

**The Parish Council's Website contains lots of useful information
and can be found at**
www.comptondandopc.org.uk

COMPTON DANDO PARISH COUNCIL

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

PRESENT: P Paget, A Dawes (AD), T Butler (TD), H Maggs (HM), B ter Haar (BT)

IN ATTENDANCE: S Smith (Clerk) and A Singleton (Ward Councillor)

MINUTES OF A PARISH COUNCIL MEETING

held on Tuesday 18th April 2023

Public Emergency Alerts to be Sent to all UK Smartphones

A siren-like alert will be sent to smartphone users across the UK next month to test a new government public warning system.

It allows the government and emergency services to send urgent messages warning the public of life-threatening situations like flooding or wildfires.

The test is expected to take place in the early evening of 23 April.

file:///C:/Users/User/Documents/Parish%20Clerk/502311_National_EmergencyAlerts_A4_Factsheet_NOW%20LIVE_Web.pdf

1. Apologies for absence (Local Government Act 1972, s 85 (3))

Councillors DD and CW

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 21st March 2023

The February and March minutes were signed as a true record of the respective meetings.

Although, the February minutes had not been signed at the March meeting because of the pre-election period, it was thought that there is the possibility after the elections in May, that there may not be a quorate of councillors that attended these meetings and know of their accuracy.

5. Ward councillor's update

As Councillors know, Photo ID is being introduced for the first time at the local elections on Thursday 4th May. There is no record of voter fraud in the Compton Dando Parish, but there are likely to be a small number of registered voters who do not possess one of the acceptable forms of ID, and some may well forget to bring what they do have on the day. Details can be found at <https://beta.bathnes.gov.uk/photo-id-voting>. We should all be aware of residents and neighbours who may be less well informed, or who may not have suitable ID, and help them with the process where we can.

For the first time, we are likely to have a very small number of legitimate voters who will be turned away at the Polling Station for having insufficient proof of identity, and there is a possibility that in some cases this will cause upset. Presiding Officers at Polling Stations are required to keep a record of anyone being turned away, and also of any incidents which may result. There is also a mechanism for alerting the Police, should any incident merit it. Clearly, feedback on how the system works will be important, and CDPC may feel that it is worth reporting any observations to Electoral Services after the election.

The first part of the new Keynsham Recycling Centre is due to open to the public on Monday 17th April – see link below. <https://newsroom.bathnes.gov.uk/news/opening-date-keynsham-reuse-and-recycling-centre-announced>

There may be some early confusion until the pattern of usage settles down. There is no definitive news yet on when Bath's Midland Road site will close, and where the promised alternative provision will be located.

Councillors will remember that we were promised an update briefing on enforcement action at the Resourceful Earth site on 23rd March. The meeting was cancelled that morning with the explanation given that it was inappropriate for the Pre-Election Period. Given that the purpose of the briefing was to share information, and that it was entirely non-political, the explanation was greeted with expressions of frustration and, in some cases, incredulity by those invited to attend.

Update notes have since been made available by the Planning Enforcement team as follows:

The field with bags of maize in storage:

We are currently investigating this site for the unauthorised change of use from Agricultural to B8 Storage and Distribution, due to the storage of maize that was imported for use in the bio-digester. I have been in contact with the owner and met them to view the site on Monday.

The maize has now essentially turned into compost and the owner has agreed to remove all of the plastic from site and spread the remaining compost around the field. I am still in discussions regarding the times scales, but the moment the compost is water logged and it will need to be allowed to dry somewhat before it is spread across the site. However, I am aiming for this to be undertaken with the next 3 months (Weather permitting).

The main site:

An Enforcement Notice is currently in effect on this site requiring the removal of the buildings and equipment relating to the bio-digester. The compliance period for this notice expired on 10th March 2023.

On Monday I visited the site in order to complete a compliance check and walked round with the security manager of the site. As I am sure all of you are aware, the notice has not been fully complied with, however all of the items have been listed for sale. Some of the high value items, such as the generators

and some of the gas infrastructure has already been removed from the site. The security manager also stated the land owner is currently in discussions with the manufacturers of the large tanks regarding taking them back. I had presumed the tanks were essentially beyond repair, but upon further inspection they are made of prefabricated concrete sections that appear to be in good condition. I am going to write to the land owner to ascertain the time scales for the removal of the tanks.

