

Minutes of the Parish Council Meeting

Held at the Old School, Englishcombe at 7:30pm Monday 23 September 2019

Present: Cllrs Robert Law (Chair), Brian Huggett, Teresa King, Matt Hulm, Tim Hancock, Will Pow and District Cllr Matt McCabe *Clerk:* Kathryn Manchee and PROW contractor

1 APOLOGIES FOR ABSENCE Cllr Scurlock

2 Declarations of Interest None

3 Dispensations None.

The chairman moved items 8.3 and 8.4 forward

8.3 Retrospective Approval of the Appointment of PROW Clearance Contractor

Proposed Cllr Pow, seconded Cllr Hulm. Approved.

8.4 Consideration of Future of the Agency Agreement with BANES re PROW Clearance and/or appointment of PROW Clearance Contractor for 2020 It was agreed that the parish council would write to BANES requesting more funding or a lower specification as based on this year the monies received from BANES being not sufficient to cover the expected standard. The reappointment of this year's contractor to be on the agenda for the November meeting.

4 Parishioners Matters

It was agreed that Cllr Huggett would buy bulbs to be planted in the village. The cost as usual to be reclaimed from the Duchy. Cllr Huggett to recruit more parishioners to the email list for parish council information. Clerk to write to parishioners requesting trimming where hedges that are overgrown are causing problems for pedestrians on the pavement or visibility problems for motorists.

4.1 2020 2021 Meeting Dates These have been circulated.

5 Council Meeting 29 July

5.1 Approval of the 29 July Minutes Having been circulated these proposed Cllr Hulm, seconded Cllr King as representing an accurate record of the meeting and were therefore signed by the chair of that meeting.

5.2 Matters Arising from the 29 July Meeting None.

5.2.1 Consultation with Parishioners re Use of Community Infrastructure Levy Funds Responses

Several ideas have been received. More ideas to be requested in another newsletter article and at the Annual Parish Meeting. Some of the existing ideas are outside of the powers of the parish council or do not meet the regulations.

6 PLANNING

6.1 Results, Correspondence and Consideration

Planning Application REF 18/05584/FUL Grove House Englishcombe Road Englishcombe Conversion of double garage to annex to include kitchen, bathroom, bedroom & installation of dormer windows. Erection of double garage along driveway with pitched roof storage space with roof lights. PERMITTED

Planning Application REF 19/00440/FUL Rectory Farm House Rectory Farm Lane Remedial repairs and alterations to the existing cart shed. PERMITTED

Planning Application 19/00442/FUL and 19/00443/LBA Rectory Farm House Rectory Farm Lane Remedial repairs to the external opening to the cellar PERMITTED

Planning Application REF 19/00444/LBA Rectory Farm House Rectory Farm Lane Remedial repairs to the external envelope of the main house PERMITTED

6.2 Report on the Conservation Appraisal Review This is being updated with reference to climate change. A draft may not be ready for the November meeting.

6.3 Request for an update on the South Stoke Plateau following the April 2019 update number of houses (including social & affordable) and the second access/exit at Cross Keys on the Warminster Road This has been received and circulated. This can be found in Appendix 1

7 FINANCE

7.1 Payments for Approval

Payments to Ratify Parish Council

31 July	Standing Order	Clerk's Salary July	£279.28
31 July	Standing Order	Sweeper Fee July	£225.27
31 August	Standing Order	Clerk's Salary August	£279.28
31 August	Standing Order	Sweeper Fee August	£225.27
3 Sep	Cheque No 95	Interim PROW Clearance Payment	£720.00

Payments for Approval Parish Council

23 Sep	Cheque No 950	Robert Law's Expenses	£12.15
Already approved but needs signing			

23 Sep	Cheque No 05	M Hulm PROW Clearance	£40.00
23 Sep	Cheque No 06	Clerk's Expenses Jun/Jul	£105.22
23 Sep	Cheque No 07	Millstream Invoice (March 19 to Sep 19)	£96.00
23 Sep	Cheque No 08	Wheelwrights Invoice	£196.00
23 Sep	Cheque No 09	Website expenses	£65.56
23 Sep	Cheque No 10	Newsletter Printing	£110.00

Proposed Cllr Huggett, seconded Cllr Pow Approved.

7.2 Financial Report The balance of funds is £14,659.79 and without CIL reserves £11,426.68. Millstream and Wheelwrights funds £2,370.08.

