

CHARLCOMBE PARISH COUNCIL

DRAFT MINUTES

of the Charlcombe Parish Council Meeting
held at 7.30pm on Tuesday 12th March 2024
in The Foyer, St Stephens Church, Lansdown Road, Bath BA1 5SX

Present:

Councillors Macklin, Chorley, Jones, MacIntyre, Nash and Rippin

Clerk Mrs Kerr

Member of the public attending by invitation of Councillor Macklin – Mr M Collins

1. Apologies for Absence

Councillor Bravin

Ward Councillors Guy and Warren

Cotswolds Voluntary Parish Warden Weller

2. Declarations of Interest

None

3. Urgent Business

None

4. Items from the Public

None

5. Minutes of the Parish Council Meeting on 16th January 2024

Councillor Macklin, as Chair, signed the minutes of the 16th January 2024 meeting.

6. Presentation on the Charlcombe Meadows Project

Mr Mike Collins from the Charlcombe Meadows community group, explained how the concept of using two fields in the Charlcombe valley to benefit nature recovery and biodiversity net gain, had developed since 2020.

The fields are owned by B&NES and the objective is to have a 30-year partnership agreement that will see the community group managing the fields to improve the habitat for nature and provide better access for local people. The aim is for the 'Upper West' field to be restored as a hay meadow whilst the 'East' field would become woodland pasture.

Mr Collins provided details of the aims and objectives of the community group, which is in the process of being formally established with a constitution. They hope to launch the group more widely on 9th June as part of the Festival of Nature.

Mr Collins answered a number of questions from Councillors on the status of the site, access points and funding. He was thanked for the presentation and agreed to provide further details as the project progresses.

The site borders the Charlcombe parish area but is accessible to parish residents.

7. Town and Country Planning

- a) Decisions of the Local Planning Authority

- (i) 23/04561/FUL - Bwthyn 1 Church Street Woolley BA1 8AS - Erection of first floor rear extension, new roof to porch, new windows, demolition of garage, erection of new garage and associated landscaping – Support - Permit
- b) Awaiting Decisions of the Local Planning Authority
- (i) 23/02212/FUL - Land to North East of Lambridge Training Ground, London Road West - Erection of a 2,283sqm ground (and part-first floor plant area) retail food store (Use Class E), with associated car parking, landscaping and pedestrian/vehicular access – Objections
 - (ii) 23/02761/FUL – Court Mead, Langridge Lane – erection of dwelling after demolition of existing bungalow – Objections
 - (iii) 23/03747/FUL – Court Farm, Langridge Lane - Refurbishment of outbuilding to use as studio/workspace
 - (iv) 23/03748/LBA - Court Farm, Langridge Lane - Internal and external alterations to refurbish outbuilding to enable use as studio/workspace - Object
 - (v) 23/03833/VAR - Larkhall Football Club Pavilion Plain Ham Valley View Road – Variation of Conditions 2, 3, 5,6 and 7 of 22/03483/FUL and now including the Community Use Agreement – Support
It was noted that Sports England have approved the Community Use Agreement v4 and that this document has now been signed by representatives of B&NES and Larkhall Football Club.
 - (vi) 23/04642/FUL – Ravenswell Lodge, Access Road to Ravenswell House – Erection of replacement rear extensions, landscaping and associated works, to follow the partial demolition of Ravenswell Lodge – Object
 - (vii) 24/00579/FUL - Ravenswell House, Access Road to Ravenswell House - Erection of oak orangery to replace existing conservatory - Support
- c) Applications for Planning Approval for Consideration
None
- d) Appeals against the Decision of the Local Planning Authority
- (i) 23/3324673 - Field Corner Deadmill Lane, Lower Swainswick - Erection of 2 detached dwellings (23/00893/FUL) – Appeal Dismissed
- e) Enforcement Issues
- (i) 22/00500/UNDEV - Charlcombe Grove Farm - Possible unauthorised creation of a dwelling
B&NES issued an Enforcement Notice on 8th February and on 8th March they were notified that the owner has lodged an appeal with the Planning Inspectorate.
The B&NES Planning Officer will provide an update to the Parish Council once more information on timescales is available from the Planning Inspectorate.
- f) Works to Trees
None

8. Highways and Footpaths

a) Langridge 20/30mph Speed Limit Signs

Councillor Nash gave details of a site visit attended by Gina West from the B&NES Traffic Management team and Councillor Bravin and of the proposed signage.

