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www.comptondandopc.org.uk

COMPTON DANDO PARISH COUNCIL

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

PRESENT: P Paget, A Dawes (AD), C Willows (CW), T Butler (TD), H Maggs (HM), B ter Haar (BT) + 5 members of the public

IN ATTENDANCE: S Smith (Clerk) and D Hounsell (Ward Councillor)

MINUTES OF A PARISH COUNCIL MEETING

held on 21st September 2021

1. Apologies for absence

Councillor DD and Ward Councillor A Singleton

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 17th August 2021

The minutes were agreed by all to be a true record and had been signed by the vice-chair.

Items 9.1 and 9.2 were brought forward. The applicant spoke in support of the applications and 2 members of the public gave their objections to the applications.

5. Ward councillor's update

- Bath & NE Somerset Council (BANES) are supporting Afghan refugees and are requesting people with self-contained properties to contact them. Permanent and temporary (at least one year) accommodation is needed. BANES Council liaises with the South West Migration Partnership which deals with Home Office accommodation needs in the South West. The need is for self-contained properties to rent at or close to the Local Housing Allowance (LHA) rates. The LHA rates for properties in BANES are £847pcm for a 2-bed property and £992pcm for a 3-bed property for example. BANES can be contacted concerning this matter at the following email: equality@bathnes.gov.uk
- A Planning Contravention Notice (PCN) has been issued to the owner of Old Oak House, Burnett, following alleged change of use from class C3 residential to commercial holiday let. Case reference 20/00241/UNAUTH.
- Ward Councillor Singleton has asked that planning application 21/03965/FUL at Manor House, Watery Lane, Burnett, be determined by the BANES planning committee should the officer recommend refusal.
- Ward Councillor Singleton and Ward Councillor Hounsell have stated to BANES cabinet member, Councillor David Wood, that the highest priority in the ward for road markings are in Rankers Lane and Bathford Hill where road markings show the wrong speed limit.

- The Ward Councillors have expressed to Councillor Manda Rigby, cabinet member for transport, that reducing the speed limit to 20mph in Chewton Keynsham and improving safety at and near Redlynch junction on Charlton Road are the highest priorities in the ward for highways infrastructure improvements.

6. Finance

6.1 Finance Report for Compton Dando Parish Council 21/09/2021 Bank Reconciliation for 26/08/2021

The attached Bank Reconciliation was received and noted.

6.2 Schedule of Expenditure for 01/04/2020 to 21/09/2021

The attached Schedule of Accounts was approved.

6.3 Parish Hall Payments for 21/09/2021

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

Payee	Description	Amount
CDPC	Heating Oil	£206.16
CDPC	Insurance	£663.71
C Cooper	Consumables	£9.50
H Dottridge	Receipt Book	£2.99
H Dottridge	Lottery Prizes	£100.00

6.4 To sign the mandate to increase the Parish Hall internet banking daily payment limit to £750

The mandate was signed by the Secretary of the Parish Hall Management Committee and the Clerk.

6.5 To receive notification that the renewal cost for the Parish Hall insurance is £1327.42 and £663.71 will be paid by the Parish Hall

Received and noted.

7. To receive updates on progress of resolutions from the CDPC meeting held on 17th August 2021

7.1 Bath & NE Somerset Council (BANES) tender for soft plastic

This is due to take place in September. The delay is due to Covid.

Received and noted.

7.2 The new footbridge next to the Parish Hall

The bridge was replaced because the 2 main load bearing beams were rotten. The use of Creosote is now prohibited and the alternative is not as effective, hence the need to completely replace the footbridge.

The Clerk reported that she had emailed BANES again regarding the matter and asked when would anti-slip coverings be added and also raised concerns over less able people being able to get on and off the bridge. She also mentioned the fact it protruded into the highway and suggested reflective strips be added.

It was reported that recently a van had hit the end of the bridge because it protrudes into the highway.

7.3 Update on the Definitive Map Modification Order (DMMO) for Park Copse (Bluebell Wood) – Councillor BT

Councillor BT reported that he has been in contact with Graeme Stark of BANES and has offered to walk the path with him. Councillor BT has pointed out to Graeme that the Ordnance Survey map has got the footpath marked on it and it is this pathway that has been blocked off.

8. Matters for discussion/decision

8.1 To decide on the design for the poster for the noticeboards

A poster design was decided upon and is appended.

It was DECIDED that printers would not be interested in printing only 10 copies of UV resistant posters.

