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## **COMPTON DANDO PARISH COUNCIL**

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

**PRESENT:** P Paget (PP) (Vice-Chair), A Dawes (AD), T Butler (TD), B ter Haar (BT) + 3 members of the public

**IN ATTENDANCE:** S Smith (Clerk)

## **DRAFT MINUTES OF A PARISH COUNCIL MEETING**

**held on the 2<sup>nd</sup> April 2024**

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

Councillors DD, HM and TBT and Ward Councillor Streatfeild-James

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

There were no member's personal or prejudicial interests but a dispensation for the whole Parish Council was signed by the Clerk and Councillor PP, to allow the Councillors to speak on the Local Plan.

### **3. Questions on notice by members**

None

### **4. Minutes of the previous meeting held on the 5<sup>th</sup> March 2024**

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

### **Item 9.3 was brought forward for a member of the public to speak**

The following points were made by the speaker:

- The applicant has spoken to the police about security and are waiting for a response.
- The CCTV is only to be used for security purposes.
- A new plan on transport is to be submitted.
- The applicant is in discussion with the Bath & NE Somerset Council (BANES) landscape officer in order to make the information clearer.
- The field gated entrance to the field, will only be temporarily widened during construction and will be put back as it is now, afterwards, and planting reinstated.
- The applicant is in discussions to try and make it possible for residents to benefit from the electricity generated.

### **5. Ward councillor's update**

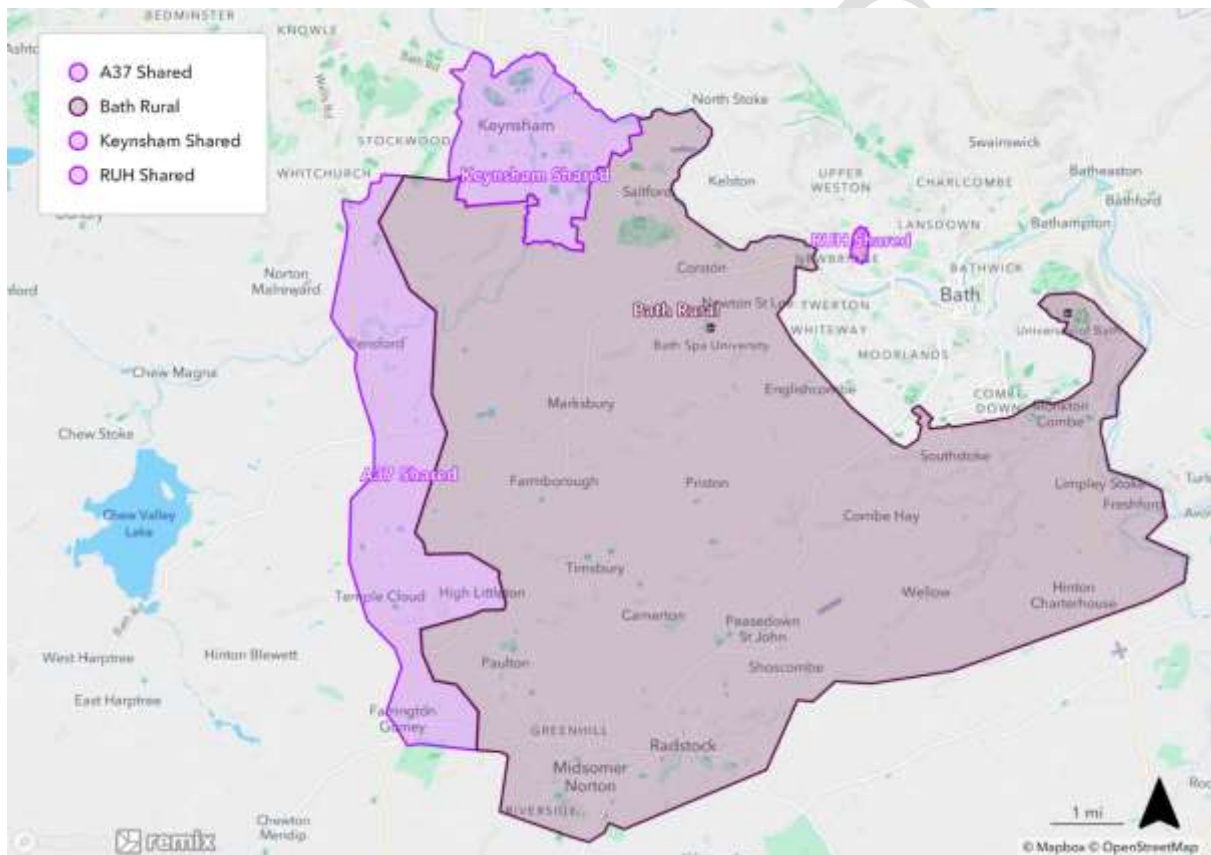
1. Ward Councillor Empowerment Fund

I have decided to support an application for the Fund allocation of £1,000 for 2023-24 to go to Marksbury School for their sustainable heating project. The project's aims of improving the energy efficiency of the school meet the aims of the Fund and as children of many families within the Saltford Ward attend the school, even though the school itself is located just outside of the Ward area, I consider that the application meets the criteria and should be supported.

