

COMPTON DANDO PARISH COUNCIL

(SERVING BURNETT, CHEWTON KEYNSHAM, COMPTON DANDO, QUEEN CHARLTON, & WOOLLARD (EAST))

PRESENT: D Drury (Chair), P Paget, A Dawes (AD), C Willows (CW), T Butler (TD), H Maggs (HM),
B ter Haar (BT) and 13 members of the public

IN ATTENDANCE: S Smith (Clerk), A Singleton (Ward Councillor) (AS) and Duncan Hounsell (Ward Councillor)
(DH)

MINUTES OF A PARISH COUNCIL MEETING (VIRTUAL MEETING USING ZOOM)

HELD ON 16TH MARCH 2021

1. Apologies for absence

None

2. Notification of any member's personal or prejudicial interest in any item on the agenda:

None

3. Questions on notice by members

None

4. Minutes of the previous meeting held on the 16th February 2021

The minutes were agreed by all to be a true record and were signed by the Chair.

The Chair read out the public notice as members of the public were present

Item 9.2 was brought forward so that members of the public could speak on the planning application.

A member of Protect our Keynsham Environment (POKE) made a presentation objecting to the application. A request was also made for funding to pay for professional help so that a better case for the objection could be made to Bath & NE Somerset Council (BANES).

It was reported that the case for funding would need further discussion later on.

Another member of the public made an objection to the planning application.

Item 9.1 was brought forward so that members of the public could speak on the application.

The applicant provided information on the application and asked for the Parish Council's support.

A member of the public made a presentation objecting to the application.

An objection with photographs had been received by the Parish Council and circulated prior to the meeting.

5. Ward councillor's update

- BANES have sent out information on the Community Contribution to residents with the Council Tax annual renewal details. This is a voluntary contribution that will be given to groups that are helping inequality across the district. The money will not go to BANES. It is hoped that this voluntary contribution will be built on over time and more projects will be supported.
- The Ward Councillor's Community Fund of £1000 is now available. Applications from local organisations and groups are welcome.
- BANES are currently discussing whether to recycle soft plastic waste.
- The West of England Combined Authority (WECA) are bidding for a £50,000 grant from the Department of Transport, to go towards reinstating Salford railway station. It would be at least 5 years before it was finished.

6. Finance

6.1 Finance Report for Compton Dando Parish Council 16/03/2021

Bank Reconciliation for 19/02/2021

The attached Bank Reconciliation was received and noted.

6.2 Schedule of Expenditure for 01/04/2020 to 16/03/2021

The attached Schedule of Accounts was approved. The Clerk has been delegated authority to sign the pre-signed cheques.

6.3 Parish Hall Payments for 16/03/2021

The Schedule of Accounts was approved and the payments will be made by the Clerk with delegated power, using internet banking.

Payee	Description	Amount
H Dottridge	Repairs/Handle	£50.00
J Dottridge	Key safe	£16.48
Chew Valley East News	Advertising	£45.00
H Dottridge	Lottery Prizes	£50.00

6.4 To receive notification of the Precept payments as follows:

The first payment of £6,645.36 will be on or around 3rd April 2021, and the second payment of £6,645.36 will be on or around 1st October 2021.

Received and noted.

7. To receive updates on progress of resolutions from the CDPC meeting held on 16th February 2021

7.1 Speed on Queen Charlton Road

Carried forward to April.

8. Matters for discussion/decision

8.1 Renewal of dispensation for the Parish Hall

Completed applications for renewal of the dispensation for 4 years have been received by the Clerk.

8.2 To decide on dates for the Annual Meeting of the Parish and the Annual Parish Council meeting

It was DECIDED to hold both meetings on the evening of the 4th May via Zoom.

It was reported that Purdah would be in place from the 22nd March until the elections for the Police and Crime Commissioner, the WECA Mayor and the Bristol Mayor take place in May. This means that no major announcements/decisions can be made during this time.

8.3 Issues related to Engine House Lane by-way in Queen Charlton

Graeme Stark from Banes Public Rights of Way department, responded to an inquiry concerning changing the by-way designation and the fly tipping problem as follows:

“I’m afraid it’s probably not possible to stop up the motorised vehicular rights and to make the route just a restricted byway. The legislation to do this requires the route to be ‘unnecessary’ for public use but we know that, along with the anti-social users, there are also legitimate motorised users of the byway. Our Cleansing Team will be able to assist with matters relating to fly tipping and other criminal acts such as burning out cars should be reported to the police.”