Councillor BT and the Clerk will carry out further research and this item will be on the October agenda.

8.2 To decide on a response to the Local Plan Partial Update (PowerPoint circulated prior to the meeting)

There is a section on village infill boundaries which will affect the Parish.

A link to the consultation, which closes on the 8th October, can be found below:

[Local Plan Partial Update Options Consultation | Bath and North East Somerset Council \(bathnes.gov.uk\)](http://bathnes.gov.uk/LocalPlanPartialUpdateOptionsConsultation)

It was DECIDED that the Compton Dando infill boundary map was acceptable but the one for Burnett used the boundary of the village in one section, rather than the edge of a property as was the case in the other villages in the Parish, and a comment requesting the change will be made.

It was DECIDED that the infill map for Queen Charlton should be in-line with the Conservation Village boundary, and a comment requesting the change will be made.

It was DECIDED to comment that there should be no Transport Interchanges built in the Green Belt.

The Clerk will submit the responses above (ACTION CLERK).

8.3 To receive notice that FixMyStreet have reported that the hole on Woollard Bridge is now in progress

It was reported that the hole is part of the United States to Frankfurt fibre internet cable works.

Received and noted.

8.4 To receive information from landowner on overhanging Hazels and the historic wall on Bathford Hill

Re over hanging Hazel reported by parishioners as damaging the wall. The landowner's communication stated 'The most likely cause of the damage will be the removal, by unauthorised person, of the ivy that covered it for many years, not the branches of the hazel. It is a dry-stone wall with earth filling between the stones. The ivy and any other growth would have helped bind this in and retain the integrity of the wall. Since this has been cleared, the infill earth is now being slowly washed away every time there is a heavy rainfall.'

Received and noted.

8.5 To receive an update on the dead tree next to Compton Bridge

The Clerk reported that no update had been received after contacting BANES twice.

Received and noted.

8.6 To decide action to be taken when FixMyStreet report problems fixed when they are not

Drains have been reported cleared when they have not been.

It was reported that this problem with FixMyStreet is ongoing and had not been resolved.

It was reported that FixMyStreet is a separate company to BANES, although they use it, and that Will Godfrey (Chief Executive of BANES) should be contacted, and Mandy Bishop (Chief Operating Officer for BANES) copied in to draw their attention to the matter.

The Clerk will also send a request to ALCA and the Parish Liaison for it to be added to the agendas (ACTION CLERK).

9. Planning applications received

Items 9.1 and 9.2 were brought forward.

**9.1 21/03965/FUL Manor House Watery Lane Burnett Keynsham Bristol BS31 2TF
Proposal: Installation of solar PV panels and ground source heat pump pipe work to eastern paddock to provide renewable energy sources for manor house. Connection of pipework to existing lower ground floor plant room.**

The Parish Council OBJECT to this application for the following reasons:

The solar panels as detailed in the application, are in a sensitive area adjacent to the iconic old school house, and listed buildings, the Church and Manor House. The area named on the application as 'Paddock' has always been known as 'The Park'. The historic open parkland setting of the Manor House would be lost with the panels and high hedging highly visible from adjacent houses and to all travelling on the B3116. The detrimental visual impact would change the setting of Burnett village as a whole, creating an adverse visual impact on the Green Belt (Policy GB, PP page 108).

There is an expected impact on the flora and fauna of the location (Policy D6, PP Page 73).

There are concerns over the sight lines when cars pull out of the village onto the B3116 but the Parish Council felt decisions on any traffic safety implications should be taken by Highways. The B3116 is a known accident blackspot, for cars and cyclists.

It was felt that the hedging species should be appropriate to the location and be of mixed native species.

The installation of the ground source heat pump is SUPPORTED but the Parish Council would like an archaeological watching brief to take place while the excavations are carried out.

The Parish Council would have liked to support the application because it is addressing the Climate Emergency, but felt the location of the solar panels was inappropriate and thought their placement in another area avoiding visual impact on the village would be more acceptable.

9.2 21/03966/LBA Manor House Watery Lane Burnett Keynsham Bristol BS31 2TF

Proposal: Description of Proposal: Internal and external alterations for the installation of solar PV panels and ground source heat pump pipe work to eastern paddock to provide renewable energy sources for manor house. Connection of pipework to existing lower ground floor plant room.

The comments are the same as for item 9.1.