I am happy to consider the proposal by Compton Dando Hall Committee for more energy efficient lighting in the Hall when the decision has been taken to put the proposal forward to be considered as a contender for the Ward Councillor Empowerment Fund for the 2024-25 period.

## 2. Westlink bus service update.

The new zones for the Westlink bus service were announced on 25 March and are as follows.



Core Zone - Bath Rural. The Bath Rural Zone is split along the A37 to the West (where an accessible shared zone has been created). To the North, the zone retains a very similar border to the current South Zone, bordering Keynsham (an accessible shared zone), the River Avon forms the boundary as far as the City of Bath, where the zone skirts the edge. The Southern & Eastern areas of the zone are unchanged and follow the Somerset & Wiltshire borders. Two changes have been made to the border from the original South Zone. A Request was made by B&NES Officers to add St Martins Hospital and WECA Officers also added University of Bath, for interchange into Bath City Centre

Bath Rural can access the RUH Shared Zone, A37 Shared Zone, and Keynsham Shared Zone. Access into central Bristol or Bath is achievable through interchange onto high frequency bus services, or at Keynsham Train Station. Passengers are also still able to access trains from Freshford station.

3. If any matters arise at the meeting on 2 April on which you would like my assistance or involvement, please do get in touch.

Received and noted.

## 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
CDPC	Watson Fuels PH boiler	£631.90
CDPC	Radiator repair	£40.00
H Dottridge	Lottery prizes	£50
C Cooper	Consumables	£12.19

### 6.4 To approve the signing of a Letter of Authority for Utility Aid Ltd for them to be permitted to get quotes for energy suppliers for street lighting

The LOA was signed by the Clerk and will be forward to Utility Aid Ltd (ACTION CLERK).

## 7. Clerk's Report

7.1 The following response was received after Highways were sent an email regarding the poor state of the roads in the Parish:

We have been in contact with the local Highway Inspector regarding your concerns. We have been advised that defects in Cockers Hill and other surrounding areas i.e. Bathford Hill, Old Burnett Lane, Culverhay and Hunstrete lane that have been raised through fix my street have been repaired or are on our capital programme to be done in a timely manner.

Bathford Hill by the bridge was sided out on Wednesday which involved the clearing of all gravel and silt that were perceived to be potholes. The passing area there was also cleared of all debris. Unfortunately, as you have seen the recent weather has taken a huge toll on the roads in the network this winter and we have been trying our very best to keep on top of this. Any issues that you notice should always be reported via fix my street or council connect. The inspector has requested that photos of the defects are extremely important and photos of surrounding areas as this helps the inspector locate the issues straight away. As for some of the photos that you have provided unfortunately a lot of the problems listed don't meet intervention levels so they won't be addressed until they meet the requirements.

The inspector is due to start Compton Dando and surrounding areas 6 monthly inspections next month so he will be raising all issues that meet intervention levels. The inspector has also sent a few drainage enquires to the drainage and flooding team over the last few months that will need packages put together however they are all on our routine cyclic maintenance programme.

7.2 Following notification that Resourceful Earth had gone into liquidation; the head of planning enforcements was contacted about the obligations on the land. He replied as follows:

In the planning enforcement legal context, the obligations under an enforcement notice run with the land, so whoever owns the land is responsible for compliance.

We are aware that the company owning the site (Resourceful Land Ltd) has gone into liquidation, and that the liquidator has sought to disclaim ownership of the land. It is likely that as a consequence of that the land will revert to the Crown, but we are trying to get confirmation of this from the Crown Estate's representatives. Once we know who now owns/controls the land we can then assess what options are open to us.

**7.3** Highways has been emailed about the poor state of Uplands Lane following the Chewton Keynsham Village meeting and the following response received:

We ask that any concerns regarding the highway is to be reported via the appropriate channels on Fix My Street <https://fix.bathnes.gov.uk/>

Part of Uplands Lane is the responsibility of our Public Rights of Way Team and also Highway Maintenance. In order for us to know who needs to look into the areas you are concerned about we require photos and a pinned location on the Map and reporting this on fix my street will help us ascertain who is responsible.

The Clerk reported that she had contacted a resident of Chewton Keynsham and asked them to submit photos to Highways Maintenance regarding Uplands Lane.

**7.4** Banes were contacting about clearing the drains more frequently opposite Whitson Lodge. The reply was as follows:

The drains on B3116 near Whitson Lodge are on an annual cleaning schedule, this has now been increased to once every 3 months. This is the maximum cleaning schedule we can provide. The drains have been recently cleared.