The proposal to add an additional 'Upper Langridge Please Drive Slowly' sign below the 20mph roundels on the current poles at each end of the Upper Langridge residential area was agreed.

It was suggested that similar signage would be appropriate for Langridge, between Ashcombe Farm and Court Mead.

The works could be funded by B&NES; however, Councillor Nash would ask B&NES for the cost of the signage and installation as this could potentially be paid using some of the Parish Council CIL receipts.

During the visit it was acknowledged that 20mph signs should have been painted on the road when the other signs were installed, and B&NES will rectify this along with replacing a missing 20mph roundel.

Councillor Jones noted that many of the 20mph repeater signs had disappeared along Woolley Lane. This would be reported via Fix My Street.

b) Lansdown Lane/Lansdown Road Junction

Signs showing the new 40mph speed limit on all approaches to the junction had been put in place during the first week of March. The signs are small but are in line with the traffic regulations.

It was observed that the new speed limit had yet to be added to the road surface. The faded overtaking sign previously noted by Councillor Nash is no longer in place following this work.

c) Changes to grazing land by Electric House and BA5/2 footpath

Additional councillors had not been able to visit the site and based on the initial visit, it was decided that no follow up was currently needed.

d) Charlcombe Lane Landslip

Councillor Chorley reported that the landslip had occurred on 18th February, resulting in the lane being partially blocked by soil and rubble from the steep bank. Some traffic is getting through by going close to the edge of the road and over the debris but large lorries cannot get through as they risk going off the side of the road and into the valley.

The issue has been reported via Fix My Street.

e) Emergency Temporary Footpath Closure BA5/6 and BA24/12

The Clerk advised that B&NES introduced an emergency temporary path closure on public footpaths BA5/6 & BA24/12 running between Church Street, Woolley and Innox Lane, Upper Swainswick on 27th February.

The footpaths have been closed because of the likelihood of danger to the public; namely the danger caused by a collapsed footbridge. The emergency closure will last for up to 21 days but is likely to be extended as the footbridge is expected to take longer than this to replace.

The Clerk was asked to add details of the footpath closure to the website.

f) Lansdown Road Resurfacing

The Clerk reported that notice had been received that resurfacing work will take place sometime within the next 18 months on a short stretch of Lansdown Road adjacent to the South Glos boundary. This will be carried out by South Glos when resurfacing their section of the road.

g) Dog poo bins at the Racecourse

The Clerk had been advised that the bins at the Racecourse were no longer being emptied and that the Racecourse management may consider removing the bins.

It was noted that the person in charge of a dog is generally responsible for removing dog poo and further details are available on the B&NES website.

h) Car boot sale signage

Councillor Nash had no further details on the signage for the car boot sale which should re-open after Easter.

9. Potential uses of CIL receipts

a) Installation of additional benches

Councillors Chorley and Jones are still looking at options and will report back at the next meeting.

10. Finance and Governance

a) Financial Report

The Receipts and Payments account had been presented by email and was noted.

b) Approval of Expenses

- (i) Hire of St Stephens Foyer - £15/hr
- (ii) Clerk's Salary and HMRC Tax (March, April)
- (iii) Clerk's Expenses - £98.50

These payments were approved.

c) Internal Audit 2024

The Clerk advised that discussions were on-going with ALCA about setting up a system as used in previous years when Clerks completed these audits. If this did not go ahead, the Parish Council will need to identify someone who can complete the audit in April, in order that the outcome can be reported at the May meeting.

d) Donations to local organisations

(i) Charlcombe Toad Rescue Group

It was noted that the group has to fundraise each year to cover costs such as for the Traffic Orders. It was agreed to donate £150 to the group.

