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COMPTON DANDO PARISH COUNCIL

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

PRESENT: D Drury (Chair), P Paget, A Dawes (AD), T Butler (TB), H Maggs (HM), B ter Haar (BT) and T Bartlett (TBt) + one member of the public

IN ATTENDANCE: S Smith (Clerk) A Streatfeild-James (Ward Councillor) (ASJ)

MINUTES OF A PARISH COUNCIL MEETING

held on the 7th November 2023

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

Councillor TB for late arrival.

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 3rd October 2023

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

Item 9.1 was brought forward

Councillor HM arrived at 8:03 pm

5. Ward councillor's update

1. WECA A4 CORRIDOR PROPOSALS

The follow-up public consultation is expected in September 2024 and will be based on the feed-back from this first consultation and essential traffic modelling. Any proposals at that stage will be subject to air quality studies and safety audits.

West of England Combine Authority (WECA) is the Transport Authority but Bath & NE Somerset Council (BANES) remains the Highways Authority and changes will have to undergo the usual Traffic Regulation Order (TRO) process which requires public consultation and sign-off by amongst others the Chief Constable and ward councillors.

Agenda papers tabled at a recent WECA committee chaired by Dan Norris, the Metro Mayor, made clear that the Bristol to Bath corridor project is under stress because of high inflation, proposed

compulsory purchase orders in Brislington, procurement issues, and tight schedules. "Construction" for the Keynsham to Bath section has been rescheduled to March 2027.

2. THE NEXT LOCAL PLAN (up to 2042)

The process is governed by the applicable legal rules and will be the same for any council regardless of its political complexion. The Plan must be "positively prepared", "justified", "effective", "consistent with national policy"

In relation to new housing, anyone can propose sites to the Council at any time. The HELAA process (i.e., identifying land suitable for new housing) is not time limited.

Suggestions usually come from developers and local landowners including farmers.

Fields in our Ward (i.e., Saltford Ward), have been in this HELAA list for many years.

Sites have been proposed around Saltford, around Keynsham, at Whitchurch, Corston, by the dual carriageway from the Globe roundabout etc.

The planning officers (not councillors) have a duty to examine any and every site suggested.

At this moment, planning officers are working at arm's length from councillors. The officers are gathering evidence about demographics, likely population inflow, economic activity, travel patterns, school places, health facilities and so on. The only councillors directly involved at this stage are those few overseeing the process (these do not include your ward councillors).

At around Christmas, the officers will present options and alternatives for councillors to consider.

In due course, the Council will settle on a draft plan. A huge effort is made to make this cross-party and councillors from all the groups will be involved.

This draft plan is then examined by an independent planning inspector in weeks of hearings held in public.

The developers tend to instruct specialist barristers to make their case to the Inspector.

That is why it is essential that all HELAA sites have been properly looked at, all serious options considered, and the draft plan made as robust as possible addressing the needs of the area.

As mentioned in my last report, HELAA is the "Housing and Economic Land Availability Assessment" which is often referred to as "the call for sites." The HELAA map showing the land which has been put forward for consideration can be seen using this link:

<https://www.bathnes.gov.uk/webforms/maps/>

Click on link then on the left-hand side, select 'Planning' and then 'Housing and Economic Land Availability Assessment' in the drop downs.

The Parish Councillors will see that proposed areas include a large area to the south of Keynsham along the road and towards Queen Charlton; large areas south of Whitchurch including on the horse home fields towards Queen Charlton; the resourceful earth site and a plot close to the centre of Compton Dando.

The aim is for the inspector to judge the Local Plan "sound". It can then be adopted by the Council after a vote.

Without a Local Plan in place, it will be hard to resist developers succeeding with planning applications anywhere.

The importance of the Local Plan is shown by, for example, the recent development at Hygge Park between Saltford and Keynsham. This land was earmarked (the term used is "safeguarded") for future housing in the Local Plan 2014 nine years ago. That is why it was impossible to resist housing there now.

Duncan and I will continue to work to protect Green Belt in our ward.

The pressures are enormous. Bath is built up. The Somer Valley (Radstock, Midsomer Norton etc) has poor transport links and a paucity of local employment. The rest is Green Belt.

It is worth bearing in mind the following planning guidance on green belt.

The 5 purposes of green belt (ref: National Planning Policy Framework): Para 137. The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent

urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Para 138. Green Belt serves 5 purposes:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3. KEYNSHAM RECYCLING CENTRE REUSE SHOP

[Keynsham Reuse shop | Bath and North East Somerset Council \(bathnes.gov.uk\)](http://bathnes.gov.uk)

- Now open, Wed-Fri 9am – 1pm; Sat 9.30am – 3pm

- Accepting donations of:

- furniture

- garden equipment

- DIY equipment

- sports equipment

- toys

- bric-a-brac

- mirrors

- picture frames

- bikes

- scooters

'If you are unsure whether an item can be donated, you can ask a member of staff on site.