7.3 Consideration of £200 Grant Request from the Rural Transport Group Proposed Cllr Law, seconded Cllr Hulm. Approved by a majority vote of 3 to 2 with one abstention.

7.4 Consideration of the Annual Grant to the Chapel

Proposed Cllr King, seconded Cllr Huggett that the parish council award a grant of £550 to the chapel for its work in the community. Approved.

7.5 Consideration of Rejoining the Parish Councils Airport Association Rejoining this organisation was rejected.

7.6 Suggestions for items to be included in the budget 2020 2021

Clerk and RFO requested suggestions for inclusion in the budget by December.

7.7 Approval of New Financial Regulations

Proposed Cllr Huggett, seconded Cllr Pow.

8 HIGHWAYS, RIGHTS OF WAY & ALLIED MATTERS

8.1 Highway Issues Lane from Washpool Lane to stream at the bottom needs vegetation clearance. Clerk to report to BANES.

8.2 Amendment of Route on Definitive Map of BA11/15 Footpath

This is progressing.

Agenda items 8.3 and 8.4 already dealt with earlier in the meeting.

8.5 Crab Apple Tynning Lane Designation This is a class 4 road and is therefore the responsibility of highways.

8.6 Englishcombe Road/Padleigh Hill Addresses Some of these addressed on the electoral roll are incorrect.

8.7 Clean Air Zone Consultation. This consultation which runs until 20 October is the final one before implementation.

9 Millstream and Wheelwrights Workshop and Orchard Committee Report The subcommittee has not met since the last parish council meeting but is scheduled to do so in the near future. Agenda items will include plans for 2020 and further wildflower seeding of prepared areas at the north end of the site and possible tree planting. A memorial tree needs to be replaced as a matter of urgency. Millstream paths and The Orchard have been mown on a regular basis and are in good order with the exception of the path between Owl Bridge and the stream crossing down from the pond. It has not been possible to get the ride on mowers into this area – another item for the MWWO meeting agenda. Recent high winds have caused damage to one apple tree and a willow, the latter and the path above have been dealt with by the parish council's PROW contractor involving some 5-6 hours work. The area previously cleared of trees at the front of Millstream was seeded with Meadow Mania Meadow Mix earlier this year and has produced a good selection of wildflowers, but comfrey has caused a problem. During the summer reasonable quantities and varieties of butterflies and dragonflies have been seen, and the bees in the Orchard are thriving.

10 Parish Newsletter and Website The latest issue has recently been published and the deadline for the December issue is November 18. The website is now fully transferred to the parish council and has been updated with the latest news.

11 District Councillor's Report In response to a request for an update from Cllr Huggett Cllr McCabe reported that the travellers' sites considered and rejected for this use will stay rejected for a long time.

12 Reports by Clerk/Councillors/Chairman Cllr Hancock reported on first wedding at the chapel for a very long time.

13 CORRESPONDENCE None

Meeting closed at 9.17 pm. Next scheduled meeting is Monday November 4.

Appendix 1 update on the South Stoke Plateau following the April 2019 update number of houses (including social & affordable) and the second access/exit at Cross Keys on the Warminster Road

Planning permission granted 15 August 2019 (subject to conditions and s.106) for 'Phase 1' of Sulis Down development comprising:

- 171 homes
- 68 (40%) affordable – 51 Social Rent/17 Intermediate
- 6 flats for people with learning disabilities, 12 for elderly
- All vehicle access from Combe Hay Lane
- S.106 includes:
 - financial contributions including Education (Primary school places); Odd Down P&R pedestrian link; construction training
 - obligations to carry out works to Wansdyke; provision of allotments and open space*; provision of affordable homes; provision of pedestrian links; on and off-site ecological works (bat barns); landscape management scheme; safeguarded access to Sulis Manor
- Start on site – late 2019/early 2020?

* Parish Council have concerns about provision of allotments and management of the open space. A mechanism for provision, funding and management has been included in the s.106.



Site Layout - Affordable Housing

Plans for Future Development?

- Hignett Family Trust are promoting a masterplan for up to 800 homes
- Submitted as response to Local Plan process
- Access proposed from Combe Hay Lane and Midford Road (Cross Keys junction)
- Includes development on land currently in the Green Belt

Proposals are contrary to Adopted Core Strategy Policy B3a ('around 300' homes but not a cap on development if all placemaking principles can be met, and vehicular access only from Combe Hay Lane)



HFT Masterplan (2019)