9.3 21/03227/FUL Sunny Acres, Woollard Lane, Publow, Bristol, BS14 0QT

Proposal: Alterations to combine two existing dwellings to create 1no.dwelling, demolition of attached garage and outbuildings. Erection of 1no. new dwelling and associated works

The Parish Council SUPPORT the application.

10. Appeals

10.1 None

11. Decisions

11.1 21/02674/COND Parcel 5425, Rankers Lane, Compton Dando, Bristol

Proposal: Discharge of condition 2 (Ecological compensation and enhancement) of application 21/01623/FUL (Construction of an equestrian exercise area for personal (Hobby) use only. Replacing existing temporary agricultural barn (used for hay storage/lambing) with slightly larger permanent barn. Make existing temporary stable block permanent. Install track and hardstanding area (started)).

CONDITION DISCHARGED

11.2 21/02400/FUL Willowbrook Peppershells Lane Compton Dando Bristol

Proposal: Extension to provide new double car port and office raising ridge to improve performance and internal and external alterations (CDPC support June 2021)

PERMIT

11.3 21/03659/FUL 4 Chewton Place Chewton Road Chewton Keynsham Bristol

Proposal: Single storey rear extension (CDPC support August 2021)

PERMIT

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 None

15. Correspondence for information

15.1 Email received from BANES notifying of a road closure on Chewton Road (details appended)

16. Reports

16.1 Parish Hall report (appended)

16.2 village updates

It was reported that road closure signs are put up and no work takes place, or the work is done in one day and the signs are left up. An item to discuss this will be added to the October agenda.

16.3 Report from the Keynsham Area Forum on 19th August 2021

The minutes will be circulated once received.

16.4 Report from the ALCA meeting on the 1st September

The minutes will be circulated once received.

16.5 Report from the visit to Compton Dando Water Recycling Centre

The visit was thought to be interesting and well presented by Wessex Water. The people that attended were very engaged with the staff.

It was requested that thanks be sent to Wessex Water(ACTION CLERK).

It was also reported that the quality of the repair work to the verges outside the centre, will be better judged during the winter to see how well they hold up in wet conditions.

For those that were unable to attend, access to a virtual tour is possible by scanning the QR code below:



The Wessex Water Education team are available to offer many services to schools and have an excellent education centre locally at Saltford. Their advisors would be pleased to offer any assistance and can be contacted via the hyperlink below.

[Education \(wessexwater.co.uk\)](https://www.wessexwater.co.uk/education)

If the Parish do have any further questions, please feel free to contact either myself or make contact via the website - [Contact Wessex Water - For You. For Life.](#)

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

Date of next meeting is the 19th October 2021 at 8.00pm

The meeting closed at 10.15 pm

Minutes prepared by: Susan Smith (Clerk)

Agreed as a correct record on.....

Signed (Chairman).....

Statement Date 26/08/2021

Bank Reconciliation

Statement Entries

Date	Cashbook Date	Reference	Description	Debit	Credit	Balance
29/07/2021			Opening Balance			12265.98
10/08/2021	22/06/2021		PCAA membership	75.00		12190.98
19/08/2021	17/08/2021		Clerk's salary and expenses	409.17		11781.81
23/08/2021	23/08/2021		CPRE membership	36.00		11745.81
26/08/2021	18/08/2021		Fuel for the Parish Hall from Ford Fuels	216.47		11529.34

Outstanding Entries

Cashbook Date	Reference	Description	Debit	Credit	Balance
15/10/2019		PAYE 06 Sep to 5 Oct month 6	9.60		-9.60
17/08/2021		Defibrillator adult pads	108.11		-117.71
17/08/2021		S137 Grant payment for bench	224.00		-341.71

Reconciliation

Closing Bank Balance	11529.34
Outstanding	-341.71
Closing Bank Balance + Outstanding	11187.63
Cashbook Balance	11187.63

Transactions to 21/09/2021

Transactions since Statement

Cashbook Date	Reference	Description	Debit	Credit	Balance
21/09/2021		PAYE months 4,5 and 6	103.20		11084.43
21/09/2021		EDF inv: 000010511632	95.56		10988.87
21/09/2021		Insurance renewal 2021-2022 Came & Company	1327.42		9661.45
21/09/2021		Clerk's Salary	488.20		9173.25
21/09/2021		Clerk's expenses	15.89		9157.36
21/09/2021		Replacement lantern outside Eastwood Barn, Queen Charlton	706.87		8450.49
21/09/2021		Parish Hall accounts audit	120.00		8330.49
21/09/2021		S137 Grant award for thermal camera	395.79		7934.70

