Combe Hay Parish Council

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

BATHAVON SOUTH WARD, BATH & NORTH-EAST SOMERSET

Minutes of the Parish Council Meeting held on Thursday

3rd July 2025 at 7.00pm

in Combe Hay Church.

Councillors present: Paul Wontner (Chairman), Rob Burdett (joined later at the meeting), Janet Young, Joan Grieveson, Rod Davies.

In attendance: Clerk (Olga Shepherd)

**1.7.25 Apologies**

Apologies for absence were received and accepted from Malcolm Austwick and District Councilor Fiona Gourley.

**2.7.25 Declaration of Interests**

No interests were declared.

3.7.25 Minutes

The minutes of the Annual Parish Council meeting of 8th May 2025 was APPROVED and SIGNED by the Chairman.

PUBLIC PARTICIPATION

No issues were raised.

4.7.25 Clerk’s report (on items not on the Agenda)

- no other updates.

* + 1. Councilor’s Report (on items not on the Agenda)

1. Chairman reported on Bathavon New Local Plan meeting, which took place on 17th May. The following main points were covered;

The new central government housing targets have doubled nationally. BaNES is required to build 27,000 houses in the next 20 years. Additional sites, which meet sustainability criteria were identified by BaNES. The areas mostly affected will be Radstock, Midsomer Norton, Keynsham. Other villages have had their Housing Development boundaries changed, but the 5% growth has not changed. Combe Hay is not included in this plan.

It was mentioned that the Green Belt criteria have been significantly changed, removing some protection. Designation of private land for development (HELA) was also discussed.

1. The Neighborhood Plan for Combe Hay, which can become a legal document identifying the characteristics and development goals if required, was discussed. Chairman will circulate other Neighbourhood Plan for ref for council and ask for feedback to take further with the village.
2. Neighborhood Watch – It was confirmed that Mr. Clive Rugg is the new contact. Chairman will share contact details for Clive to take forward.
3. Concerns raised about rainwater coming from Cromwell farm to the highway due to the large hard standing drive. The Parish Council will monitor the situation.

**6.7 .25 Planning Applications**:

**a**. To NOTE the following planning applications received for the PC comments**:**

|  |  |  |
| --- | --- | --- |
| **Planning Application number and address** | **Description of proposal** | **PC comments** |
| 25/01756/ADCOU  Cromwell Farm  Combe Hay Lane | Prior approval request for change of use from Agricultural Building to 1no. Dwelling (C3) and associated operational development. | Consideration left for BANES planning officer.  BANES Approval was granted. |
| 25/02344/OUT  Woodland Farm  Old Bath Road | Outline application for the erection of 1no dwelling on the site of the existing hay barn | The deadline for comments is 24th July |

7.7.25 Highways and Rights of Way

1. Unsafe bend of Combe Hay Lane - BaNES confirmed that bollards will be installed and the white lines will be reinstated on the outside of the road to guide the drivers.

It was mentioned that the outgrown vegetation at Week Farm located on this bend will obstruct the view for drivers. The Parish Council will monitor the situation.

1. Speed watch – the council was informed that 3 people out of 6 have opted out from the Speed watch group. More volunteers are needed. The initiation of Speed watch in the village will depend on a number of volunteers. Janet Young to raise with Clive Rugg whether to take further or not.
2. Trees on the RH side of Combe Hay Lane on old Fullers Earth site are leaning excessively across the road – The Parish Council have raised the issue previously with Highways, but this was passed on to the “tree” dept at BANES. The Clerk will write to BaNES to enquiry what can be done to prevent an accident.
3. Information was received from Bristol Water that the village water main is likely to be replaced early next year. This work will cause significant disruption for a period. The official information for residents will be released in advance.
4. It was NOTED that the road work on A36 was completed on 30th June.

**8.7.25 Environment**

a. Bulb planting project -is to be initiated in the Autumn. Chairman to organize meeting with Amanda Honey and Rod to take forward by mid August.

**9.7.25 Parish Assets**

1. It was NOTED that the maintenance programme is up to date on all matters.

10.7.25 Cemetery

1. The cemetery rules have been reviewed and will be published on the council’s website.
2. The Chairman and the Clerk will review the old cemetery records and confirm for correctness.

11.7.25 Community and Communication

a. The decision was taken to cancel the Village Summer event on 5th July 2025 due to the rain forecast. The later date will be announced.

b. Welcome Pack: No new residents since the last meeting.

12.7.25 Finance and Administration

a. The bank reconciliation and the allocation of the PC funds as at 30th June 25 was reviewed by the Finance committee and APPROVED as correct.

b. The use of £3,000 donation for the village was discussed. Three ideas were considered: to purchase a pop-up gazebo, to purchase and install some benches in the paddock and/or to purchase a barbeque equipment for village events. Quotes and further information will be provided in advance and at the next meeting for a final decision.

c. The Clerk informed that the Practitioners Guide 2025 requires Councilors to move council emails to gov.uk domain. This will be discussed further at the next meeting.

j Standing Orders, based on NALC Model updated in 2025 APPROVED.

e. Financial Regulations, based on NALC Model updated in 2025 APPROVED.

j. It was NOTED that no payments have been made since the last meeting, except the regular automated payments (salary, HMRC tax and Bank service charge).

13.7.25 Any other business/ Items for the next meeting:

- to invite Tim Sheppard – Cotswold Voluntary Warden for Combe Hay

- to further discuss the use of donation of £3,000 for the village

- Neighborhood Plan for the village.

- to decide whether the Councilors emails should be moved to gov.uk domain. The Clerk provide further information and cost.

14.7.25 Proposed dates of future meetings: 4th September 2025; 13th November 2025; 2nd January 2025; 6th March 2025