

# Englishcombe Parish Council

07/13

## Minutes of the Meeting

Held at the Old School House at 7.30pm on Monday 30 July 2007

Present: Cllrs: Brian HUGGETT (Chairman) Simon ADAMS Sue BARBER  
David BLAND Margot GRAY

District Cllr: Vic CLARKE  
4 electors of the parish

Clerk: Chris DELL

The Chairman welcomed Vic Clarke as the new District Councillor.

1. APOLOGIES FOR ABSENCE - Apologies had been received from Cllr Jefferies because of a longstanding prior engagement. This was accepted as a legitimate reason for not attending. No explanation for Cllr Scurlock's absence had been received
2. PARISHIONERS MATTERS –
  - (a) Mr A Salter expressed concerns regarding the noise from apparently unlicensed motor cycles repeatedly driving from Haycombe Lane through the village, in particular on 29 July. The Chairman will speak to the police and also ascertain the position regarding tax and insurance for motor cycles ridden on BOATS. *Post meeting note: Chairman ascertained after discussion with the police that tax and insurance are required and a helmet should be worn unless the motor cycle is being ridden on private land. Highways, tracks and BOATS are not private land. If further instances are seen, they should be reported to the police.*
  - (b) Cllr Adams (on behalf of other Inglesbatch residents) expressed concern over cars driven at excessive speeds along the lane from Inglesbatch to Nailwell, apparently associated with the works at Elm Tree Farm. Clerk to check current permitted use of Elm Tree Farm.
  - (c) Cllr Gray (on behalf of Nailwell residents) reported that the road signs at Nailwell are not visible. Chairman to trim the areas.
3. DECLARATIONS OF INTEREST – There were none
4. CLERK TO THE COUNCIL – The Clerk reported that he would be moving out of the area, the timing being dependent on the sale of his house, and would therefore not be able to continue in the position. He will do all he can to make the transition to a successor, who the Chairman is seeking, as smooth as possible
5. MINUTES OF LAST MEETINGS – The minutes of the annual general meeting held on 14 May 2007, having previously been circulated to all members, were approved with a correction to the date of next meeting. Proposed: Cllr Gray. Seconded Cllr Bland. Agreed.
6. REVIEW OF STANDING ORDERS – Clerk is in the process of reviewing Standing Orders and drafting Financial Regulations which he will circulate shortly. Terms of reference for the Internal Auditor will follow.
7. MATTERS ARISING
  - (a) *Field Boundaries project* - no further progress. Clerk to speak to Clerk, Combe Hay parish. *Post meeting note: Combe Hay had a field boundaries survey, funded by the AONB and carried out by BREC (Bristol Regional Environmental Records Centre) in 2006/7.*
  - (b) *Ring and Ride Scheme* – Chairman has spoken informally to most of those thought to be eligible. General expressions of support for the scheme have been expressed but no actual intention to use it. Formal responses to be sought.
8. PLANNING
  - 8.1 New Applications
    - (a) 07/02060/FUL – Haycombe Farm Barn – erection of two storey rear extension (resubmission)  
Council supported the application as consistent with local plan policies HG15 and GB 1 & 2. It noted and welcomed the lowered roof line as compared with the previous application

(b) *07/02090/FUL – Innox Field – erection of tractor & field machinery shelter (resubmission)*  
Mr R Wyatt outlined to the Council his objections to the proposal. After consideration, Council decided that it had no objection to the application

(c) *07/1613/AR – Odd Down Park & Ride Roundabout Display of planting sponsorship acknowledgement signs*

Council objected to the proposal on the grounds that the signs and vegetation would constitute a traffic safety hazard by reducing visibility of traffic approaching the roundabout from other directions, and because the signs would divert the attention of drivers attempting to negotiate the roundabout.

The signs would also constitute additional clutter.

## 8.2 Correspondence / results and other matters

(a) *07/01294/FUL – Homestead, Englishcombe – Conversion of adjacent barn and garage into separate dwelling.* Council noted that this application had been refused.

(b) *06/03963/FUL – The New Barn, Haycombe* – Council noted that the application had been accepted. Chairman reported on the deliberation at the Development Control Committee on 13 June 2007.

Although the Parish Council had previously objected to the application it was decided not to speak at the meeting. Mrs Julia James however did.

Her presentation was very much along the lines of previous verbal and written statements. She emphasized the improvements made to the site since it came into their ownership; the clearance of the redundant and dilapidated greenhouses and the establishment of a nature reserve. All of which is indisputable and very self evident. They have done a good job and the site is well maintained and attractive from all sides of the valley.

Mrs James claimed that the Barn having become redundant had been marketed for the last 12 months and that there had been viewings but no offers; and that there was opposition by local residents to a commercial use.