Moving on to the large storage building on site, this is going to be a difficult one to resolve. At the moment the building is around 2 metres deep in water, which will need to be removed prior to the building being dismantled. Whilst essentially it is the land owner's responsibility to comply with the notice, I am going to talk to other officers in the council to see if we can be of assistance regarding the water, but it will be unlikely that this building can be removed before the summer.

Whilst I understand it is frustrating and disappointing that the land owner has not complied with the Enforcement Notice within the compliance period, it is clear they are now making efforts to comply with the notice. There are limited options available to the Council due to the complexity of the site, but I point out that Central Government and the Courts have been very clear in the past that prosecution for the non-compliance with Enforcement Notices should not be used as a punishment, but as a method to compel compliance. It is clear in this case that the land owner is taking steps to comply with the notice, albeit late. However, if progress on complying with the notice stalls, then the council will have to reassess the situation.

I am aware the enforcement notice does not require the removal of the concrete pads, ponds nor any remediation of the land, however, we are currently assessing if a further enforcement notice could be required to remediate the land.

The large piles of earth are currently in breach of condition 3 of 12/01717/VAR, which required the remediation of the site in accordance with the approved details. I am currently preparing a breach of condition notice to require the remediation works be undertaken.

We have shared this update with POKE. They, like us, will have been very disappointed.

A new carbon-saving alternative to traditional methods of repairing roads is in use in B&NES for the first time. The new thermal road repair system helps significantly to reduce emissions, as it improves and maintains roads while producing zero waste. The process reuses existing road surface material and there is no excavation of material that then needs disposal, making the process zero waste. By eliminating the need for power tools road repairs can be made faster, noise levels are reduced, and carbon emissions are significantly lower. The system and the fully self-contained vehicle in which it travels are also fitted with solar panels, further reducing its carbon impact. This new equipment was used in March on potholes on the A4 near the Corston Lane junction. It will be interesting to see how hardwearing repairs using the new technology prove to be.

The recent heavy rains and flooding have resulted in considerable build-up of debris – including at least two tree trunks - at the historic Packhorse Bridge on Uplands Lane in Chewton Keynsham. There is apparent risk to the integrity of the bridge structure, which is a Scheduled Monument (List UID 1004518). The matter has been reported on FixMyStreet. - <https://fix.bathnes.gov.uk/report/4405045> .

Finally, this is our last Ward Councillors' Report of the current term. It has been a huge privilege – and, at times, an exceptional learning opportunity(!) – to represent the residents of our very special village communities at B&NES over the last four years.

With every good wish for the future.

It was reported at the meeting, that a call for sites to install EV charging points had been made at a briefing yesterday. Funding is being sought from the West of England Combined Authority (WECA).

Personal thanks were made by all the councillors for the hard work and support given by the Ward Councillors over the last 4 years.

6. Finance

6.1 Finance Report for Compton Dando Parish Council 18/04/2023

Bank Reconciliation for

The attached Bank Reconciliation was received and noted.

6.2 Schedule of Expenditure for 01/04/2023 to 18/04/2023

The attached Schedule of Accounts was received and noted.

6.3 Parish Hall Payments for 18/04/2023

The payments will be made by the Clerk with delegated power, using internet banking.

Payee	Description	Amount
H Dottridge	Lottery Prizes	£50
C Cooper	Consumables	£25.58

6.4 To receive notice that the Clerk's home expenses have increased (document circulated with pre-meeting documents)

Received and noted.

6.5 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 2023.

If it is felt that if 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.

The Clerk and the Vice-Chair signed the form.

6.6 To receive notice that the 1st Precept payment of £7,159.24 was received on the 3rd April

Received and noted.

7. Clerk's Report

7.1 Highways have been contacted regarding the crumbling wall at the bottom of Bathford Hill, that was damaged about a year ago by the road sweeper and Highways have just put bollards around the damaged area. Photos and information have also been put on FixMyStreet. Status changed by FixMyStreet to 'investigating'

7.2 BDO, the external auditors, have requested that they receive the necessary documents by Monday 3rd July.

8. Matters for discussion/decision

8.1 To receive comments on the temporary no-through road closure in Queen Charlton – Councillor CW

Councillor CW submitted the following comment by email:

The scheme has been very well received in the village. Removing the through traffic has proved to give the village a very calm feel about it which I think everyone appreciates.

