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and can be found at**
www.comptondandopc.org.uk

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 (TD), B ter Haar (BT) and T Bartlett (TBt) + 20 members of the public

IN ATTENDANCE: S Smith (Clerk) and Ward Councillor Alison Streatfield-James (ASJ)

MINUTES OF A PARISH COUNCIL MEETING

held on the 2nd January 2024

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

Ward Councillor ASJ for needing to leave the meeting early and Councillor HM who asked for her apologies to be read by the Clerk:

'I will not be attending the meeting tonight as I believe everyone should have the opportunity to speak freely and openly about all agenda items. I understand that, due to the connection my family have with one of the planning applications, some people do not wish to fully voice their opinions with me present.'

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

Councillor PP declared an interest in item 9.3 as she knows the owners of the land involved in the application. She stated that she felt she could comment on the application without prejudice.

3. Questions on notice by members

None

4. Minutes of the previous meeting held on the 5th December 2023

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

Items 9.1 and 9.2 were brought forward for the applicant to speak about the application.

Item 9.3 was brought forward. There was a presentation by Bath & West Community Energy (BWCE) followed by questions about the application by the Councillors.

Following on were speeches by 3 members of the public. Two speeches supported the application and one objected to the application.

The Councillors then discussed the application.

5. Ward councillor's update

There was no update this month.

6. Finance

6.1 Finance Report for Compton Dando Parish Council Bank Reconciliation for

The attached Bank Reconciliation was received and noted.

6.2 Schedule of Expenditure for

The attached Schedule of Accounts was approved.

6.3 Parish Hall Payments for

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

Payee	Description	Amount
Harriette Dottridge	Lottery prizes	100.00
Charlotte Turner	Annual Lotto license fee	20.00

6.4 To approve the budget for 2024 to 2025

A 1% increase on the budget was APPROVED.

6.5 To set the Precept for 2024 to 2025 and sign the Precept Requirement Form

The Precept was set at £11,069.01 which will mean a taxbase increase for Band D of £35.96.

The form was DULY SIGNED by the Clerk.

6.6 To consider a donation of £150 to the Chew Valley Nature Recovery Network

Links to information:

<https://beta.bathnes.gov.uk/chew-valley-reconnected>

<https://www.gov.uk/government/publications/nature-recovery-network>

It was DECIDED to make a donation of £150 (ACTION CLERK).

7. Clerk's Report

7.1 An email was sent to Street Lighting at BANES asking if street lights are a requirement in our villages and also their thoughts on the illumination quality of solar powered street lights.

Stephen Burrell (Principal Engineer Street Lighting), replied stating the following:

“There is no statutory requirement to provide road lighting, but if lighting is installed the Authority that installed the lighting is responsible and required to maintain street lights where these are provided. The Parish Councils Act 1957 provided for Parish Councils the authority to provide footway lighting on any highway including a footpath or bridleway and I understand that the lights the Parish Councils are responsible for was installed under this act. If the Parish took the stance that it no longer wishes to maintain the street light the advice, I have received is that it cannot do that unless it properly discharges its apparent duty to maintain the street light, which may involve some form of local consultation and risk assessment and would probably be necessary/sensible before that decision could be taken.

There can be an issue with the amount of sunlight that we receive in the UK for Solar lighting, particularly during the winter months of December and January with shorter daylight hours. Having said that Solar lighting batteries and technology has improved significantly over the last couple of years and BANES are currently trialling the Defender luminaires with secondary solar panels, as the attached PDF. These units utilise motion detectors which reduce the output of the light when movement is not detected to save the battery resource. If considering using Solar units, tree and vegetation cover needs to be assessed prior to installation to ensure this does not create shadow that may prevent the solar batteries from charging. If you should like to explore this issue further, please contact info@acrospire.co who would be please to advise.”

Acrospire was contacted and a price for the light only of £939 was quoted. However, the advice was to stay with our current set up and use LED bulbs.

7.2 A request has been made to the Clean and Green Team to add the cleaning of the road signs on the Wellsway(B3116) to their list.

7.3 Highways were emailed over the flooding on the junction of the B3116/Middlepiece Lane/ Burnett village caused by field run-off. Concerns over this water freezing and causing accidents was raised.

7.4a Development Management and Highways have been contacted about the mud on the lane in Burnett adjacent to the paddock where the solar panels have been installed. This is reducing the width of the road and causing cars to slide.

7.4b An update from FixMyStreet has been received on the matter in 7.4a. The issue has been looked into and no action will be taken but this will be monitored and action taken if required.

7.5 Sara Dixon (Locality Manager – People and Policy), has been contacted with a request for BANES Volunteers to repaint the Gypsy Lane Fingerpost.