She stated very strongly that with all the work she and her family have done, that they were committed to continuing with the site improvement, making it available to interested groups and that by moving into The New Barn when works when completed remaining custodians of the site for the foreseeable future

The members were after some discussion persuaded to approve the application, with one member abstaining

Mr & Mrs James had been invited to this Parish Council Meeting but had not responded.

*Post meeting note: Mrs James telephoned the Clerk to explain that they had been away and thus had not seen the invitation or been able to attend the meeting. She also confirmed that the works would be limited to the actual conversion of the building and tidying up the curtilage (ie the drive and immediately adjacent area). Other works in the vicinity (in particular, above the site, adjacent to Haycombe Lane) are on land owned by Mr Pope.*

(c) *Elm Tree Farm, Inglesbatch – Enforcement action re unauthorised caravan.* Council noted that B&NES Council had granted delegated authority to take enforcement action regarding the use of a caravan as a dwelling at Elm Tree Farm.

(d) *Land adjacent to A367 near Park & Ride Roundabout* – Council noted that B&NES had approved taking steps to acquire a strip of land (owned by the Duchy) adjacent to the A367 for the purpose of road improvements associated with the Showcase bus route.

(e) *Fosseway Environmental Park* – Chairman reported that the enforcement case in the Magistrates Court had been adjourned twice and is now to be heard in August.

(f) *Regional Spatial Strategy* – Chairman reported that he and Clerk had attended relevant days of the Enquiry in Public in Exeter. Following conclusion of the EIP, the next step would be the publication of the Inspector's report.

(g) *Consultation – Planning for a sustainable future.* Clerk to circulate the papers.

## 9. FINANCE

### 9.1 Council approved the following payments:

(a) Street Sweeping July 2007	£180.55
(b) Chairman's expenses	£136.17
(c) Clerk's salary & expenses	£516.24

Proposed Cllr Bland, Seconded Cllr Adams. Agreed.

Chairman noted that he had submitted a second expense claim. Clerk will pay that and seek ratification at the next meeting.

9.2 Council ratified the following payments:

(a) Street Sweeping June 2007 £180.55

9.3 *Payment for use of Tithe Barn.* Chairman drew attention to the use of the Tithe Barn for meetings of bodies such as ALCA and the Police Forum. Councillors agreed that such use of the Barn should be encouraged and agreed to the Council paying heating costs for such meetings based on electricity usage. Clerk considered that in such cases the expense could not be considered an administrative cost of the council and should be treated as S137 payments

9.4 *Financial State* – Clerk reported that the Councils balance was £5,052.14, reducing to £4,219.18 by the amounts approved above. He summarised the comparison with the budget for the quarter to 30 June and indicated that he had no reason to expect the remainder of the year to differ from the budget.

10. HIGHWAYS/ RIGHTS OF WAY & ALLIED MATTERS.

(a) *Roadside Drains* – Cllr Barber reported a large hole in the lane near Manor Farm Barn. She will take it up with Council Connect.

(b) *Restricted byway Haycombe to Wilmington* – Chairman reported that the upper gate was now unlocked and that a new track had been excavated alongside the old footpath so that the byway should now be passable by horses.

(c) *Wilmington Lane* – no further progress

(d) *B&NES plans for right of way maintenance.* Clerk reported that B&NES plans for right of way maintenance for the current year included two items, the top of Willmington Lane, Inglesbatch (completed) and the restricted byway (see 10(b) above)

11. PARISH COUNCILS AIRPORT ASSOCIATION –Chairman will included minutes of the recent meeting in the current circulation pack

12. REPORT BY DISTRICT CLLR VIC CLARKE – District Cllr Clarke gave his general views on Bristol International Airport and introduced himself and noted his roles as Avon Pension Fund trustee and in assisting B&NES financial strategy.

13. PARISH WEBSITE – Carried forward to next meeting

14. PARISH PLAN - Carried forward to next meeting

15. REPORTS BY COUNCILLORS/ CLERK:

Chairman and Clerk reported on recent ALCA and Parish Liaison meetings and the Chairman will include minutes from the Police Forum with the circulation pack.

16. CORRESPONDENCE – Council noted the following items currently in circulation:

(a) City of Bath World Heritage Site – Buffer Zone – letter and draft proposal

(e) CPRE Newsletter 'Fieldwork' June 2007

(b) B&NHS NHS Primary Care Trust – 3 month OOH Pilot

(f) ALCA newsletters May – July 2007

(c) Police newsletter June 2007

(g) Community Action newsletter May 2007

(d) Local policing summary 2006/7

(h) Action for Pensioners newsletter Spring 2007

(i) Weekly lists of planning applications 17 - 27

Chairman drew Cllrs attention to the World Heritage Buffer zone papers in particular. He also noted that Mr Davies had provided a copy of the Local Authority record of details of listed buildings in the parish, which will be put on the website.

17. MATTERS FOR NEXT MEETING

There being no other business the meeting closed at 9.25pm

The next meeting will be held at the Old School, Englishcombe on Monday 24 September 2007 at 7.30pm .