Donated items will be sold in our shop, distributed to local charities, or donated for reuse via our Welfare Support teams.'

Ward Councillor ASJ reported the following at the meeting:

- A final decision on the Liveable Neighbourhoods road closure through Queen Charlton should take place by the end of the year.
- Councillor ASJ attended a WECA environment/climate change meeting where a Retrofit West Liveable Neighbourhoods Road team presented information that they have on their website www.retrofitwest.co.uk.

Retrofit West is a newly formed Community Interest Company (CIC) that will enable households to upgrade the energy performance of their homes.

Ward Councillor ASJ suggested that information on the retrofitting of rural homes that tend to be older would be useful.

- Funding by Rural England Prosperity Fund would become available from January to February 2024 for 'ready to go' projects.

6. Finance

6.1 Finance Report for Compton Dando Parish Council 07/11/2023

Bank Reconciliation for 25/09/2023

The attached Bank Reconciliation was received and noted.

6.2 Schedule of Expenditure for 01/04/2023 to 07/11/2023

The attached Schedule of Accounts was approved.

6.3 Parish Hall Payments for 07/11/2023

The Clerk reported that no schedule for payment had been received this month.

Approval was given for the payment of £924 for new seats for the Parish Hall chairs.

Councillor TB arrived at 8:12 pm.

6.4 To approve the continued use of variable direct debits

Currently there are 3 direct debits, one to YU Energy for the electricity used for street lighting, the second to ICO for the Parish Council's data protection certificate and the third to Campaign to Protect Rural England (CPRE) for the annual membership.

Continued use of the direct debits was APPROVED.

6.5 To receive notice of a VAT 126 refund of £513.38

Received and noted.

7. Clerk's Report

7.1 BANES have been contacted regarding the ownership of the litter bin opposite 'Whispers' in East Woollard. They have responded stating that the bin will be upgraded from a Topsy bin to a larger Jubilee bin.

7.2 An email with a request for the 3 main road repairs to be added to the Programme of Works has been sent to Highways and the following reply was immediately received:

"We are prioritising safety related and other urgent issues so it may take us longer to respond to general enquiries.

Please note that new footway crossing applications can take up to 6 weeks to process."

Received and noted.

8. Matters for discussion/decision

8.1 To discuss the draft budget and set S137 grant levels for budget approval at the December meeting

It was DECIDED to keep the S137 Grant level at £1000.

It was DECIDED that the Maintenance budget should be used for the £750 payment for the Millennium Green fence, instead of Community Infrastructure Levy (Cil) funding, as minuted in June, in order to leave a larger sum available for community projects.

It was DECIDED that parishioners should be made aware of the availability of CiL funding for community projects (ACTION CLERK).

The unpredictable cost of street light electricity was discussed and the possibility of changing street lighting to be powered by solar power was raised again. The Clerk reported that some research had been done on solar powered street lights, but more research was required as new posts would be needed and there was a cost to cutting off the electricity to the current lanterns (ACTION Clerk).

8.2 To discuss the issue of flooding in Compton Dando – Councillor BT

Concern was raised over run-off from the orchard behind the Parish Hall running into Compton Inn car park, as it could cause flooding which may affect the Parish Hall.

It was reported that the ditch in the orchard by the hedge between the hall and Compton Inn, had now been cleared, so it is unlikely that there will be a problem now.

8.3 To review Councillor training

It was DECIDED to keep the funding at the same level for Councillor training in the budget for 2024 to 2025.

9. Planning applications received

9.1 23/03821/FUL The Nest Peppershells Lane Compton Dando BS39 4LL Proposal: Erection of porch to the front elevation (retrospective)

The Parish Council UNANIMOUSLY SUPPORT the application for the following reasons:

The materials and design are satisfactory and the scale, height and degree of the porch is acceptable.

There will be no adverse visual impact on the Green Belt (GB1).

10. Appeals

10.1 None

11. Decisions

11.1 23/01716/FUL 2 Culverhay Compton Dando Bristol BS39 4LQ

Proposal: Erection of two storey rear extension, front porch extension and raised patio to provide additional living accommodation.

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 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 None

16. Reports

16.1 Parish Hall report

There was no report this month.

16.2 Village updates

16.2.1 It was reported that a resident of Queen Charlton had asked if it was possible to have a 20mph speed limit through the village.

It was reported that this would be discussed as part of the Liveable Neighbourhoods scheme.

16.2.2 It was reported that BANES website A-Z of recycling no longer lists recycle pill blister packs, which is contrary to when Tim Rawling from BANES came to speak to the Parish Council. Tim Rawling will be contacted for the latest information (ACTION Councillor BT).

16.3 Report from the Avon Local Councils Association (ALCA) AGM on the 7th October

The minutes will be circulated (ACTION Clerk).