Sara replied with the information that the safety issue had to be signed off by Stefan Chiffers of Highways.

Also, Volker who are Highways contractor, may also be able to help as they have been looking for volunteering projects to support.

Stefan Chiffers (Highways) has now confirmed that it is safe for BANES Volunteers to carry out the repainting.

7.6 The Planning Inspectorate have given until 16th January 2024 to respond to the recent comments by Graeme Starck (Principal Officer: Public Rights of Way), on the Park Copse Definitive Map Modification Order (DMMO).

The Clerk reported that there had been no more development on any of the items.

8. Matters for discussion/decision

8.1 To review the amended Infectious Disease Policy

This item is carried forward to the February meeting following more suggested amendments.

8.2 Feedback on the recycling of pill blister packs by BANES – Councillor BT

It was reported that the member of staff dealing with this has now changed and as yet, no update has been received.

8.3 To discuss applying for UKSPF for the installation of an EV point in the Compton Inn car park (information and detail on types of suitable projects appended)

It was reported that concerns had been raised by the Parish Hall Management Committee (PHMC) about how the financial part of connections to the Parish Hall electricity supply could be managed.

The Parish Council thought that if the PHMC were against the project if it involved usage of the Parish Hall electricity supply, then the Parish Council should not go ahead with the EV points installation.

Councillor BT stated that his plan would not cause any issues for the Parish Hall.

It was stated that, although the Landlord of the Compton Inn had agreed to the EV points installation, it would be necessary to contact the owner of the Compton Inn land for their permission as well before any further consideration could be given to the project (ACTION COUNCILLOR BT).

It was DECIDED to add an item to the Sole Trustees 2nd April agenda to discuss this project further, when more information would be available.

Councillor BT suggested that the residents of Fairy Hill would benefit from a couple of EV points outside their homes but it was reported that this would be a decision for CURO and not the Parish Council.

8.4 To consider support for UKSPF funding for extending the pavement from Court Hill to Vicarage Ln (information and detail on types of suitable projects appended)



It is thought that the road is too narrow for two cars to pass safely side by side so extending the pavement wouldn't impact traffic but it could act to slow traffic making it safer for pedestrians walking between Vicarage Lane and the rest of the village.

It was DECIDED that it would be too late to apply for UKSPF funding for this idea as there would not be enough time to gather costings and permission from Bath & NE Somerset Council (BANES) before the closing date of the 16th February.

It was DECIDED that this suggestion should be added to the possible future funding applications list.

8.5 To discuss possible projects for future funding applications

This item was carried forward to the 6th February meeting.

8.6 To decide on the dates for the village meetings

Chewton Keynsham's own village meeting is at 7.30pm on the 14th March, so having the Parish Council meeting at 7pm beforehand would be a good idea.

The Woollard and Compton Dando meeting will be before the 5th March Parish Council meeting at 7.45 pm.

Queen Charlton and Burnett meetings could be arranged for the same night, suggestions are:

Thursday 7th March

Monday 11th March

Monday 18th March

Wednesday 20th March

It was reported that the 7th and the 18th would be the most convenient for the Chair.

Councillor TBt to find out the availability of the Queen Charlton Village Hall and report back to the February meeting (ACTION COUNCILLOR TBt).

8.7 To receive notice that an amendment has been made to the Local Government Act 1894 with the aim of clarifying that there is nothing to prevent local councils from funding churches and other places of worship (further information appended)

Received and noted.

The Clerk reported that a concern on the lack of clarity for S137 for funding for churches was a concern.

Councillor DD will raise this at the next Avon Local Clerks Association (ALCA) meeting and report back to the February meeting (ACTION COUNCILLOR DD).

8.8 A reminder that any interest in applying for S137 funding should be received by the Clerk at the latest 31 January 2024

Forms are available on the website:

<https://comptondandopc.org.uk/s137-grants/>

A completed application is required by the 31st March 2024, then if a grant is approved, invoices will be required during the 2024 - 2025 financial year for payment to be made.

Received and noted.

8.9 To remind Parishioners that the Parish Council has Community Infrastructure Funding of £2531.06 available for community projects

Information about the type of projects the funding is for is available on the website:

<https://comptondandopc.org.uk/community-infrastructure-levy-cil-funding/>

Received and noted.

9. Planning applications received

9.1 23/04534/FUL Bell Farm, Hunstrete Lane, Woollard BS39 4HU

Proposal: Conversion of barn into ancillary living accommodation, including repairs to roof, re-opening of original windows and creation of one new window in north elevation. Lean to structure insulated and weatherproofed for conversion. Landscaping alterations and widening of drive access.

