

## Minutes of the Meeting

Held at the Old School House at 7.00pm on Monday 29 January 2007

Present: Cllrs: Brian HUGGETT (Chairman) Sue BARBER David BLAND  
Margot GRAY Nicola JEFFERIES

District Cllr Rosemary TODD

6 electors of the parish

Clerk: Chris DELL

1. APOLOGIES FOR ABSENCE - Apologies had been received from Cllrs Adams and Scurlock.
2. PARISHIONERS MATTERS – Mr Davies drew attention to the poor state of roadside drains with particular reference to the bottom of Little Padleigh. Chairman to contact Council Connect.
3. MINUTES OF MEETING ON 27 NOVEMBER 2006 AND 8 JANUARY 2007 The minutes of the meetings held on 27 November 2006 and 8 January 2007, having previously been circulated to all members, were approved. Proposed: Cllr Bland. Seconded Cllr Gray. Agreed.
4. DECLARATIONS OF INTEREST – There were none.
5. MATTERS ARISING FROM THE ABOVE
  - (a) Towards Zero Waste (Waste strategy for B&NES). The letter to parishioners had been drafted and would go out in the next few days.  
Attention was drawn to the B&NES consultation on strategy for processing non-recyclable waste. (in circulation to Cllrs)  
A B&NES proposal to charge for removing fridges / freezers was queried. District Cllr Todd explained the thinking behind it.
  - (b) Field boundaries project. Remains with the Clerk to progress.
  - (c) Ring & Ride scheme. District Cllr Todd had arranged a meeting with the Ring & Ride bus driver to explore the reported problems in accessing Englishcombe but this has had to be postponed because of illness. A letter had been written to issue to potential users of the service, to be distributed once the access position has been clarified.
  - (d) The Chairman commented on his decision as to how to conduct the 8 January meeting where he had a substantial contribution to make and noted how a comparable issue had been handled in the B&NES meeting to consider Western Riverside.

## 6. PLANNING

### 6.1 New Application 06/04307/FUL – Homestead, Englishcombe – Conversion of existing barn into residential development

Chairman suspended Standing Orders.

*Chairman invited the applicants to introduce the application and invited comment or questions from parishioners present. Mr Hole explained that there would be little change to the existing building and that the timber stables would be taken down, and in response to questions indicated the approximate division of the plot and confirmed that the two houses would share the current single access to the road.*

Chairman reimposed Standing Orders.

Clerk outlined the process and reported on consultations with neighbours. He was not aware of any objections. He went through an analysis of what he considered the significant policies in the B&NES local plan, in particular:

Housing policies HG 6 and 12; Green belt policies 1 & 2; Environmental policy ES5 and Transport policies T24 and T26

Council agreed to support the application on the grounds that it is infilling within the Housing Development boundary of the Englishcombe R3 settlement, permitted under HG6, HG12 and GB1 and visually is not in conflict with GB2. Clarification is required over foul & surface water drainage arrangements and as to whether the shared access provides adequate highway safety. Clarification is also required to ensure that adequate parking is provided for both dwellings in accordance with T26 but Council was satisfied that the space on the site and proposed subdivision of the plot would allow this.

Cllr Gray proposed and Cllr Barber seconded that the application be supported with comments to reflect these clarifications required. Agreed.

## 6.2 Results/ Correspondence and other matters

- (a) 06/02740/FUL & 06/02741/LBA Blakes Farm, Englishcombe – External alterations to provide balcony & French windows. It was noted that Listed Building Consent has been granted and that the application was deemed to be permitted development for which planning permission was not required.
- (b) Regional Spatial Strategy. Clerk reported that he had forwarded our representation on the consultation to B&NES with a request (also made by Combe Hay) that B&NES incorporate the points made in their evidence to the EIP. He had had a response that they would to the extent that the points were consistent with B&NES's position. Chairman reported that Bath Preservation Trust were also willing to advance parishes' positions in their evidence; he was circulating a paper from BPT on their position. Clerk to provide a copy of the representation to pass to BPT.
- (c) Statement of Community Involvement for Planning. Chairman reported that although he and Clerk had decided not to make a response they had been advised at the recent ALCA meeting to do so in order to ensure that the Parish Council is fully involved in all consultations. The questionnaire had accordingly been completed and submitted.

## 7. FINANCE

### 7.1 Approval of payments

Chairman proposed and Cllr Gray seconded that:

The following payments be approved:

(a) Street Sweeping January 2007	£173.84
(b) Clerk's salary & expenses Oct – Dec 2006	£520.13
(c) CPRE subscription	£26.00
(d) SLCC subscription	£55.00

and that the following payment be ratified

(a) Street Sweeping December 2006	£173.84
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Agreed.