It was reported that if CCTV was considered then signs would need to be put up in the area.

8.4 To decide on comments to the Government consultation on the Model Design Code

The Ministry for Housing, Communities and Local Government (MHCLG) have recently launched a consultation seeking views on proposals to create a new Office for Place which would involve each local planning authority drawing up its own design code in consultation with local people that developers would have to adhere to. This would involve some changes to the National Planning Policy Framework (NPPF). There is currently an eight-week consultation on the proposals which will close on the 27th March. The main consultation document can be downloaded [here](#) .

The Chair will draft the comments for circulation via the Vice-Chair and then the Clerk (ACTION COUNCILLORS DD AND PP AND CLERK).

8.5 To receive notice that the Definitive Map Modification Order (DMMO) for Park Copse has been received by the Public Rights of Way Office

Received and noted.

8.6 To receive information on the 'community-level carbon footprint tool' which CSE and the University of Exeter have produced – Councillor BT

Councillor BT showed a PowerPoint illustrating the use of the carbon footprint tool to compare Territorial sources of carbon (those in the area you live), with Consumption Sources (sources brought into your territory).

Examples of Territorial Sources are: roads, housing, agriculture, industrial, Waste Management, aviation and F-gases (e.g., in fridges).

Examples of Consumption Sources are: Housing, good and services, travel, food and diet and waste.

The tool suggested that Compton Dando village could improve its carbon footprint by using less oil.

9. Planning applications received

9.1 21/00606/FUL: Land Adjacent to River Chew Hunstrete Lane Woollard Bristol Bath and North East Somerset

Change of use to dual use (agricultural/commercial) and site Shepherd's hut used ancillary to Bell Farm Alpacas and as cafe (Retrospective).

The Parish Council unanimously OBJECTED to the application in support of the residents of Woollard village who have stated that there is not enough parking in the village to cope with the extra visitors, which has become very congested during the summer with more people walking in the area, and at this time the café was not open.

Concerns were also raised about flooding and the danger of the water, which is up to 2 metres in depth at the proposed location of the shepherd's hut. The water can be fast flowing after heavy rain.

The Councillors thought that it was a shame that this was a retrospective application.

9.2 21/00419/EFUL Resourceful Earth Ltd Charlton Field Lane Queen Charlton Bristol Bath and North East Somerset BS31 2TN

Development of an Anaerobic digester Facility (including retention of the existing Feedstock Reception Building, Anaerobic digester Tank (x5), Storage Tank, CHP Engine (x4), Transformer, GRP Substation, GRP Technical Room (x5) and Gas Equipment) to produce both gas and electricity for injection into the local grid networks, alongside the restoration of the former Queen Charlton Quarry Site with ecological and landscape enhancements

The Parish Council unanimously OBJECT to this planning application. The Parish Council has noted the objections raised by Keynsham Town Council and support their concerns by reiterating their comments.

Scale of the Application

The Parish Council had supported a previous application but the current one is on a much larger scale, which would lead to serious issues affecting our Parishioners lives.

Increase in vehicular movements

Undoubtably there will be an increase in lane and road congestion, with the amount of HGV vehicle journeys that would be required for feeding the anaerobic digester and then taking away the end product. This is something the Parish Council feel that the country lanes and roads in the area would be unable to accommodate.

Alongside the increase in traffic movement, there will be a resultant increase in both dust, noise and air pollution.

The amount of traffic in the area has already gone up as the number of new homes has increased. Our Parishioners are rightly concerned for their safety when using our lanes and roads whether for driving, or for exercise and relaxation and this local area has many walkers, horse riders and bike riders.

It is felt that the application underestimated the number of vehicle journeys that would be required as the waste products to fuel the anaerobic digester would be light in weight so less could be carried per journey, so more journeys than estimated would be required, particularly at harvest time when tractor and trailers transport maize to the site from farms.

Conservation Status

We have Conservation status villages in the Parish, including the adjacent village of Queen Charlton, the ambience of which would be spoiled.

Area of Ecological Value

When the first application was submitted there was an area of high ecological value on the site where the old quarry had been, adjacent to the planned anaerobic digester plant. At the time we were assured this was to be preserved. However, it was destroyed when it was buried when the huge mountain of spoil was deposited. The Parish Council remains concerned about the ecological area, especially in light of the most recent application.

Planned Cultivation of Maize

It was reported that growing maize has a detrimental effect on the environment and landscape. Farmers are now taking forward the Government's Environmental Land Management Scheme (ELMS) which aims to promote and improve farming practices to benefit the environment. So, local farmers would be less likely to grow maize, meaning it would need to be brought from further afield.

