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**[www.comptondandopc.org.uk](http://www.comptondandopc.org.uk)**

## **PARISH COUNCIL AGENDA**

A meeting to be held on the 19<sup>th</sup> April 2022

**To all Parish Councillors**

**You are summoned to attend a meeting of the Parish Council on Tuesday 19<sup>th</sup> April 2022  
at 8.00pm in Compton Dando Parish Hall**

**Susan Smith** – Clerk to the Parish Council

**Date:** 11<sup>th</sup> April 2022

**The public are welcome to attend.**

### **Public participation:**

Please note that prior to the official business of the meeting; members of the Parish are welcome to raise any Parish issues. Additionally, planning applications may be verbally presented by the applicant or their agent.

Please inform the Parish Clerk **4 clear days** prior to the meeting if you wish to arrange a speaking slot. Please keep your speech to a maximum of 3 minutes.

**This meeting may be filmed or recorded (please refer to the Parish Council protocol on the filming and recording of meetings, adopted 16<sup>th</sup> September 2014, available at [http://: www.comptondando-parishcouncil.org.uk/docs\\_publications/](http://www.comptondando-parishcouncil.org.uk/docs_publications/)).**

- 1. Apologies for absence (Local Government Act 1972, s 85 (3))**
- 2. To receive notification of any members personal or prejudicial interest in any item on the agenda**
- 3. Questions on notice by members**

**Members may ask the Chairman any question concerning the business of the Council, provided that notice of the question has been given to the Parish Clerk in writing at least 4 clear days before the meeting where possible, and in any case to the Chairman, in writing, before the meeting.**

- 4. To confirm the minutes of the previous meeting held on the 15<sup>th</sup> March 2022**
- 5. Ward Councillor's update**
- 6. Finance**
  - 6.1 To receive a report of parish council finance**

**6.2 To approve and sign cheques for payment for the parish council**

**6.3 To approve payments for the parish hall**

**6.4 To minute that Paulley's Accountancy Ltd are no longer able to carry out the audit for last year's financial year Audit**

**6.5 To minute that it was agreed by email, to employ Perpetual Business and Tax Advisors Ltd (PBTA) (formerly Chartax) to carry out the audit. [www.pbta.co.uk](http://www.pbta.co.uk)**

**6.6 To approve and sign the self-exemption certificate as an exempt authority**

Compton Dando Parish Council is classed as a smaller council as its income is below £25,000, therefore it will come under the title of an exempt authority when it comes to the external audit in 2022.

If it is felt that there is a sound, effective system of financial control in place, an effective internal audit and the Code of Transparency is followed, then it is possible to self-certify as an exempt authority.

**6.7 To receive notice that a VAT refund of £284.82 has been received from HMRC**

## **7. Clerk's report (circulated prior to meeting)**

To receive a report from the Parish Clerk outlining actions taken following the meeting held on 15<sup>th</sup> March.

## **8. Matters for discussion/decision**

**8.1 To decide on action following a discrepancy between the mapping and usage of the footpath in fields adjacent to Smallbrook Lane**

**8.2 To decide on action regarding the possible development of a combined cycle/pedestrian/horse-rider pathway along the right-hand side of Charlton Road from the housing development roundabout to the junction with Charlton Lane**

**8.3 To decide if the Parish Council should add details of their CiL expenditure to Parish Online**

This action was suggested at the Parish Liaison Meeting (see appended notes).

**8.4 To decide whether to support Chewton Keynsham's residents' application to be connected to the main sewerage system**

**8.5 To decide whether to approve the grant application by the Compton Dando Community Association (CDCA) for 2 picnic benches**

The amount requested is £800.

**8.6 To decide if an application for an S137 Grant can be made by (Protect our Keynsham Environment) POKE after the 31 March**

The request would be for funds to fight the appeal that Resourceful Earth Ltd are making against their planning application refusal.

