

# CHARLCOMBE PARISH COUNCIL

## MINUTES

### OF MEETING

HELD ON TUESDAY 14 JANUARY 2020

AT 7.30 PM AT ASHLEY COTAGE, CHARLCOMBE LANE

#### PRESENT

Councillors Chorley, Bravin, Howard, Jones, Macklin, Ward Councillor Guy, Clerk Mrs Burke and Cotswold Warden Weller, two members from the group Stop 5G Bath

#### 1) APOLOGIES FOR ABSENCE

Councillor Rippin, Ward Councillor Warre

#### 2) DECLARATION OF INTEREST

Cllr Chorley noted a possible Conflict of Interest regarding Cllr Jarai and application no. 19/05295/TPO, Land to the West of Weston All Saints Primary School, Osbornes Lane, due to Cllr Jarai being a member of Friends of the Orchard. Cllr Jarai emailed Cllr Chorley and Clerk Burke on the 27th December 2019 to declare this potential Conflict of Interest confirming that she will not take part in any further comments or decisions relating to the application. Clerk Burke emailed all Cllrs on 27th December 2019 to inform them of this decision. This potential Conflict of Interest is on file.

#### 3) URGENT BUSINESS

None

#### 4) ITEMS FROM THE PUBLIC

Two members from the group Stop 5G Bath spoke about their concerns regarding the Telecommunication Mast application on Woolley Lane, application no. 19/05534/FUL. Their main concerns are: Safety, effects on health, wildlife, the proximity to schools, nurseries, and children playing football. Cllr Chorley thanked them for attending the meeting. The Parish Council had submitted comments prior to the meeting.

#### 5) MINUTES OF LAST MEETINGS

The minutes of the routine meeting held on 12 Nov 2019 were agreed to be a true record and were signed by the Chairman.

#### 6) TOWN AND COUNTRY PLANNING

##### a) Decisions of the Local Planning Authority

- i) 19/04164/FUL – Barn House, Charlcombe Lane – Erection of new garden room after demolition of log store - Supported - PERMIT
- ii) 19/04422/FUL – Lansdown Court, Lansdown – Change of use of residential annexe (leisure building) to dwelling (C3) and insertion of dormer window – Objected - PERMIT
- iii) 19/04531/FUL – Grange Farm, Charlcombe – Alteration of roof, external and internal alterations and construction of new stable – Supported – PERMIT

Signed..... (Chairman)

Date.....

- iv) (19/04545/FUL – Charlcombe Grove Farm, Charlcombe – Construction of rear single storey extension – Supported - PERMIT
  
- b) Awaiting Decisions of the Local Planning Authority
  - i) 19/05375/VAR – Lansdown Court, Lansdown Road - Variation of condition 5 (plans list) of application 19/04422/FUL (Change of use of residential annexe (leisure building) to dwelling (C3) and insertion of dormer windows to south east elevation.) - Objected
  - ii) 19/05295/TPO – Land to the West of Weston All Saints Primary School, Osbornes Lane – for coppicing or lifting of trees to create a central path for excavator to complete previously approved tree works – Objected
  - iii) 19/05430/FUL – Fifield House, Lansdown Road – Erection of a one and a half storey side extension, alterations to dormer roofs - Objected
  - iv) 19/05534/FUL – Telecommunications Mast, Woolley Lane - Erection of 20 metre-high telecommunications monopole accommodating 6no antenna apertures, 4no transmission dishes and 8no ground-based equipment cabinets – Supported (with conditions)
  - v) 19/05109/FUL – Dale Cottage, Charlcombe - Erection of single storey lean-to side extension and timber outbuilding, replacement of windows and cladding, replacement of front door, alterations to roof to increase height with replacement of roof tiles, replacement of pitched garage roof with PV solar panels and attachment EV charging point to front of garage – Supported
  
- c) Applications for Planning Approval for Consideration
  - i) 19/05350/REM - Upper Farm Langridge - Removal of condition 6 attached to application 19/03225/VAR (Variation of condition 13 of application 18/03570/LBA (Conversion of redundant rural buildings to residential use as single dwelling and ancillary accommodation and insertion of a sewage treatment package.)) - Cllr Chorley is to prepare comments for distribution.
  