The production of renewable energy that will require a vast amount of fossil fuel in transporting the products to the anaerobic digester, then take away the final product, limits the overall effect of helping the environment. It may well have a negative effect. A carbon footprint assessment should have been carried out. The extra traffic movements would increase air pollution, with a detrimental effect on the health of Parishioners and a large increase in 'wear and tear' on the lanes and road surfaces.

Noise

Concerns were raised over the noise from the extra traffic as well as the anaerobic digester itself.

Odour

Odours as a result of the plant operation cannot be prevented from drifting into the local environment and there will be an increase in odour within the local area.

In addition, aerosol particulates could affect the health of parishioners and have a detrimental effect on sensitive flora and fauna of the Chew Valley and surrounding area.

Financial Viability

It was reported that the original application was not financially viable and the increase in scale of the production was purely for financial gain. An aerobic digester plant this size is not needed

within the area of BANES and, for the aforementioned reasons, this is of an unproportionate scale.

It was felt that there are far better locations for an anaerobic digester of this scale. The current location is totally unsuitable for such a large-scale production.

10. Appeals

10.1 None

11. Decisions

**11.1 20/04913/FUL Chewton Place Chewton Road Chewton Keynsham Bath and NE Somerset (BANES)
Construction of small coach house, modify the cottage and landscape
former walled service yard following demolition of existing conference centre (CDPC support Jan
2021)**

CONSENT

**11.2 [20/04914/LBA](#) Chewton Place, Chewton Road, Chewton Keynsham, Bath &NE
Somerset,**

**External alterations for construction of small coach house, modify the cottage and
landscape former walled service yard following demolition of existing conference centre
(CDPC support Jan 2021)**

CONSENT

12. Enforcements

Members of the Parish that may have a concern regarding suspected unauthorised building works, retrospective planning or non-permitted change of use to a building may report this directly to the Enforcement Department of Bath and North East Somerset Council by emailing development_management@bathnes.gov.uk or telephoning 01225 394041 (planning department extension) OR alternatively you may report the same in confidence to the Parish Clerk (details below). The matter of enforcement will be held in strict confidence and will not be discussed by the Parish Council until an Enforcement Notice is issued at which stage the matter will be brought to the attention of the Parish Council by the Local Authority.

updates requested on:

12.1 None

13. Items for action

13.1 None

14. Correspondence for action

14.1 An email was received from CropDrop a community project in BANES

“CropDrop is a new community organisation with a team of volunteers who coordinate the redistribution of surplus fruit and vegetables from bountiful allotments and growers in Bath and North East Somerset. Volunteer drivers transport the produce to local community food projects alleviating

food inequality, strengthening communities and minimising food miles. Last season we arranged for 158 drops of fresh crops from 17 growing sources to 21 projects.

Here is a link to our website: <https://www.cropdrop.org.uk/>

We would like to contact any allotment growers, individual growers or market gardeners in the Compton Dando parish to highlight the opportunity to share their spare fruit and vegetables in 2021 with nearby charitable projects, such as Keynsham's Brightstart Children centre FOOD Club and Keynsham Community Fridge. There is also the potential to share produce and growing learning with nearby primary schools.

Do you have any parish growing contacts you can share or signpost me to? Do you know if the allotmenters have any kind of group with whom to communicate - or a representative? If they prefer to be contacted as individuals, would you be prepared to forward an introduction from CropDrop?"

Received and noted.

14.2 Email received from Mark Cassidy, Tree and Woodland officer for BANES Council asking for information on trees planted on private land in the Parish during the 2019/2020 and 2020/2021 seasons

It was DECIDED that information on private tree planting could be sent to the Clerk or to Mark.

It was reported that the felling of trees would be covered by woodland management when felled on a large scale and planning applications are submitted for those felled in conservation areas.

15. Correspondence for information

15.1 An email was received from Protect our Keynsham Environment (POKE) raising concerns over the Resourceful Earth Anaerobic Ltd planning application

Received and noted.

It was DECIDED not to give funding to POKE as it was not the practise to give funds to organisations that the Parish Council was not a member of.

Also, the budget had already been set and the Parish Council need to be impartial for any future decisions.

16. Reports

16.1 Parish hall report

The Clerk reported that there was no Parish Hall report this month.

16.2 village updates

16.2.1 Councillor BT reported that he had attended a WECA mass transport meeting as a representative of the Parish Council and felt the decisions had already been taken and the consultation was just part of the process that had to be done.