Received and noted.

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

### **8.1 To approve the Health & Safety Policy**

The policy was APPROVED and SIGNED.

### **8.2 To decide on comments for the Local Plan Options Consultation**

The Councillors decided on comments for the following areas of the Local Plan:

#### **West Keynsham Options A and B:**

Neither option was preferred as both were using Green Belt land and would lead to overdevelopment in the area. There would also be a negative impact on the views from the Conservation Village of Queen Charlton. The Character Appraisal and Management Plan of Queen Charlton states as part of the Key Recommendations that:

- The setting of the conservation area should be protected
- Important key views within, from and towards the conservation area should be protected

There are no supporting facilities in the area.

### **South East Keynsham:**

The Parish Council Strongly object because there would be a negative impact on the Green Belt, which contributes to the setting and the historic environment of Keynsham. The development would be visible from miles around and would remove irreplaceable farmland.

Increasing the number of houses here would make the already congested roads even worse. Slow moving traffic adds to pollution and would have a negative impact on the health of residents.

### **West Saltford:**

The Parish Council Strongly object because of the detrimental effect on the distinctiveness of Keynsham and Saltford, by removal of the Green Belt separating the two places.

### **South Saltford:**

The Parish Council Strongly object because there would be a negative impact on the Green Belt and the removal of irreplaceable farmland. Access in this area is awful.

### **South Burnett A9:**

The Parish Council Strongly object to this as it is on Greenbelt and would have a totally unacceptable impact in a highly visible location of significant environmental and historic importance, with a significant negative visual impact on the surrounding countryside. A great loss for future generations.

The Parish council support the submissions from the Burnett and Corston Protection Alliance.

There are no sewers in the area.

There would be a significant loss of valuable farmland and food production, and loss to the ecology in the area. BANES have declared an ecological emergency, yet building here would have a very significant adverse impact on habitats and biodiversity of both the proposed site and valuable green infrastructure of adjacent areas.

There would be a loss of views in the area including that from the ancient Stanton Bury hill fort. Burnett was built on a Roman settlement and was recorded in the Domesday Book as having 30 inhabitants. This area is also in close proximity to the World Heritage site of Bath.

There would be a detrimental effect on the health and well-being of the current residents in the area. The amount of light pollution would increase significantly, as well as the amount of traffic. The Parish Council are members of CPRE and strongly support their campaigns for darker skies. Introduction of a new Community will cause considerable light pollution to the area.

Connectivity is poor, and rat running would increase in the lanes of our Parish and through the villages of Burnett, Compton Dando, Hunstrete and Woollard. This would impact on safety and the wellbeing of those walking, cycling and horse riding, both residents and visitors, who all value this area for leisure activities as part of their daily life.

The fields are developed on old quarries and hence the ground is not permeable. The result of building here would be to exacerbate excess water run-off into the village of Burnett. The B3116 is regularly flooded now.

### **Whitchurch Village Option A, B and D:**

The Parish Council Strongly object to these options because they would lead to over development in this area. There is also a lack of infrastructure and they are close to the Conservation village of Queen Charlton, whose views would be spoiled. There would be a loss of farmland and reduction in the distance between Queen Charlton and recent developments along Charlton Road

### **Whitchurch Village Option C**

The Parish Council Strongly object because of the lack of infrastructure.

The Parish Council offered no alternative sites.

#### **8.3 To receive an update on the Ward Councillors' Empowerment Fund allocation criteria and if it is able to support a new heating system in Marksbury School**

Please see item 5. Ward Councillor's Empowerment Fund.

#### **8.4 To discuss the quote for the installation of 6 LED strip lights in the Parish Hall and consider approval for support from the Ward Councillors' Empowerment Fund**

Please see item 5. Ward Councillor's Empowerment Fund.

This will be added to the May agenda when all the quotes will be available.

#### **8.5 To discuss circulating the agenda one week before the meeting to give residents more notification**

It was DECIDED to trial sending out the agenda one week before the meeting.

The Standing Orders will be reviewed in May for clarity on the number of clear days required for the agenda circulation/display and the requests to speak.

#### **8.6 To decide whether to give funding for the resurfacing of St Michael's Church pathway using CiL money**

There is a total of £2531.06 available.

It was DECIDED to wait for the quotes for the railings replacement for St. Mary's Church in Compton Dando before a decision is made.

#### **8.7 To discuss procedure for submitting additional comments on planning applications**

Carried forward.

#### **8.8 To receive notice that the landowner of the Public Right of Way (PROW) in Peppershell Lane has improved the drainage**

A simple set of drain channels have been added which is now channelling water away from the PROW gateway which should alleviate the quagmire around the gateway.

The Parish Council wish to thank the landowner for carrying out this work.