I walk quite regularly along the closed section of Queen Charlton, and a couple of times on the circular walk back through the back of Whitchurch and the back through the Horseworld site and across the fields. BANES are to be congratulated on the paths through Whitchurch. It has been a pleasure meeting people from Whitchurch using the closed road.

The planters have proved to be an attraction for abuse, but so far although these have been moved, they do not appear to be damaged. I don't believe the third bollard is yet in place.

There are a few motorcyclists who have been disrespectful of the road closure, but hopefully the vicarious pleasure of breaking the rules will wear off in time.

I think it is important that the Liveable team also complete the work on the upgrading of the footpaths leading from the end of Penn Hill Lane to Charlton Road Keynsham (near bus stop) and down the valley to Stockwood Vale which allow people to disembark from Stockwood and also Charlton Lane to get access to walks in and around Queen Charlton.

The Clerk will submit the comments to the consultation (ACTION CLERK).

8.2 To receive notice that the bug hotel funded by an S137 Grant last year, is now complete and in position

Thanks are given to the Parish Council for the grant and to the landowner for the site. Also, a thank you to the villagers who donated their time and materials.

Received and noted.

8.3 To decide if photographs of what the S137 grants have been used for can be put on the website

It was thought that this was a good idea providing permission from anyone in the photograph had been received.

Photographs of previous S137 grants funding will also be added to the website (ACTION CLERK).

9. Planning applications received

9.1 23/01148/FUL Chewton House, Chewton Road, Chewton Keynsham BS31 2SX

Proposal: Replace outbuilding with workshop, erect bin store, form pedestrian access to lodge garden, hang gates at entrance to yard

The Clerk, under delegated powers, will submit the following comments:

There is no adverse visual impact on the Green Belt (Policy GB1).
There is no expected impact on the local natural environment and the amenity of the neighbours/parishioners will not be significantly affected (Policy D6).

It is a positive improvement on what is currently there.

9.2 23/01149/LBA Chewton House, Chewton Road, Chewton Keynsham BS31 2SX

Proposal: Replace outbuilding with workshop, erect bin store, form pedestrian access to lodge garden, hang gates at entrance to yard

The Clerk, under delegated powers, will submit the following comments:

There is no adverse visual impact on the Green Belt (Policy GB1).

There is no expected impact on the local natural environment and the amenity of the neighbours/parishioners will not be significantly affected (Policy D6).

It is a positive improvement on what is currently there.

9.3 23/01181/VAR Warners Farm Chewton Road Chewton Keynsham Bristol BS31 2SS

Proposal: Variation of conditions 1 (Plans List (Compliance)), 2 (Materials - Submission of Schedule and Samples (Bespoke Trigger)), 3 (Maintenance of surface water drainage network (pre-occupation)), 4 (Implementation of Wildlife Mitigation (Pre-occupation)), 5 (Contaminated Land - Verification Report (Pre-occupation)), 7 (Bound/Compacted Vehicle Access (Pre-occupation)), 9 (Hard and Soft Landscaping (Pre-occupation)) and 14 (Water Efficiency - Rainwater Harvesting (Pre-occupation)) of application 22/01601/VAR (Variation of condition 22 (Plans List) of application 18/01959/FUL (Erection of three dwellings and subdivision of land following demolition of existing buildings at Warners Farm (Resubmission)).

No comment will be submitted as it is a variation on conditions on drainage and landscaping.

9.4 23/01266/FUL Mill Farm, Vicarage Lane, Compton Dando BS39 4LA

Proposal: Erection of single storey extension (amendment to 22/04851/FUL)

The Parish Council previously supported this application and there was no reason to change this decision.

9.5 23/01267/LBA Mill Farm, Vicarage Lane, Compton Dando BS39 4LA

Proposal: External alterations for erection of single storey extension (Resubmission of 22/04852/LBA)

The Parish Council previously supported this application and there was no reason to change this decision.

9.6 23/01330/CLEU Wick Farm Cottage, Rankers Lane, Compton Dando BS394NU

Proposal: Use of property as dwelling house (C3) (Certificate of Lawfulness for an existing use)

The Parish council were not able to comment as they had no historical or new information to add.