The Parish Council SUPPORT the application with comments as follows:

There will be no adverse visual impact on the Green Belt (Policy GB1), with no significant effect on the neighbours' amenity (Policy D6), the materials and design are satisfactory and the development contributes to the identity and history of the building (Policy D1b).

However, concerns were raised about the appropriateness of the large single glass pane on the proposed elevation West, and Councillors were not convinced that it would look like an open barn door due to being viewed at close proximity. Being highly visible from the lane due to the angle of approach, particularly down the hill towards the village, and in addition to the air source heat pump.

9.2 23/04535/LBA Bell Farm, Hunstrete Lane, Woollard BS39 4HU

Proposal: Conversion of barn into ancillary living accommodation, including repairs to roof, re-opening of original windows and creation of one new window in north elevation. Lean to structure insulated and weatherproofed for conversion. Landscaping alterations and widening of drive access.

The Parish Council SUPPORT the application with comments as follows:

There will be no adverse visual impact on the Green Belt (Policy GB1), with no significant effect on the neighbours' amenity (Policy D6), the materials and design are satisfactory and the development contributes to the identity and history of the building (Policy D1b).

However, concerns were raised about the appropriateness of the large single glass pane on the proposed elevation West, and Councillors were not convinced that it would look like an open barn door due to being viewed at close proximity. Being highly visible from the lane due to the angle of approach, particularly down the hill towards the village, and in addition to the air source heat pump.

9.3 23/04529/FUL Parcel 6600 Fairy Hill Compton Dando Bristol

Proposal: Installation of ground mounted solar panels, substation compound, access tracks, perimeter fencing with CCTV cameras, access gates and associated grid infrastructure.

The Parish Council wish to COMMENT ONLY on this application:

It was thought the fact that this is a Community Project and it would also contribute to the Climate Emergency were important positive factors.

However, concerns were raised that the heavy construction traffic through the narrow lanes and extra traffic for maintenance following the construction, could impact negatively on the parishioners, the lanes and old bridges.

It is hoped that the destructive effect on the flora during the construction will be outweighed by the suggested biodiversity improvements in the future.

Another concern raised, was that chemical run off during construction and afterwards from the solar panels themselves, would find its way into the River Chew.

There would be a negative impact on the Green Belt (Policy GB1) which would affect some Parishioners in Compton Dando more than others. Parishioners in Burnett, walkers and cyclists on the Avon Cycle route would have negative impact on their views of the Chew Valley towards Compton Dando across the valley.

The Parish Council support applications that contribute positively to the Climate Emergency but with the two solar farms at Marksbury, another proposed in Burnett and the large domestic solar array constructed in Burnett, this application would contribute to a feeling of being surrounded by solar farms, the cumulative impact of industrialisation all impacting on the local natural beauty and Greenbelt.

Concerns were raised about having to import more food if too much of our land goes to solar farm development, which in itself is a negative contribution to the Climate Emergency.

It was thought that the land was not that poor agriculturally to justify it being turned into use as a solar farm.

Ward Councillor ASJ left at 9.30pm

10. Appeals

10.1 None

11. Decisions

11.1 23/03821 The Nest Peppershells Lane Compton Dando BS39 4LL

Proposal: Erection of porch to the front elevation (retrospective) (CDPC support Nov 2023)

PERMIT

11.2 23/02971/FUL Fords Farmhouse, Queen Charlton Lane, Queen Charlton, Bristol, BS31 2SH

Proposal: Erection of single storey rear extension and greenhouse, internal alterations, demolition of modern single storey farm store, reinstatement of stone boundary wall and replacement with new farm store to west end of garden. (CDPC support Sept 2023)

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 THTTC3313 Woollard Lane Temporary Road closure on the 9th January 2024 for a maximum of 2 days (details appended)

Received and noted.

16. Reports

16.1 Parish Hall report

There was no report this month.

16.2 Village updates

16.2.1 It was reported that the Compton Inn carpark still had running water through it.

It was then reported that this was work in progress.

16.3 Report from the UKSPF (UK Shared Prosperity Fund) workshop on the 11 December 2023 – Councillors BT and DD

This has been covered in items 8.3 and 8.5.

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

None.

Date of next meeting is the 6th February at 8.00pm

The meeting closed at 10:15pm

Minutes prepared by: Susan Smith (Clerk)

Agreed as a correct record on.....

Signed (Chairman).....