### **9. Planning applications received**

#### **9.1 24/00769/FUL Old Oak House, Watery Lane, Burnett, BS31 2TF Proposal: Erection of single garage and carport**

The Parish Council SUPPORT the application for the following reasons:

There will be a minimal adverse effect on the Green Belt (Policy GB1) and it will be an improvement of the neighbours' amenity (Policy D6). The design and materials are satisfactory.

**9.2 24/00888/FUL Manor Farm Cottage access road to Charlton Farm, Queen Charlton BS31 2SH  
Proposal: Installation of solar panels on garage roof**

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

There will be no adverse effect on the Green Belt (Policy GB1) and the design and materials are satisfactory.

**9.3 23/04529/FUL Parcel 6600 Fairy Hill, Compton Dando  
Proposal: Installation of 4,264 no. ground mounted solar panels, substation compound, access tracks, perimeter fencing with CCTV cameras, access gates and associated grid infrastructure, in connection with development of a 2.1MW community solar energy farm**

A new document from BANES has been added commenting on the landscape.

It was requested that this item be carried forward in order to ascertain the reason for it being on the agenda as it is not usual for the Parish Council to comment on additional documents.

It was reported that this application is going to Committee for decision.

**10. Appeals**

10.1 None

**11. Decisions**

11.1 None

**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 None

**16. Reports**

**16.1 Parish Hall report**

There was no report this month.

**16.2 Village updates**

**16.2.1** Compton Dando village will be holding an Open Gardens event on the 9<sup>th</sup> June 2-6 pm. There will be a plant sale in the Parish Hall and tea and coffee in St. Mary’s Church and the Parish Hall.

**16.2.2** Compton Dando’s Annual Village Fete will be held on Saturday the 6<sup>th</sup> July.

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

None.

**Date of next meeting is the 7<sup>th</sup> May at 8.00pm  
preceded by the Annual Meeting of the Parish at 7.45 pm  
preceded by the Annual Parish Council meeting at 7.30 pm**

The meeting closed at 9:50 pm

Minutes prepared by: Susan Smith (Clerk)

Agreed as a correct record on.....

Signed (Chairman).....



## Bank Reconciliation

Statement Date 23/02/2024

## Statement Entries

Bank Date	Cashbook Date	Details	Description	Paid Out	Paid In	Balance
19/01/2024			Opening Balance			19852.74
07/02/2024	07/02/2024		CDPH electrical work		200.41	19853.15
08/02/2024	06/02/2024	001654	Clerk's salary and expenses	549.52		19303.63
08/02/2024	08/02/2024		YU Energy Jan	43.23		19280.40
13/02/2024	06/02/2024	001651	Donation to Chew Valley Nature Recovery Network	150.00		19110.40
23/02/2024	02/01/2024	001524	ALCC membership	50.00		19060.40

## No Reversed Entries

## Outstanding Entries

Cashbook Date	Details	Description	Paid Out	Paid In	Balance
02/01/2024	001525	S137 Grant given for noticeboard in CD repair	250.00		-250.00
06/02/2024	001652	PH hire for Oct, Nov, Dec & Jan	80.00		-330.00
06/02/2024	001653	PH flickering light repair	240.49		-570.49

## Reconciliation

Closing Bank Balance	19060.40
Outstanding	-570.49
Closing Bank Balance + Outstanding	18489.91
Cashbook Balance	18489.91

## Transactions since Statement

Transactions to 02/04/2024

Cashbook Date	Date Reversed	Details	Description	Paid Out	Paid In	Balance
05/03/2024		001655	Clerk's salary and expenses	460.28		18029.63
05/03/2024		001656	Tincknell Fuels Ltd	197.40		17832.23
06/03/2024		001657	Plumbing for PH	48.00		17784.23
02/04/2024		001658	Queen Charlton Hall hire	10.00		17774.23

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Cashbook Date	Date Reversed	Details	Description	Paid Out	Paid In	Balance
02/04/2024		001659	Parish Hall boiler fuel	663.49		17110.74
02/04/2024		001660	Clerk's salary and expenses + Malwarebytes	467.10		16643.64

## Performance against Budget

For year beginning 01/04/2023

Name	Description	2023-24 Budget	Actual at 31/03/2024	Difference	Variance
AUDIT	Audit Fees	315.00	320.00	5.00	1.59%
DONATIONS	Donation	26.25	175.00	148.75	566.67%
EXPENSES	Clerk's Home Expenses	105.00	143.04	38.04	36.23%
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	210.00	8.40	4.17%
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	10.00	-32.00	-76.19%
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	6766.90	5408.17	-1358.73	-20.08%
SIGNS	Signs Notice boards	210.00	0.00	-210.00	-100.00%
SL ELEC	Street Light Electricity	472.50	389.12	-83.38	-17.65%
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	11846.89	-5762.31	-32.72%

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