Performance against Budget

Name	Description	Budget	Actual	Difference	Variance
AUDIT	Audit Fees	204.00	200.00	-4.00	-1.96%
DONATIONS	Donation	204.00	0.00	-204.00	-100.00%
EXPENSES	Clerk's Expenses	73.44	29.45	-43.99	-59.90%
GRANTS GIVEN	Grants Given	1020.00	553.82	-466.18	-45.70%
GRASS CUTTING	Grass Cutting	918.00	0.00	-918.00	-100.00%
HALL HIRE	Hall Hire	214.20	0.00	-214.20	-100.00%
ICO	ICO	35.70	35.00	-0.70	-1.96%
KIOSKS	Telephone Kiosks	0.00	0.00		
MAINTENANCE	Maintenance	1020.00	90.09	-929.91	-91.17%
MOBILE	Mobile Top Up	40.80	10.00	-30.80	-75.49%
PAYE	Clerk's PAYE	275.40	185.00	-90.40	-32.82%
PH INSURANCE	Parish Hall Insurance	1328.00	1327.42	1.42	0.11%
POSTAGE	Postage	40.80	20.40	-20.40	-50.00%
SALARY	Clerk's Salary	5712.00	2680.73	-3031.27	-53.07%
SIGNS	Signs Notice boards	510.00	0.00	-510.00	-100.00%
SL ELEC	Street Light Electricity	510.00	193.97	-316.03	-61.97%
SL MAINT	Street Light Maintenance	510.00	935.12	425.12	83.36%
SOLICITOR	Solicitor Fees	0.00	0.00		
STREET FURNITURE	Street Furniture	0.00	107.57		
SUBS	Memberships and Subs	540.60	127.62	-412.98	-76.39%
SUPPLIES	Office Supplies	71.40	0.00	-71.40	-100.00%
TRAINING	Training	489.60	0.00	-489.60	-100.00%
WEBSITE	Website	198.90	10.49	-188.41	-94.73%
TOTAL	Total for year to date	13914.84	6506.68	-7408.16	-53.24%

BATH AND NORTH EAST SOMERSET COUNCIL(THTTC2585 CHEWTON ROAD, KEYNSHAM)(TEMPORARY PROHIBITION OF USE BY VEHICLES) ORDER 2021

Notice is given that Bath and North East Somerset Council in exercise of its powers under section 14 of the Road Traffic Regulation Act 1984 intends to make an order to the effect of which will be to temporarily introduce a road closure in that length of **Chewton Road, Keynsham** from the point outside Warner's Farm to approximately 780 metres north east along Chewton Road to 150 metres north of Manor Farm. **USRN: [47916450](#)**

This order is required because works are being or are proposed to be executed on or near the road to change a heavily decayed BT pole by HSC WORCESTERLTD on the **Thursday 23rd September 2021** for a maximum period of **2 days**. The road will only be restricted as and when traffic signs are in position and may not be affected for the whole of the period but only for so long as is necessary to execute the works. This is anticipated to be for **1 day**.

Link to One.network: <https://one.network/?tm=122527019>

ALTERNATIVE ROUTE

Chewton Road – Wellsway B3116 – Old Burnett Lane – The Green – Culverhay – Fairy Hill – Chewton Road – Vice Versa.

Applicant Details: C Hobbs

Telephone: 07595710729

Email: scott.hsc@outlook.com

Parish Hall Report

September 2021

Having re-opened to limited numbers and activities on 19th July these were maintained until 1st September when the Secretary and Pam Cole met to decide to reopen with normal numbers from 1st September but with users signing revised Conditions of Hire and ensuring that they either followed guidance of their overarching bodies (yoga, Pilates, Table Tennis etc) or were responsible in ensuring that their attendees were safe and following the current national guidelines: maintaining booking-in, social distancing, hand-sanitising and mask wearing when necessary.

Since then, we also welcome the return of the Wednesday Art Group, Community Association Coffee Mornings and Monthly Music Group, which are very well attended. We now have a new Friday morning yoga class as well as the continuing regular groups and the Booking Clerk, Ian Collings is adding one or two children's parties to the diary over the next couple of months.

I have a fully booked (20+ people) Craft Day on 2nd October and will book future dates after this event for November, January and February 2022 with profits going to the CDCA.

Thank you.

Harriette Dottridge
September 2021