Compton Dando Parish Council

Bank Reconciliation

Statement Date 15/11/2023

Statement Entries

Bank Date	Cashbook Date	Details	Description	Paid Out	Paid In	Balance
14/10/2023			Opening Balance			23030.51
08/11/2023	08/11/2023		YU Energy October electricity charge	36.70		22993.81
10/11/2023	07/11/2023	001511	PH radiator problem	88.80		22905.01
10/11/2023	07/11/2023	001512	Town & Parish Councils Website management fee	220.00		22685.01
10/11/2023	07/11/2023	001514	Clerk's salary and expenses	542.52		22142.49
13/11/2023	07/11/2023	001515	Grass Cutting annual charge	984.00		21158.49
15/11/2023	07/11/2023	001513	Parish Hall replacement chair covers	924.00		20234.49

No Reversed Entries

No Outstanding Entries

Reconciliation

Closing Bank Balance	20234.49
Outstanding	0.00
Closing Bank Balance + Outstanding	20234.49
Cashbook Balance	20234.49

Transactions since Statement

Transactions to 02/12/2024

Cashbook Date	Date Reversed	Details	Description	Paid Out	Paid In	Balance
05/12/2023		001516	SLCC annual membership	144.00		20090.49
05/12/2023		001517	Clerks salary and expenses	680.73		19409.76
05/12/2023		001518	PAYE under paid for months 4 & 5	51.03		19358.73
08/12/2023		001519	PH Hire for July Aug Sept	52.00		19306.73
02/01/2024		001520	Clerk's salary and expenses	450.28		18856.45
02/01/2024		001521	Under payment Aug PAYE	30.00		18826.45
02/01/2024		001522	under payment Sep PAYE	30.00		18796.45
02/01/2024		001523	PAYE months 7,8 and 9	186.97		18609.48

Compton Dando Parish Council

Cashbook Date	Date Reversed	Details	Description	Paid Out	Paid In	Balance
02/01/2024		001524	ALCC membership	50.00		18559.48
02/01/2024	02/01/2024	001525	Payment of S137 grant awarded for noticeboard repair in CD - Reversed by: a payment not a receipt on 02/01/2024	250.00		18309.48
02/01/2024			a payment not a receipt - Reverses: Payment of S137 grant awarded for noticeboard repair in CD on 02/01/2024		250.00	18559.48
02/01/2024		001525	S137 Grant given for noticeboard in CD repair	250.00		18309.48

Performance against Budget

For year beginning 01/04/2023

Name	Description	2023-24 Budget	Actual at 02/01/2024	Difference	Variance
AUDIT	Audit Fees	315.00	320.00	5.00	1.59%
DONATIONS	Donation	28.25	25.00	-1.25	-4.76%
EXPENSES	Clerk's Home Expenses	105.00	119.20	14.20	13.52%
GRANTS GIVEN	Grants Given	1050.00	1000.00	-50.00	-4.76%
GRASS CUTTING	Grass Cutting	974.40	984.00	9.60	0.99%
HALL HIRE	Hall Hire	201.60	130.00	-71.60	-35.52%
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	666.48	66.93	11.16%
PH INSURANCE	Parish Hall Insurance	892.50	685.88	-206.62	-23.15%
POSTAGE	Postage	42.00	33.20	-8.80	-20.95%
SALARY	Clerk's Salary	8766.90	4432.21	-2334.69	-34.50%
SIGNS	Signs Notice boards	210.00	0.00	-210.00	-100.00%
SL ELEC	Street Light Electricity	472.50	271.33	-201.17	-42.58%
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	492.90	-242.10	-32.94%
SUPPLIES	Office Supplies	78.75	34.10	-44.65	-56.70%
TRAINING	Training	315.00	325.00	10.00	3.17%
WEBSITE	Website	231.00	220.00	-11.00	-4.76%
TOTAL		17609.20	10489.30	-7119.90	-40.43%

Appendix to item 8.3 and 8.4 - information provided by West of England Combined Authority (WECA)

The fund is for capital projects only, meaning it must be used to create assets or enhance an existing asset's value (buildings, machines, equipment, etc.) that should be accounted for as assets, with their value usually reflected in your balance sheet and subject to some form of depreciation or amortisation over their useful life.

As per our REPF plan, we are focusing this funding on projects that will have a beneficial environmental or biodiversity impact. We will accept applications for the following types of projects:

- Capital improvements to village halls or other community facilities (retrofit for energy efficiency, e.g., insulation, heat pumps, solar PV, etc).
- Green Infrastructure projects – creating new green spaces, or significantly improving existing spaces.
- Installation of community electric vehicle (EV) charging points.
- Any other environmental or biodiversity focused project. For example:
 - o Community gardens
 - o Improvements to watercourses and embankments
 - o Greening of streets and paths

Each of the above type of project are very likely to be capital projects.