**8.7 To decide if a donation can be made to POKE if it is too late for a S137 application**

**8.8 To decide on any comments to submit to National Association of Local Councils (NALC) regarding what the Parish Council would like addressed (suggestions circulated with pre-meeting documents)**

**8.9 To decide on comments on the Parish Councils Airport Association (PCAA) draft response to North Somerset Council's Local Plan 2038 consultation**

**9. To consider responses to the following Planning Applications:**

**9.1 22/01166/COND Chewton Place, Chewton Road, Chewton Keynsham, Bristol**

**Proposal: Discharge of conditions 3,4 and 5 of application 20/04913/FUL (Construction of small coach house, modify the cottage and landscape former walled service yard following demolition of existing conference centre).**

**9.2 22/01185/ADCOU Barn East of Ivy Cottage, Queen Charlton Lane, Queen Charlton, Bristol.**

**Proposal:**

**Prior approval request for change of use from Agricultural Buildings to Dwelling (C3) (1no dwelling) and associated operational development.**

**9.3 22/01448/FUL Mill Farm Vicarage Lane Compton Dando Bristol BS39 4LA**

**Proposal: Erection of timber orangery**

**9.4 22/01449/LBA Mill Farm Vicarage Lane Compton Dando Bristol BS39 4LA**

**Proposal: Erection of timber orangery**

## **10. Appeals**

**10.1 None**

## **11. Decisions**

**11.1 21/03965/FUL Manor House Watery Lane Burnett Keynsham Bristol**

**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. (CDPC object Sept 2021)**

REFUSE

**11.2 21/03966/LBA Manor House Watery Lane Burnett Keynsham Bristol**

**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. (CDPC object Sept 2021)**

REFUSE

## **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](mailto: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 Chew Valley Plants Trees, a local voluntary organisation working with landowners, farmers and those interested in planting trees with a vision of doubling the tree cover in the Chew Valley are interested in talking to groups or having a stall at a fete**

<https://www.chewvalleyplantstrees.co.uk/>

“Maybe your Parish would like to plant trees in the Autumn to mark the Queen's Platinum Jubilee? Maybe you have another project for your area and want some inspiration and information to help you. We can work with projects large and small and with private land around houses or with those farming the land. We see our role as helping make the links between local people with land, those who would like to engage in tree planting and various organisations who can offer funding or expertise to see a project through to completion.”

**15.2 Email received from BANES informing of the re-opening of Legal Line of Public Footpath BA8/22, Allen's Brake, Compton Dando (Map appended)**

The official legal line of public footpath BA8/22 runs through the Allen's Brake woodland. This is in contrast to the current, physically-walked route along the edge of the fields which border that woodland and which is marked with a black dashed line on the plan appended. Works are currently taking place to re-open the official legal line, which has been blocked for some time. The route through the woodland has been cleared and a footbridge and steps are being installed to facilitate access.

Following the completion of these works, it is the intention of the landowner to close the route around the edge of the woodland in late April/early May.

### **15.3 Email received from Graeme Stark, Principal Officer: Public Rights of Way for BANES updating on the Public Right of Way (PROW) application for Park Copse**

The process is now at the Investigation stage. There has been a problem in contacting some of the people who have completed user evidence form. If, contact cannot be made by the end of the week commencing 4th April, then the Consultation stage will be started without being able to clarify the ambiguities in their evidence. The Parish Council will be consulted as part of this process along with other interested parties and the Council will then make a decision whether a Definitive Map Modification Order should be made to record the route as a public right of way.

### **15.4 Email received from BANES Planning responding to queries concerning the sending out of notifications of planning applications to applicants and neighbours**

“We have not changed the way we consult however since working from home, we use a hybrid mail system (postal print and delivery). We ensure the mail is sent each morning.

1. Chapel House Burnett Hill Burnett Keynsham Bristol BS31 2TQ  
Proposal: Removal of condition 6 of application WB 04258/A  
The next-door neighbour in Chapel cottage was not notified.

Site notice not required  
Consulted adjoining neighbours (Chapel Cottage and 1 Park View)

2. 22/00207/FUL 1 Culverhay Compton Dando Bristol BS39 4LQ  
The neighbour was notified on the day of the PC meeting (15th March)

Site notice not required  
Consulted adjoining neighbours (2 Culverhay, Claytiles and High Croft)

3. 22/00960/FUL Manor Farm Old Burnett Lane Burnett Bristol BS31 2TF  
Applicant only received the notice to display on the 15th and the neighbour had no notification.

Site notice sent  
Consulted adjoining neighbours (Stable Barn, Manor Barn, Burnett House and The Annexe)

4. 21/03965/FUL Manor House  
The neighbour received no notification.