16.4 Report from the Parish Liaison Meeting on 18th October

- It was reported that FixMyStreet had made many improvements to their software including, improvement in the mapping zoom facility; listing of roadworks; the location of BANES litter bins; the ability to use What3Words and it is now linked to BANES's interactive maps.
- Information on the Budget engagement was provided.
- Café Workshop on Westlink issues which included a shortage of drivers; the need to reduce the radius driven and the stopping of block booking of rides, took place.
- BANES Mapping of Trees – this is a grant scheme which will include a 15-year management.
- Rural England Prosperity Grant Fund:

<https://www.gov.uk/government/publications/rural-england-prosperity-fund-prospectus/rural-england-prosperity-fund-prospectus>

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

None.

Date of next meeting is the 5th December at 8.00pm

The meeting closed at 9:03 pm

Minutes prepared by: Susan Smith (Clerk)

Agreed as a correct record on.....

Signed (Chairman).....

Compton Dando Parish Council

Bank Reconciliation

Statement Date 25/09/2023

Statement Entries

Bank Date	Cashbook Date	Details	Description	Paid Out	Paid In	Balance
24/08/2023			Opening Balance			18211.96
06/09/2023	05/09/2023	001695	Clerk's salary and expenses + annual cost of extra data storage on laptop	352.03		17859.93
08/09/2023	08/09/2023		YU Energy August	33.40		17826.53
13/09/2023	05/09/2023	001696	PAYE months 4,5, 6	193.88		17632.65
19/09/2023	05/09/2023	001698	SLCC Budget training for Clerk	36.00		17596.65
21/09/2023	21/09/2023		VAT refund		513.38	18110.03
25/09/2023	05/09/2023	001692	ALCA Planning Training for 1 councillor	40.00		18070.03
25/09/2023	05/09/2023	001693	ALCA Planning Training for 1 councillor	40.00		18030.03
25/09/2023	05/09/2023	001697	ALCA Good Councillor training for 1 councillor	40.00		17990.03

No Reversed Entries

Outstanding Entries

Cashbook Date	Details	Description	Paid Out	Paid In	Balance
05/09/2023	001694	PCAA annual membership	75.00		-75.00

Reconciliation

Closing Bank Balance	17990.03
Outstanding	-75.00
Closing Bank Balance + Outstanding	17915.03
Cashbook Balance	17915.03

Transactions since Statement

Transactions to 07/11/2023

Cashbook Date	Date Reversed	Details	Description	Paid Out	Paid In	Balance
03/10/2023		001699	Millennium Green Fence repair	900.00		17015.03
03/10/2023		001700	Clear Solutions insurance cover	1150.76		15864.27
03/10/2023		001509	Clear Insurance for Parish Hall Liabilities	221.00		15643.27

Compton Dando Parish Council

Cashbook Date	Date Reversed	Details	Description	Paid Out	Paid In	Balance
03/10/2023		001510	Clerk's salary and expenses	424.68		15218.59
07/11/2023		001511	PH radiator problem	88.00		15129.79
07/11/2023		001512	Town & Parish Councils Website management fee	220.00		14909.79
07/11/2023		001513	Parish Hall replacement chair covers	924.00		13985.79
07/11/2023		001514	Clerk's salary and expenses	542.52		13443.27
07/11/2023		001515	Grass Cutting annual charge	984.00		12459.27

Performance against Budget

For year beginning 01/04/2023

Name	Description	2023-24 Budget	Actual at 07/11/2023	Difference	Variance
AUDIT	Audit Fees	315.00	320.00	5.00	1.59%
DONATIONS	Donation	26.25	25.00	-1.25	-4.76%
EXPENSES	Clerk's Home Expenses	105.00	95.36	-9.64	-9.18%
GRANTS GIVEN	Grants Given	1050.00	750.00	-300.00	-28.57%
GRASS CUTTING	Grass Cutting	974.40	984.00	9.60	0.99%
HALL HIRE	Hall Hire	201.60	78.00	-123.60	-61.31%
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	750.00	-300.00	-28.57%
MOBILE	Mobile Top Up	42.00	0.00	-42.00	-100.00%
PAYE	Clerk's PAYE	599.55	368.48	-231.07	-38.54%
PH INSURANCE	Parish Hall Insurance	892.50	1371.76	479.26	53.70%
POSTAGE	Postage	42.00	13.20	-28.80	-68.57%
SALARY	Clerk's Salary	6766.90	3353.32	-3413.58	-50.45%
SIGNS	Signs Notice boards	210.00	0.00	-210.00	-100.00%
SL ELEC	Street Light Electricity	472.50	204.76	-267.74	-56.66%
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	298.90	-436.10	-59.33%
SUPPLIES	Office Supplies	78.75	25.82	-52.93	-67.21%
TRAINING	Training	315.00	325.00	10.00	3.17%
WEBSITE	Website	231.00	220.00	-11.00	-4.76%
TOTAL		17609.20	9183.60	-8425.60	-47.85%