days.
4. Enforcement to Bath Recycling Centre from BANES:

Correspondence received from BANES Enforcement with regards to Bath Recycling Centre to remove the material and bringing the land levels into accordance with the previously approved 2013 scheme. This compliance has not been actioned by the owners. Currently, the enforcement department is awaiting a decision by the planning officer on the latest planning application by the owner, which might result in an alternative remediation scheme. Updates are to be received at the next meeting.

c. The following planning applications were considered:

|  |  |  |
| --- | --- | --- |
| **Planning Application number and address** | **Description of proposal** | **PC comments** |
| 22/01370/FUL  Parcel 4234 Combe Hay Lane | Creation of new allotments including associated facilities and landscaping,  including access serving the allotments. | Objection |
| 24/04574/FUL  Rectory Lodge,  Old Bath Road | Change of use from office to residential, single story side extension and  remodelling of existing dwelling. Removal of 3 no. trees. | No objection |

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

|  |  |  |
| --- | --- | --- |
| **Planning Application number and address** | **Description of proposal** | **BANES decision** |
| 24/01231/FUL  Warren Wood Stables, Old Bath Road. | Erection of office building (ClassEg) following demolition of existing stable building with associated car parking and landscaping | PERMIT |
| 23/03548/FUL  Land At Fosse Farm | Conversion of barn to a holiday let, including single storey extension,  access track and associated works. | PERMIT |
| 24/04302/TCA  Manor House Farm, Combe Hay | T1 Hornbeam – 3m crown reduction | No objection |

7.1.25 Highways and Rights of Way

a. It was confirmed that for the time being no further action is needed with regards to speeding.

b. Blocked footpath on land on right hand side going up Bath Hill to Wellow was discussed. Clerk will contact the landowner.

**8.1.25 Environment**

a. It was confirmed that the information about Avon Wildlife Trust’s Pollinator Pathways initiatives was published in Combe Hay.

b. It was NOTED that Bath & West Community Energy (BWCE) event held on the 28th November 2024 was well received by the residents. Application has been made for the home efficiency survey.

* + 1. **Parish Assets**

1. Updated Assets Management Program was reviewed and updated.
2. Welcome sign – Council was updated that the signs are to be installed shortly.

10.1.25 Cemetery

1. Discussions took place about the Cemetery Plot Plan (updated with the 1813 Burial Forms on memory stick) and the feasibility of identifying the ‘unknown’ and ‘reserved’ plots. N.B. Burial Act of 1857 (opening of graves constitutes an offence).
2. It was agreed that the PC will mark the place where the Cherry Tree to be planted by the Miles Family. The family will be asked to make arrangements for regular watering of the tree to promote its establishment.
3. It was decided that a hedge will not be planted on west side. Further maintenance works to be discussed later.
4. Update on installation of the water tap is to be received later.
5. It was NOTED that a new memorial stone for late Rosemary Kathleen Samson 1933 – 2023 will be installed in March-April 2025.

11.1.25 Community and Communication

a. No new residents at this time.

12.1.25 Finance and Administration

a. The bank reconciliation as at 31st December 24, including the allocation of the PC funds was reviewed and APPROVED.

d. The 2025-26 Budget was AGREED.

c. It was RESOLVED to set the Precept for the 2025-26 financial year at £9,792, same as last year.

c. The following payments was reviewed and APPROVED:

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Net** | **VAT** | **Total amount** |
| Rabart invoice for repair materials | £18.63 | £4.37 | £26.23 |
| Landmark Chambers INVJN19C | £3,000 | £600 | £3,600.00 |
| Town and Parish websites invoice 1801359  1.1.2025 to 1.1.2026 |  |  | £165.00 |
| IONOS invoices paid monthly by standing order | £3.00 | £0.60 | £3.60 |
| IONOS invoice for email hosting |  |  | £21.60 |
| Staff pay |  |  | Available to Council Members |
| Home office |  |  | £24/mnth |

13.1.25 Any other business/ Items for the next meeting:

14.1.25 Dates of future meetings: 13th March 2025;

8th May 2025- Annual Meeting of Residents and Annual Parish Council Meeting (election of a Chairman)