- d) Appeals against the Decision of the Local Planning
  - None
  
- e) Enforcement Issues
  - None
  
- f) Works to Trees
  - i) See 6.(b)(ii)

7) HIGHWAYS AND FOOTPATHS

- a) Footpaths Promotion – Cllrs are continuing to put together ideas to promote the footpaths in the Parish, with the aim of producing a guide for walkers. Cotswold Warden Weller has been researching walking leaflets and investigating costs and copyright of maps. A couple of map leaflet authors have been identified for future consideration, however for the time being a map and walk will be placed on the noticeboard in Weston, with a view to doing the same for the other noticeboards in the Parish.
- b) John Kerr has kindly assisted Keith Weller in walking the footpaths in the Parish, and a detailed report on their condition was presented by Keith. The Parish Council is

Signed..... (Chairman)

Date.....

extremely grateful to Keith and John for their hard work and care regarding the footpaths in the Parish.

8) WEBSITE

The Clerk has been researching the website redesign, and has asked Cllrs to agree to continue employing the Parish Council's current web designer, who has given a detailed outline of the redesign and quote. Cllrs unanimously agreed to continue with the current designer and the Clerk is to progress with the website redesign. The Clerk recommended that the Lansdown and Langridge Village Hall Committee investigate options relating to an e-booking system, independent of the PC's website, and can advise if needed. The Clerk will also look into sharing a Planning spreadsheet with the Cllrs, via the website.

9) FINANCE AND GOVERNANCE

- a) The bank reconciliation as at 12 November was presented, noted and approved.
- b) There were no expenses to be approved.
- c) Cllr Chorley is continuing to investigate upgrading the Parish Council's Current Account.
- d) Councillors noted the Forecast Expenditure to March 31st 2020
- e) Councillors reviewed and approved the Parish Council's Risk Assessment
- f) Cllr Bravin volunteered to carry out the Review of Internal Audit
- g) The Parish Council is continuing to locate an Internal Auditor

10) CORRESPONDENCE RECEIVED

- a) The Clerk received an email from Helen Hobbs, Patrol Manager of the Charlcombe Toad Rescue Group, notifying the Parish Council of the dates for the upcoming toad migration road closure. The dates are Mon 17th Feb to Sun 29 March 2020.

11) LANSDOWN AND LANGRIDGE VILLAGE HALL

- a) Cllr Rippin was absent, however has concerns regarding the escalating cost of the project. The Grant may need to be returned if a resolution regarding cost cannot be found.

12) EXTERNAL MEETINGS

- a) BPT Environs Committee – Tuesday 21st January, Cllr Chorley to attend
- b) Bathavon North Forum – Tues 21st January, 7-9pm – Cllrs Chorley & Howard to attend
- c) B&NES Area Group ALCA Mtg – Wednesday 5th Feb, 7.30pm, Corston
- d) B&NES Parishes Liaison Mtg – Tuesday 31st March, 6.30pm, Keynsham

13) AOB

- a) Cllr Guy would like the Parish Councils in Bathavon North to work together to manage and pay for environmental maintenance staff specific to their area, and is going to talk about this at the next Bathavon Forum meeting. As he would like Charlcombe Parish Council to be involved he would like a member/s of the Parish Council to come along to the meeting to hear further details. Cllr Chorley and Howard are hoping to attend.

Signed..... (Chairman)

Date.....

14) PROPOSED DATES OF NEXT 2 MEETINGS

- a) Tues 10 March 2020 (Ashley Cottage, Charlcombe)
- b) Tues 12 May 2020 (Lansdown and Langridge Village Hall - Annual Meeting and Routine Meeting)

Mrs A Burke  
Clerk to Charlcombe Parish Council  
17 Jan 2020

Signed..... (Chairman)  
Date.....