10. Appeals

10.1 None

11. Decisions

11.1 22/04931/FUL Latchets Kennels Redlynch Lane Chewton Keynsham Warmers Bristol

Proposal: Conversion of kennels, associated buildings (Use Class Sui Generis) and associated development to 4no residential dwellings (Use Class C3). (CDPC support Dec 2022)

PERMIT

Received and noted.

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 Email from the West of England Mayor asking for local transport ideas (details appended)

Received and noted.

15. Correspondence for information

15.1 Email from Bristol Airport informing that Bristol Airport's application for year-round slot coordination has been re-opened

Some of the capacity data relevant to the consultation has been updated as a result of new information becoming available. So, Bristol Airport are reopening the consultation

If you have already responded, there is no need to do so, but if you want to amend your comments use the link below:

The consultation document and response form can be accessed online here:

www.gov.uk/government/consultations/bristol-airports-application-for-year-round-slot-coordination

The consultation will close on **5pm 20 April 2023**

Received and noted.

15.2 TH TTC3137 Woollard Lane (details appended)

Received and noted.

16. Reports

16.1 Parish Hall report

There was no Parish Hall report this month.

16.2 Village updates

There were no updates.

16.3 Report from the Parish Councils Airport Association (PCAA) meeting on the 30th March

Councillor CW emailed a report prior to the meeting:

There was a presentation from Steve Clark on the Bristol Airport Action Network (BAAN) appeal. The PCAA is aiming to fight the airport expansion on climate emergency.

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

A councillor has been informed that not all emails for circulation from the Clerk are being circulated to everyone.

Thanks were given to Councillor Chris Willows for all his hard work for the Parish Council and the community as he has decided not to stand at the May election.

**Date of next meeting is the 16th May at 8.00pm
This will be preceded by the Annual Parish Council meeting at 7.30 pm
Followed by the Annual Parish Meeting**

The meeting closed at 9.00 pm

Minutes prepared by: Susan Smith (Clerk)

Agreed as a correct record on.....

Signed (Chairman).....

Bank Reconciliation

Statement Date 31/03/2023

Statement Entries

Bank Date	Cashbook Date	Details	Description	Debit	Credit	Balance
25/02/2023			Opening Balance			14315.39
08/03/2023	08/03/2023		YU Energy for Feb 2023	38.08		14277.31
22/03/2023	21/03/2023	001650	Clerk's salary & expenses	499.08		13778.23
29/03/2023	21/03/2023	001649	PAYE months 10,11,12	135.20		13643.03
31/03/2023	31/03/2023		ICO annual fee	35.00		13608.03

No Reversed Entries

Outstanding Entries

Cashbook Date	Details	Description	Debit	Credit	Balance
19/04/2022	001612	Queen Chariton village hall hire	9.00		-9.00
19/10/2022	001630	S137 Grant for bug hotel - replacement cheque	46.95		-55.95
20/12/2022	001639	ALCC union membership	50.00		-105.95
21/03/2023	001505	Queen Chariton hall hire	9.00		-114.95
21/03/2023	001506	S137 grant payment for picninc bench	742.24		-857.19

Reconciliation

Closing Bank Balance	13608.03
Outstanding	-857.19
Closing Bank Balance + Outstanding	12750.84
Cashbook Balance	12750.84

Transactions since Statement

Transactions to 18/04/2023

Cashbook Date	Date Reversed	Details	Description	Debit	Credit	Balance
18/04/2023		001507	ALCA annual membership	147.28		12603.56
18/04/2023		001508	Clerk's salary and expenses	441.50		12162.06

