

CHARLCOMBE PARISH COUNCIL

MINUTES

of Meeting held on Tuesday 9th November 2021
at 7.00pm at Lansdown and Langridge Village Hall

Present

Councillors Chorley, Macklin, Jarai, Rippin, Jones, Bravin, Clerk Mrs Kerr

1. Apologies for Absence

Cllr Howard, Ward Cllr Warren, Ward Cllr Guy (post meeting), Cotswold Warden Weller

2. Declarations of Interest

None

3. Urgent Business

None

4. Items from the Public

None

5. Minutes of the Last Meeting

Cllr Macklin, as Chair, signed the minutes of the meeting held on the 14th September 2021.

6. Town and Country Planning

a) Decisions of the Local Planning Authority

- (i) 21/03217/AGRN - Parcel 5663 Broadmoor Lane Upper Weston – Erection of tool store and two polytunnels – Observations Submitted - Permitted Development

Cllr Macklin advised the meeting that correspondence had been received that day from Mrs Creed, raising concerns about the planning permission given to this site.

Cllr Jarai advised that she had spoken to Mrs Creed that afternoon who expressed concerns about the application, nature of the permitted development and the impact on the AONB and neighbours.

It was noted that this is a Permitted Development and that the Parish Council has no responsibility for these matters. The Parish Council will keep a watching brief on the developments at the site.

Cllr Jarai agreed to reply to Mrs Creed and advise her of the Parish Council's role and that an Article 4 change to national planning rules could be raised with the local MP.

b) Awaiting Decisions of the Local Planning Authority

- (i) 20/00332/FUL – Vodaphone Mast, Colliers Lane – Retention of the existing temporary mast and associated apparatus for a period of 2 years – Objected

Signed

(Chair)

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Date

No update on this application had been received and Cllrs noted the potential link to the mast work at Larkhall FC

- (ii) 21/02815/FUL - Charlcombe Grove Farm Access Road to Ravenswell House - Construction of a rear single storey extension with new retaining wall in the location of the previously removed north barn – Supported

- c) Applications for Planning Approval for Consideration
None.

Cllr Macklin noted that the two-team system introduced in June to share the workload was now due for review. It was agreed that the team changeover would be triggered based on the number of applications reviewed (5) rather than using a fixed period.

- d) Appeals against the Decision of the Local Planning Authority
 - (i) 19/05534/FUL – Telecommunication Mast 54146 Woolley Lane Charlcombe– Supported with conditions - Rejected

- e) Enforcement Issues
 - (i) 20/00564/TPOWKS – Westbrook Woodland
Cllr Jarai advised that a specified number and type of replacement trees were due to be planted on 23rd November, overseen by a B&NES Officer.

- f) Works to Trees
None

7. Highways and Footpaths

- a) HSE Enquiry
Correspondence had been received from the HSE regarding an incident in October involving cattle on a footpath between Langridge and Woolley. A response had been sent advising that the Parish Council had nothing to add on this matter.
- b) Public Safety in the Countryside
Cotswold Warden Weller had provided links to various guidance on walking near cattle, which could be added to the website.
Cllr Bravin would seek advice from the Somerset NFU Adviser on signage and appropriate guidance on walking near cattle, before the website was updated.
- c) Cotswold Warden Weller’s Footpaths Update
The Planning Inspectorate had confirmed the realignment of the Racecourse footpaths.
- d) Review of allocation of footpaths
This item was deferred until Cllr Howard is in attendance.

8. Finance and Governance

- a) Financial Report
The bank reconciliation was presented via email, noted and approved.
- b) Precept for 2022/23
The draft budget for 2022 was reviewed. Councillors agreed to keep the Precept at

£5000 for 2022/23.

- c) Bank Account – Transfer of funds from old account to new account and new account operating procedures

Cllr Chorley reported on a discussion with the Clerk on the timing of the transfer. It had been determined that late November would be the most appropriate time to close the old account and transfer the funds to the new account.

A standing order would be set up to pay the Clerk's salary from the end of November and details of how the new account will operate will be documented following discussions with the bank.

9. Correspondence Received

- a) CPRE Avon and Bristol

It was noted that the Annual Report and Accounts had been received.

- b) eForests

Details of their scheme offering 150 free trees for planting projects will be added to the website.

10. Lansdown and Langridge Village Hall Grant

- a) Cllr Macklin to update Cllrs on reallocation of Empowerment Fund grant

Cllr Macklin noted that we were awaiting a response from B&NES on timescales for this work to commence.

11. Replacement of Noticeboards

- a) Indicative costs had been obtained for commercially available noticeboards. Cllr Rippin expressed the view that the design must be in keeping with the local setting and a wooden noticeboard was preferable.

Cllr Bravin had obtained an initial estimate from a local supplier for a freestanding wooden noticeboard. This was lower than the commercial costs and Cllr Bravin agreed to obtain a formal quotation for the provision of the noticeboards.

12. Queen's Platinum Jubilee Beacons

- a) There is no expectation of an official beacon being within the parish.

13. Report from Clerk's Proper Office training course

- a) The requirement for an Annual Parish Meeting between 1st March and 1st June was identified. This will be discussed further at the January 2022 meeting.

14. External Meetings

- a) Bath Preservation Trust – Cllrs Chorley and Rippin – 21st September at 12.30pm

- b) ALCA AGM – Cllr Macklin – 9th October at 10.30am

Cllr Macklin advised that the guest speaker's topic was urban planning.

- c) Parish Liaison Mtg – Cllr Chorley – 13th October at 6.30pm

- d) Bath Preservation Trust AGM – Cllrs Chorley and Rippin – 19th October at 5pm at Prior Park College

- e) Bathavon Forum – Cllr Jarai – 20th October at 6.30pm

Cllr Jarai advised that the meeting had covered the role of the Village Agent, who is

available to support vulnerable people in their local area. This has operated in Chew Valley for several years and could be extended elsewhere in B&NES.

- f) Bath Preservation Trust – Cllrs Chorley and Rippin – 16th November at 12.30pm
- g) Bathavon Forum with Climate Emergency Group – Cllr Jarai - 24th November

15.AOB

- a) Swainswick Parish Council
Cllr Macklin reported on a meeting with the Chair of Swainswick Parish Council. The potential for a joint social meeting in 2022 was discussed.
- b) 18083 | Dearholm Stables, Colliers Lane | Planning Pack
Cllrs Chorley and Jones reported on a site visit. The proposal is to build a wooden barn of similar size and shape to the previous structure for general use.
- c) 21/04746/OUT – Deadmill Lane Development
Cllr Jones advised that this application to build 15 houses is within Lambridge but borders on Charlcombe. It differs little from the previous proposal for 18 houses. It was agreed that comments would be submitted following the usual process.
- d) Local Government Association Survey on Abuse of Councillors
Cllr Chorley stated it was important that Cllrs respond to this survey if they have experienced abuse or intimidation due to their role.
- e) The Orchard in Broadmoor Lane
Cllr Jarai advised that part of the site had been related as an Outstanding Community Garden by the RHS.
- f) Clerk's Probationary Period
Cllr Rippin reported on the new Clerk's appraisal at the end of the probationary period and that the Council had confirmed the appointment.
- g) Charlcombe Parish Council Records
David Weaver, a previous member of the council, has spoken to Cllr Jarai regarding historic paperwork he is storing. Cllr Macklin and the Clerk will deal with this matter.

Proposed Dates for next two Meetings

Tuesday 18 Jan 2022 (location tbc)

Tuesday 8 March 2022 (location tbc)