- 7.2 Financial position. Bank balance £4,139.40, reduced to £3,593.28 by payments above relating to 2006 and to £3,364.44 by those relating to 2007.
- 7.3 Comparison with 2006/7 budget. Net spending £20 over budget with one item of income outstanding and with overspends from unbudgeted administrative expenses and S137 payment offset by the release of contingency margin.
- 7.4 Forecast to 31 March 2007. The carry forward figure is projected to be £3,326 with fourth quarter expenditure in line with the budget.
- 7.5 Budget for 2007/8. Clerk had circulated a draft budget based on:
  - Inflation of 2.95% for staff costs and 2.5% for others (except insurance 5%) in line with B&NES budgeting
  - No costs for May election (to be borne by B&NES)
  - Training budget £500 (noting expectation of new Cllrs)
  - Contingency £250 as for 2006/7

Clerk indicated that with the precept inflated by 2.5% inflation, the 31 March 2008 carry forward was projected to be £3,521 or with a flat precept, £3,421. He noted that a year's expenditure, our target level of reserves, is budgeted to rise by approximately £500 as a result of the training budget.

Chairman proposed and Cllr Bland seconded that the budget be adopted with a precept of £3,850, approximating to a 2.5% increase. Agreed.
- 7.6 Risk Assessment. Clerk presented a draft risk assessment which had no material change from that for 2006/7. He noted that he had seen a risk assessment for another comparable parish but had not yet had the opportunity to study it.
 

Chairman proposed and Cllr Bland seconded that the risk assessment be adopted. Agreed. If Clerk identifies any further risks to be considered, he will bring further changes to a future meeting.
8. BRISTOL INTERNATIONAL AIRPORT. Chairman reported on the recent meeting of the Parish Councils' Airport Association and indicated that he was circulating the Association's response to the BIA Master Plan
9. HIGHWAYS, RIGHT OF WAY AND ALLIED MATTERS
  - 9.1 Restricted byway Haycombe to Wilmington. Chairman reported that a copy of the final sealed order had been received. It was noted that when last seen, the gate had remained locked and there were other obstacles to access on horseback. Chairman to speak to B&NES regarding upgrading to a suitable standard.
  - 9.2 Priston Road / Kilkenny Lane / 10 Acre Lane. Chairman had spoken to B&NES regarding the potholes in Priston Road and Kilkenny Lane. Limited filling had been done in the last few days. It was also noted that

there are potholes in a flooded stretch of 10 Acre Lane at the A367 end. Chairman to bring to B&NES attention.

- 9.3 Wilmington Lane. Chairman had been informed that the position regarding maintenance and responsibility in the case of accident was being reviewed by B&NES. District Cllr Todd reported that she was investigating whether vehicular access can be restricted.
- 9.4 Rights of Way Improvement Plan. Clerk reported that, as a government requirement, a Rights of Way Improvement Plan is being prepared jointly by B&NES, Bristol City and South Gloucestershire. Clerk will circulate the recent update report.
10. PARISH PLAN Cllr Band reported that he, together with Chairman and Clerk, had visited Camerton's Open Day, designed to promote awareness and interest, which had been an impressive and well organised event. He was considering the steps to be taken towards our plan.
11. WEBSITE AND NEWSLETTER. Cllr Bland made two pleas:
- For Councillors (and parishioners) to provide photos and text for the 'neighbours' section of the website. Chairman requested all Cllrs to comply by the next meeting
  - For copy for the newsletter, especially from the parts of the parish away from Englishcombe. He was proposing publication around the first of alternate months, with the next in February.

Both of these were with the object of promoting knowledge of and dialogue between neighbours.

12. REPORT BY DISTRICT Cllr ROSEMARY TODD. District Cllr Todd commented on:
- Potholes in 10 Acre Lane
  - Ring & Ride and concerns over the future of rural public transport
  - Western Riverside
  - Discussion of development of guidelines regarding acceptable extensions in the Green Belt
  - Pressure by Councillors on Planning Officers to give greater consideration to sustainability in assessing planning applications
13. ELECTION. Clerk noted that there is to be an election on May 3 and that a pack had been sent to Councils with ideas to promote to the electorate both standing for Councillor and participating in the election. Chairman indicated that he intended to send a letter to all parishioners.
14. ANNUAL PARISH MEETING. It was agreed to hold the meeting on Thursday 26 April and that the Police local beat officer and a colleague should be invited to attend, to speak and to bring the Community Support Vehicle. Chairman to approach Inspector Paul Kendal.
15. CORRESPONDENCE. It was noted that the following items had been circulated:
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| (a) Briefing papers from Parish Liaison Meeting 25/10/06 | (d) The Good Councillor's guide                  |
| (b) Newsletter from Chief Superintendent Olivia Pinkney  | (e) Countryside Voice (CPRE) – autumn 2006       |
| (c) ALCA news November 2006                              | (f) Planning Applications – weekly lists 41 – 45 |
16. MATTERS FOR NEXT MEETING There were none
17. The meeting closed at 9.29 pm

The next meeting will be held at the Old School, Englishcombe  
on Monday, 26 March 2007 at 7.30pm .