

ENGLISHCOMBE PARISH COUNCIL

(Serving Barrow, Englishcombe, Haycombe, Ingelsbath, Kilkenny, Nailwell & Padleigh)

Meeting of the council took place on Tuesday the 26th of

July at 7:30pm in the Old Schoolhouse, Englishcombe

AGENDA

1	Apologies for absence Annie Watson, Will Pow, Matt McCabe, Neil Butters.
2	Declarations of interest and dispensations None
3	Parishioners Matters, Correspondence: None
4.1	Approval of June' Meeting's Minutes: Approved
	Items not covered by the agenda
4.2a	Projector progress: Purchase has been made for £358.95 (Inc VAT) Currently awaiting delivery for the projector from Richer Sounds which should arrive within three weeks.
4.2b	Clerk will look into planning updates notifications address on email. Clerk will also forward weekly listings updates from BANES to BH and other cllr as required.
4.2c	Parish Website: AC informed EPC that the parish needs a new domain name. 'Blue host' looks like the best option to purchase a domain name. Purchasing a new domain would be cheaper for the Parish in terms of upfront costs. The consensus for the site name is 'englishcombeparish.co.uk', with an annual fee of £9.89 + £2.43 per-month (+VAT). Council voted in agreement
4.3	Local Bus Service: Anne Hancock (parishioner) informed the meeting that the public are invited to attend meetings about the future of the bus services around Bath which is to be held in Yate, South Down, and Bradley Stoke. There is also a questionnaire circulating regarding this, for parishioners to complete individually. On the topic of transport and its impact upon the village, RL has attended several transport meetings recently on behalf of the council.
5.1	PLANNING Results, correspondence and consideration 21/04803/AGRN Erection of agricultural barn, land west of Barrow Castle, Rush hill, Odd Down. Updates, new appeal Purpose is to support the ongoing agricultural work and to house machinery. RL pointed out that the proposed building offered tuition to apprentices and others learning skills in agriculture. EPC agrees to support the development as it is in-keeping with the parish plan. If officers decide to refuse the application, EPC would ask that the proposal be considered independently by the planning committee.
5.2	22/02169/EOUT Parcel 4234, Combe Hay Lane, Combe Hay, Bath. "Proposal (i) Outline application for Phases 3 and 4 for up to 300 dwellings (ii) Application for the continuation of the spine road (from Phase 1), to and through Sulis Manor and associated works comprising (iii) Application for landscaping; mitigation works; allotments; including access; on the field known as Derrymans".

5.3	<p>RL informed the meeting of around 400 local objections to the proposals. EPC has concerns about the proposal development which include: the almost certain increase in traffic coming into Englishcombe that would result if the proposal goes ahead; it is on (previous) greenbelt land and borders an AONB and the Wansdyke Ancient Monument. EPC discussed the long-term impact on the existing lack of infrastructure that includes public transport, schools, NHS surgeries etc, on the wider area. AC notes most local schools are currently fully subscribed. EPC is strongly concerned about its environmental impact.</p> <p>Action: Clerk to write letter on behalf of EPC formally objecting to the proposal. BH to draft EPC's response and clerk to forward to B&NES Planning Dept cc www.soba.org.uk.</p> <p>22/02704/FUL 2 Duchy Villas , Englishcombe Road, Englishcombe, Bath, Bath And North East Somerset, BA2 9DT. Enlargement and conversion of existing storage stone outbuilding at the rear of the property into a workshop, and erection of additional storey.</p> <p>Two written depositions were submitted from parishioners citing in particular the effect of a two-story development on the immediate area. BH concurred with this view citing the Neighbourhood Plan's Planning & Development Policies 1-4. Despite the relatively small floor area of the proposal, adjacent parishioners, AC, and BH were concerned about its use as holiday accommodation and concomitant parking problems that went with such use.</p> <p>Mr Hulme will be withdrawing the proposal as a two story a for a single story conversion. It will be built from Bath stone and be in-keeping with the style of buildings in the village.</p> <p>RL: parish council would not object to single story extension. AC: Notes that a single story extension would be consistent with previous developments.</p> <p>The Application will be resubmitted in time and will take on board objections made.</p>
6.1	<p>FINANCIAL REPORT</p> <p>Balance of funds in main EPC account is £10,986.14, the Community Infrastructure Levy (CIL) is £3188.98, the Millstream & Wheelwright's fund balance is £2812.24</p>
6.2	<p>Payments for approval</p> <ul style="list-style-type: none"> - Clerks salary and expenses for June : Payment of £338 via s/o and £20.50 in Extra hours/Expenses VOTE - Sweepers Fee for June, £238.45 via s/o Approved - Millstream Expenses, to pay Brian Hugget £127.42 - Fee for Internal Audit 2021-22, to pay Stuart Pollard PKF Littlejohn £552.00 incl. VAT - Information Commissioner's Office Data Protection Fee £40 - Purchase of Parish Site Domain name for £11.99 and a monthly fee of £0.01 per year (Not approved, see item 4.2c)
7	<p>HIGHWAY, RIGHTS OF WAY AND ALLIED MATTERS</p> <p>BH received a map on public rights of way in the parish which will distributed widely and placed on the village WhatsApp.</p> <p>BS: Junction between 10 Acres Lane and Tunley Road: No apparent signage to indicate that there is a junction ahead and junction white lines have almost disappeared making this a dangerous junction. (BS: Also notes that there once was a sign at this location).</p>

	<p>Action: Clerk will draft a note that the hedge cutting needs to be maintained to sight lines.</p> <p>RL and BS volunteered to survey areas that need to be maintained. RL: Junction signs have now been placed at Innox Grove and at the southern end of Rectory Farm Lane. PROW sign between Rectory Farm Lane and Englishcombe rd yet to be fixed. RL will also request the owners of the field that this grass footpath be maintained by cutting.</p>
8.	<p>APPROVAL OF RISK REGISTER VOTE</p> <p>Approved</p>
9.	<p>Neighbourhood Plan update: Nothing to report</p>
10.	<p>CIL expenditure report: Parish notice board and paving etc BH will make enquires and seek quotes for installation of defibrillators for the village. Potential locations are at the Old Chapel, or the parish noticeboard. BH noted that the noticeboard, and the surrounding area needs urgent maintenance and will also seek quotes for this work.</p>
11.	<p>Conservation area and AONB reports: Nothing to report</p>
12.	<p>Millstream / Orchard / Wheelwright's report: Maintenance continuing as normal and no major works to report. A wildflower meadow is currently being developed.</p>
13.	<p>Reports: Clerk / Councillors / Chairman Clerk read update on walkways in EPC*** BH: Notes Clean Green Scheme is currently ongoing though no action required by EPC. NALC questionnaire on short-term holiday lets: EPC notes that this does not currently cause disruption to the village and considers the current regulations for noise/disruption etc., to be sufficient. RL raises concern for the potential in the future of investors purchasing housing in the area solely for the use of holiday lets. Ultimately, EPC does not experience any problems with short term lets,</p> <p>EPC would like to express our sorrow at the passing of the following parishioners: Tony Salter, Jill Wyatt, Ruby Scurlock and Robert Scurlock.</p> <p>Following NALC's questionnaire, EPC is currently unaware of the number of parishioners suffering from dementia, but would be follow up NALC's suggestions for assistance to those who are found to be affected.</p> <p>EPC would also like to note the value of the village Whatsapp group, and are grateful to Anne Hancock for passing on information to the residents of Innox Grove WhatsApp group.</p>
14.	<p>Dates: Next EPC Meeting will take place on 19th September 2022 at the Schoolhouse at 7.30pm</p>