(ii) CPRE Avon and Bristol

It was agreed to donate an additional £24 to CPRE this year to support their work on trees and hedgerows alongside the annual membership renewal of £45.

e) Parish Council Old Records

Councillor Chorley confirmed that he will take the documents to the Bath Records Office once he has finished reviewing them.

11. Annual Parish Council Meeting - 14th May 2024

Councillor Macklin reminded Councillors that she would not be available to continue as Chair of the Parish Council next year and that the appointment of a new Chair would be the first item on the agenda at the Annual Parish Council meeting in May.

12. Annual Residents Meeting – 14th May 2024

Councillor Macklin confirmed that this meeting would start at 7pm and would include the Chair's report on the activities of the parish council in the last year.

The Clerk provided a poster advertising the meeting which should go in the noticeboards. Details will also go on the website.

13. Climate and Nature Plan

Councillor Macklin noted that the presentation on the Charlcombe Meadows project provided useful information, which could be used in developing a Climate and Nature plan in the future.

14. B&NES Local Plan Options 2024 - 2042

Councillor Nash stated that one of the main purposes of the Local Plan was to identify locations within B&NES that would be suitable for housing and other developments.

Councillor Macklin had visited one of the consultation sessions and noted that Charlcombe was not identified as an area for future development. On this basis it was agreed that the Local Plan survey did not need to be completed.

15. Condition of Noticeboards

a) Noticeboards installed in 2023

The doors on all of the noticeboards are letting in water and in some noticeboards this is resulting in the long-term notices becoming damp, with the ink running.

It was agreed to replace the sealant on the doors in the summer and to laminate any notices that will be in place for several months.

Councillor Chorley advised that the Charlcombe noticeboard was now quite fragile and would probably need replacing in 2026.

b) Old unused noticeboard by the village hall

Councillors Nash and Rippin advised that they had yet to identify the owner responsible for this noticeboard.

16. Correspondence Received

a) A&S Police

The new PCSO for this area Ray Kenning would like to come to a Parish Council meeting and hear about any local issues.

The Clerk would ask PCSO Kenning if he could attend either the July or September meeting.

b) Charlcombe Lane Annual Closure

The Clerk advised that Channel 5 had phoned requesting an interview. Details of the Toad Rescue Group had been provided.

c) Cotswold Telephone Box project

The Clerk will send in a nil return.

d) B&NES Ageing Well Programme

The Clerk advised that the group were seeking free venues in each parish/ward to hold a workshop/consultation with older residents about the content of the programme. Details of potential venues in the area had been provided.

17. External Meetings

a) BANES ALCA Group Meeting – Cllr Macklin – 23rd January, online at 7.30pm
Councillor Macklin had attended the meeting and had nothing to report.

b) ALCA Chairs Network – Cllr Macklin – 29th January, online
Councillor Macklin had not received the invitation to this meeting.

c) Parish Liaison Mtg – Cllr Chorley – 20th March at 6.30pm – Keynsham

d) ALCA Chairs Network – Cllr Macklin – 16th April, online

The future status of the postponed Bathavon Forum and Bath Preservation Trust Environs meetings was still unknown.

18.AOB

a) Provision of a defibrillator

Councillor Nash asked if further consideration could be given to installing a defibrillator in the area, such as on the outside wall of the village hall.

A number of obstacles were identified and it was agreed to not progress this idea for the foreseeable future.

19.Dates for next Meetings

Tuesday 14 May 2024 CPC Annual Meeting (Langridge and Lansdown Village Hall)

Tuesday 9 July 2024 CPC Meeting (Langridge and Lansdown Village Hall)

Tuesday 10 September CPC Meeting (Langridge and Lansdown Village Hall)

Tuesday 12 November CPC Meeting (TBC)

Mrs R Kerr
Clerk to Charlcombe Parish Council
18th March 2024