Performance against Budget

For year beginning 01/04/2023

Name	Description	2023-24 Budget	Actual at 18/04/2023	Difference	Variance
AUDIT	Audit Fees	315.00	0.00	-315.00	-100.00%
DONATIONS	Donation	26.25	0.00	-26.25	-100.00%
EXPENSES	Clerk's Home Expenses	105.00	11.92	-93.08	-88.65%
GRANTS GIVEN	Grants Given	1050.00	0.00	-1050.00	-100.00%
GRASS CUTTING	Grass Cutting	974.40	0.00	-974.40	-100.00%
HALL HIRE	Hall Hire	201.60	0.00	-201.60	-100.00%
ICO	ICO	36.75	0.00	-36.75	-100.00%
KIOSKS	Telephone Kiosks	52.50	0.00	-52.50	-100.00%
MAINTENANCE	Maintenance	1050.00	0.00	-1050.00	-100.00%
MOBILE	Mobile Top Up	42.00	0.00	-42.00	-100.00%
PAYE	Clerk's PAYE	599.55	0.00	-599.55	-100.00%
PH INSURANCE	Parish Hall Insurance	892.50	0.00	-892.50	-100.00%
POSTAGE	Postage	42.00	0.00	-42.00	-100.00%
SALARY	Clerk's Salary	6766.90	412.96	-6353.94	-93.90%
SIGNS	Signs Notice boards	210.00	0.00	-210.00	-100.00%
SL ELEC	Street Light Electricity	472.50	0.00	-472.50	-100.00%
SL MAINT	Street Light Maintenance	3150.00	0.00	-3150.00	-100.00%
SOLICITOR	Solicitor Fees	0.00	0.00		
STREET FURNITURE	Street Furniture	262.50	0.00	-262.50	-100.00%
SUBS	Memberships and Subs	735.00	163.90	-571.10	-77.70%
SUPPLIES	Office Supplies	78.75	0.00	-78.75	-100.00%
TRAINING	Training	315.00	0.00	-315.00	-100.00%
WEBSITE	Website	231.00	0.00	-231.00	-100.00%
TOTAL		17609.20	588.78	-17020.42	-96.66%

Request from the West of England Mayor

I am delighted to invite you and members of your organisation to put your heads together and think of an idea that will directly help your community.

I have always said that local people know their communities best. You only have to look at the Big Choices public meetings I held in the region last year to see that. I listened to thousands of people air their concerns and suggest solutions to one of the knottiest issues this region is facing right now – travel, transport, buses and how we get around...

Let me introduce **WESTlocal** - a new £2 million fund from the West of England Mayoral Combined Authority aimed at helping communities design and then run their own version of new transport in their patch. Maybe the challenge in your area is driving children to school, getting older residents to the shops, or workers to their workplace. Whatever it is, with **WESTlocal** - the West of England Mayoral Combined Authority will unleash the power of local people working together, and keep residents on the move.

All you need to do is come up with an idea, identify a range of transport needs and come up with a transport scheme to tackle them. We will support you to put those plans into action and make them a success.

The fund is really flexible, and communities can consider a range of ideas with fixed timetables or flexible service with pre-booked or “buy on the bus” ticket options. They could run to key locations, and various vehicles can be used - traditional buses, minibuses – you name it!

Your proposed scheme must serve residents based in the West of England area and must be run on a not-for-profit basis. Your ideas must be locally designed and new - they can't simply keep schemes going that are already in place.

If this sounds like something way out of your experience or reach - don't worry. Expert advice and support will be made available every step of the way by my West of England Mayoral Combined Authority to help all those looking to set up a new transport scheme in their efforts. Look here for all the details [WESTlocal - West of England Combined Authority \(westofengland-ca.gov.uk\)](https://westofengland-ca.gov.uk)

Once you have got your idea, contact transport.operations@westofengland-ca.gov.uk put 'WESTlocal idea' in the address line and the Combined Authority will get back to you with advice. The deadline is the end of April 2024, but I'd love you to get started right away. There's nothing stopping you! This is people powered transport, designed and delivered locally.

**(THTTC3137 WOOLLARD LANE, WOOLLARD)
(TEMPORARY PROHIBITION OF USE BY VEHICLES) ORDER 2023**

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 Woollard Lane, Woollard from its junction with Smallbrook Lane extending north west to a point outside the property known as Langford Farm. USRN: 47961750.

This order is required because works are being or are proposed to be executed on or near the road to enable National Grid to carry out essential tree cutting, replacing decayed electricity poles and reconducting works on the 18th July 2023 for a maximum period of 5 days. The road will only be restricted as and when traffic signs are in position and may not be effected for the whole of the period but only for so long as is necessary to execute the works. This is anticipated to be for THREE DAYS.

ALTERNATIVE ROUTE: Publow Lane – Peats Hill – Priestdown Lane

Link to One.network: <https://one.network/?tm=133706470>

Applicant Details: Catherine Hewish
Telephone: National Grid - 0800 6783 105
Email: CHEWISH@NATIONALGRID.CO.UK