Site notice sent  
Consulted adjoining neighbours (Whitson Lodge and Manor House Lodge)

### **15.5 Email response received about the request for a planning policy specifically addressing solar farms**

As you will be aware planning applications are determined in accordance with Development Plan policies, unless material considerations indicate otherwise. In relation to renewable energy and specifically ground-mounted solar energy proposals there are a number of policies in the adopted Core Strategy and Placemaking Plan that are relevant. These include Core Strategy Policy CP3 on renewable energy and Placemaking Plan Policy SCR3 on ground mounted solar arrays.

[Policy CP3: Renewable Energy](#) - This sets the target for renewable energy generation in B&NES by 2029 and sets out overarching or high-level criteria against which renewable energy proposals will be assessed.

[Policy SCR3: Ground-mounted Solar Arrays](#) - This policy supports Policy CP3 and sets out in greater detail the factors which proposals for ground mounted solar energy installations should seek to achieve, including being on non-agricultural or lower grade agricultural land, being sensitive to nationally/locally protected landscapes and minimising visual impact. Supporting paragraph 117 also states that, *“where ground-mounted arrays are proposed in the Green Belt, reference will also need to be made to relevant Green Belt policies. Policies for the historic environment and landscape will also apply to proposals for ground-mounted arrays.”*

The Council has also prepared and published a [guidance note](#) relating to renewable energy in the Green Belt.

Relevant sections of the [National Planning Policy Framework](#) will also be relevant in determining planning applications, in particular paragraphs 157 and 158.

#### Local Plan Partial Update (LPPU):

As the Parish will be aware, we are currently reviewing and updating the Core Strategy and Placemaking Plan through the Local Plan Partial Update (LPPU). Through the LPPU we are proposing to revise [Policy CP3](#). The revised Policy CP3 will set out the criteria for all standalone renewable energy projects, as well as specific criteria for wind energy and ground mounted solar (previously shown in and therefore, replacing Policy SCR3). The policy seeks to focus proposals in those areas with greater landscape potential to accommodate such development and also seeks to ensure they are directed to lower grade agricultural land and minimise harm to or loss of habitats of higher ecological/biodiversity value. Where energy generation types are proposed in the Green Belt, reference will also need to be made to relevant Green Belt policies.

As part of the LPPU, and linked to the revised wording for Policy CP3, an evidence base study has been undertaken to assess the Landscape Potential for solar energy of different scales of solar farm within the district. The study can be viewed as a [report](#) and also [interactive map](#)

The LPPU is currently at examination and as such is not given full weight in determining planning applications at this stage. Further details on the LPPU can be [found on our website](#).

## **16. Reports**

### **16.1 Parish Hall report (appended)**

**16.2 Village updates ('for information only at the meeting. matters for discussion will be carried forward to next meeting' (maximum of 2 items per Councillor unless considered urgent and previously agreed with the Clerk).**

**16.3 Report from PCAA meeting on the 24 March 2022 – Councillor CW**

**16.4 Report form the Parish Liaison Meeting on the 23<sup>rd</sup> March (appended)**

**16.5 Report from a talk on ‘The Health of the Chew’ at the CDCA’s Coffee morning on the 5<sup>th</sup> April – Councillor BT**

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

**Date of next meeting is 17<sup>th</sup> May 2022 at 8.00pm**

**Preceded by the Annual Meeting of the Parish at 7.45 pm and the Annual Parish Council meeting at 7.30 pm**

### **Parish Hall Report April 2022**

The Hall continues to function with bookings gently increasing as Covid fears recede in hirers' minds. That said, the Hall committee are very aware of their on-going commitment to ensuring the safety of the premises by extra thorough cleaning, the continued provision of hand antiseptics and keeping the building well ventilated.

Like all buildings, whether domestic or commercial, our costs are increasing quite severely. To counter this, our charges have increased slightly but the charging structure has been simplified and parishioners still benefit from a discounted rate. New rates are available from all the usual places.

As winter draws to a close, our formal flood watching rota comes to an end, so thanks to all who are part of that and all the others who contribute unofficially. I don't want to tempt fate by saying what a dry winter it has been and that rota duties have been quite light this last winter because, of course, we can and have had, heavy flooding in the summer so, please, do keep an eye on the state of the stream running through the village and help when you can. Thank you!