It was suggested that a report should be sent to Ward Councillor AS (ACTION COUNCILLOR BT AND WARD COUNCILLOR AS).

16.2.2 The Clerk reported that following the Burnett village meeting, she had contacted Wessex Water about the mud on the road near the entrance to their site on the road between Burnett and Compton Dando.

Wessex Water apologised that a letter had not been sent out to the Parish Council providing information about the works to be carried out and the timeline. They would be sending the information to the Clerk for circulation and gave assurances that the verges and road would be made good (ACTION CLERK).

On completion of the works, an invitation would also be sent out for any Councillors to meet on site to inspect the work. It was expected to be completed by the end of April 2021.

17. Items of report to be carried forward to the next meeting

None.

Date of next meeting is the 20th April 2021 at 8.00pm (virtual)

The meeting closed at 21:48

Minutes prepared by: Susan Smith (Clerk)

Agreed as a correct record on.....

Signed (Chairman).....

Figure 1 The table below shows the bank reconciliation at the 19th February 2021 and the cheques for approval this month

Figure 1

Statement Date 19/02/2021

Bank Reconciliation

Statement Entries

Date	Cashbook Date	Reference	Description	Debit	Credit	Balance
28/01/2021			Opening Balance			9158.43
18/02/2021	16/02/2021		Clerk's salary + expenses	429.65		8728.78
18/02/2021	18/02/2021		PH fuel oil net amount		184.45	8913.23
19/02/2021	16/02/2021		Clerk's extra hours worked Jan 2019 to Jan 2021	324.00		8589.23

Outstanding Entries

Cashbook Date	Reference	Description	Debit	Credit	Balance
15/10/2019		PAYE 06 Sep to 5 Oct month 6	9.60		-9.60

Reconciliation

Closing Bank Balance	8589.23
Outstanding	-9.60
Closing Bank Balance + Outstanding	8579.63
Cashbook Balance	8579.63

Transactions to 16/03/2021

Transactions since Statement

Cashbook Date	Reference	Description	Debit	Credit	Balance
01/03/2021		NALC and ALCA membership	131.78		8447.85
16/03/2021		Clerk's Salary and expenses	409.45		8038.40
16/03/2021		Unpaid VAT for Keynsham finger (15/12/2020)	50.00		7988.40
16/03/2021		PAYE months 10, 11 and 12	184.85		7803.55

Figure 2 below shows the Performance against Budget for the financial year up to 16th March 2021

Figure 2

For year beginning 01/04/2020

Performance against Budget

Name	Description	Budget	Actual	Difference	Variance
AUDIT	Audit Fees	210.00	200.00	-10.00	-4.76%
DONATIONS	Donation	52.50	200.00	147.50	280.95%
EXPENSES	Clerk's Expenses	89.25	71.64	-17.61	-19.73%
GRANTS GIVEN	Grants Given	1050.00	0.00	-1050.00	-100.00%
GRASS CUTTING	Grass Cutting	871.50	855.00	-16.50	-1.89%
HALL HIRE	Hall Hire	210.00	0.00	-210.00	-100.00%
ICO	ICO	36.75	35.00	-1.75	-4.76%
KIOSKS	Telephone Kiosks	0.00	0.00		
MOBILE	Mobile Top Up	52.50	10.00	-42.50	-80.95%
PAYE	Clerk's PAYE	199.50	437.25	237.75	119.17%
PH INSURANCE	Parish Hall Insurance	588.00	645.11	57.11	9.71%
POSTAGE	Postage	36.75	20.24	-16.51	-44.93%
SALARY	Clerk's Salary	5621.95	5513.64	-108.31	-1.93%
SIGNS	Signs Notice boards	1575.00	1634.80	59.80	3.80%
SL ELEC	Street Light Electricity	483.00	359.10	-123.90	-25.65%
SL MAINT	Street Light Maintenance	525.00	252.61	-272.39	-51.88%
SOLICITOR	Solicitor Fees	0.00	0.00		
SUBS	Memberships and Subs	430.50	411.40	-19.10	-4.44%
SUPPLIES	Office Supplies	105.00	52.88	-52.12	-49.64%
TRAINING	Training	315.00	60.00	-255.00	-80.95%
WEBSITE	Website	189.00	192.59	3.59	1.90%
MAINTENANCE	Maintenance	0.00	88.83		
TOTAL	Total for year to date	12641.20	11040.08	-1601.11	-12.67%