All eligible project costs must be *incurred after* we receive your funding application and *spent before* the 31st March 2025. No expenditure before or after these dates will be eligible for grant.

We open for applications on Monday 8th January and close on Friday 16th February 2024 (12 noon).

The West of England Rural Fund is funded by the UK government through the UK Shared Prosperity Fund.

The UK Shared Prosperity Fund is a central pillar of the UK government's Levelling Up agenda and provides £2.6 billion of funding for local investment by March 2025. The Fund aims to improve pride in place and increase life chances across the UK investing in communities and place, supporting local business, and people and skills.

You can apply for a Community Grant of between £10,000 and £40,000 per project covering up to 100% of your eligible costs. Each Parish Council can submit one application only OR offer a letter of support to a maximum of one applicant.

If your application is selected for funding your Grant Offer Letter will set out the full terms and conditions. In summary, grant would normally be paid to you in arrears of expenditure. Where the applicant is a Parish Council, or in some cases another entity that is able to evidence an inability to cash flow the project, we will offer some advance payments. To save on administration time and paperwork (on both sides), we are aiming to make as few grant payments – and therefore reduce the number of claims made - as possible, so we will only make grant payments that are in excess of £3,000 (excluding final claims). In all cases you will need to be able to evidence the total eligible expenditure that has been made on projects. You must retain sufficient documentation to enable you to evidence this, including invoices and receipts and these will be required to be submitted with your claims. You will need to provide a reconciliation of costs incurred and defrayed against the total value of grant received. If your project is selected for funding, we will ask for your bank details at that time; grant would then be paid to you by BACS.

All projects are required to seek value for money when purchasing goods and contracting works and services. You will be required, as a minimum, to follow the below standards:

- You may directly award contracts for services or works below £5,000 in value.
- For service or works contracts between a total value of £5,000 and below £25,000 you should obtain a minimum of three comparable and realistic estimates or quotes for the completion of the required work.
- For service or works contracts valued at £25,000 or more, you should formally tender these opportunities via an appropriate market engagement process. You should not arbitrarily split contracts to keep within the thresholds above. Please note, these thresholds refer to the total value of the contract, not the value of the grant. When purchasing goods, the same principle applies. You should carry out proportionate levels of price comparison to enable us to verify that you have paid an appropriate and reasonable market price for the supply of the goods, with such goods meeting your specifications and full requirements. You should not purchase goods or contract for works or services from a supplier that is linked to your organisation, e.g., through a common director. Parishes should make decisions on the award of contracts or purchase of goods following their normal decision-making processes accounting properly for any conflict of interest

Appendix to item 8.6

Parish council funding for places of worship

As part of the Lords Report Stage of the Levelling Up and Regeneration Bill, the government made an amendment to the Local Government Act 1894 with the aim of clarifying that there is nothing to prevent local councils from funding churches and other places of worship. SLCC wrote to the Department of Levelling Up, Housing and

Communities (DLUHC) to seek clarification around what funding can be used for, whether it applies to town and community councils in Wales and if it applies to all faiths.

DLUHC responded reiterating that there is nothing in the 1894 Act prohibiting parish councils from funding the maintenance and upkeep of churches and other religious buildings should they wish to do so; that the new amendment clarifies that the Local Government Act 1894 does not affect the powers, duties or liabilities of parish councils in England under any other legislation; that it applies to England only; and that it does not limit funding to any denomination.

SLCC with the National Association of Local Councils (NALC) has long campaigned for a change in this legislation. We interpret the amendment as confirming that parish councils can continue to use existing specific powers in respect of church property, but it remains less clear is whether it creates a power to fund any maintenance or improvement works relating to affairs of the church or an ecclesiastical charity. Neither is it clear if S137 of the 1972 Local Government Act can be used for such work.

(THHTC3313 WOOLLARD LANE, WOOLLARD) (TEMPORARY PROHIBITION OF USE BY VEHICLES) ORDER 2024

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 Langford Cottage. USRN: 47961750. This order is required because works are being or are proposed to be executed on or near the road to enable Openreach to carry out a wire transfer on the 9th January 2024 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 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 ONE DAY between 08:00 – 18:00hrs.

ALTERNATIVE ROUTE: Publow Lane / Peats Hill – Priestdown Lane – Woollard Lane – Vice Versa.
Link to One.network: <https://one.network/?tm=135822025>

Applicant Details: Julia Wilcox
Telephone: David Lamprell - 07816061322
Email: julia.wilcox@kelly.co.uk

Dated: 21st December 2023 Traffic Management Team Lewis House Manvers Street, Bath BA1 1JG