John Dottridge  
April 2022

### **Notes on the Parish Liaison Meeting 23<sup>rd</sup> March 2022**

#### **‘Homes for Ukraine’**

Offers have been received by the council. Details on how to offer a home can be found by clicking on the link below:

<https://homesforukraine.campaign.gov.uk/>

If you are unable to help via this scheme, please donate to one of the following organisations:

British Red Cross or UNICEF or the Disasters Emergency Committee

## **Queen's Platinum Jubilee**

Picnics in parks, bandstand concerts, trees being planted in schools and illuminated council buildings are part of a host of celebrations being planned across Bath and North East Somerset to celebrate Her Majesty the Queen's Platinum Jubilee. Most of this will take place over the long bank holiday weekend 2-5<sup>th</sup> June.

- There is a 'toolkit' available for activities to aid the organisation and a webinar recorded in February to view:

<https://mailchi.mp/55571cde7f93/jubilee-events-toolkit>

<https://www.youtube.com/watch?v=14DTTr1fW6Mk>

And residents who want to hold a street party on the historic jubilee weekend should apply to the council for any **road closure before the closing date of April 22.**

## **West of England Combined Authority (WECA)**

A presentation was given on the role and function of WECA. WECA is involved in transport, planning and housing, skills, employment and finance.

Saltford Parish Council complained about the lack of communication and response from WECA regarding the A4 consultation. It is hoped that WECA will respond to this complaint in the next couple of weeks.

The 8<sup>th</sup> April is the date of the next WECA meeting.

## **Parish Online**

They are now mapping climate related data because parish councils are struggling to follow up with geography specific climate plans due to lack of expertise, data and tools. As a result, in liaison with BANES, will be addressed by the following aspects on Parish Online (<https://www.parish-online.co.uk/>):

- Provide data layers
- Build action plans
- Communicate action plans via public maps
- Plot and report progress
- Share layers as built

Layers will include information on energy, transport, trees and biodiversity and sustainability.

Energy Performance Certificates (EPC) scores have been added under Climate & Energy and those houses that could improve their rating to C are highlighted. This would enable the council to know where to offer grants on insulation, where they would have the most benefit.



Parish Online are working with Energeo, who use Artificial Intelligence (AI) algorithms that look at solar potential. Again, this would highlight the areas where any grant funding would make the most improvements.

Electric Vehicle (EV) charging points are another potential layer to aid council funding decisions as is an analysis of ground source heat pump suitability.

Parish Online hopes to develop some template layers to aid individual parish councils.

Parish Online have offered the free use of their software to local non-profit organisations.

### **Update from Chew Valley Area Forum**

They have recently carried out an analysis of parishes that are interested installing EV points.

### **Peasedown St John Showcase**

Kathy Thomas presented a Showcase of what their parish council has done to improve access to open spaces. They have added equality gates so everyone can now enter fenced off open spaces and made proper pathways around the open spaces; created a Multi-use Games Area (MUGA); a playground; a cemetery as the churchyard was full, and allotments.

### **Local Community Funding Projects**

These projects are funded by Community Infrastructure Levy (CiL) money or the Ward Councillor's Empowerment Fund (WCEF).

The Parish Charter is about to be reviewed and it is hope that a mapping system is to be included to show where the CiL funding locations are.

Parishes are asked to add in information as to where and on what CiL funds have been spent. Anyone interested should contact Dave Dixon:

[dave\\_dixon@bathnes.gov.uk](mailto:dave_dixon@bathnes.gov.uk)




### **Parish Charter Review**

This is due for a review and it is hoped to get people from the parishes involved in delivering the next version. There will be a need to factor in the Climate Emergency.

Anyone interested in getting involved with this should contact Sara Dixon:

[Sara\\_Dixon@BATHNES.GOV.UK](mailto:Sara_Dixon@BATHNES.GOV.UK)

# Map of Allen's Brake footpath (item 15.2)

<b>Allens Brake</b> Public Footpath BA8/22	Public footpath 	 Bath & North East Somerset Council
	Walked route 	



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Map of footpath in fields adjacent to Smallbrook Lane (item 8.1)

