

# BATCOMBE PARISH COUNCIL

Clerk: Rob Sage

Tel: 01749 850934

e-mail: [clerk@batcombe-parish-council-somerset.org.uk](mailto:clerk@batcombe-parish-council-somerset.org.uk)

## You are Summoned to the Monthly Meeting of Batcombe Parish Council to be held remotely via Zoom at 7.30pm on Wednesday 7<sup>th</sup> April 2021

*Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime & Disorder, Health & Safety and Human Rights.*

### Agenda

**1. Apologies and Acceptance of Reasons for Absence**

**2. Declarations of Interest**

*It is the Councillors' responsibility to declare any interests they may have in any item on the Agenda. If you are uncertain please ask the Clerk before the meeting.*

**3. Public Participation** – Open village meeting for fifteen minutes for any member of the public to raise any issue relevant to Batcombe Parish. *The Chairman can invite members of the public to speak at this or at any other appropriate point in the meeting.*

**4. Minutes of the Meeting held on Wednesday 3<sup>rd</sup> March 2021** to be agreed. *Attached. The Minutes will need to be signed later.*

**5. Matters Arising** – information updates only.  
*None that do not appear on the Agenda below.*

**6. Sewage Treatment Plant at Ash Tree Cottages**

*To update the Parish Council on progress on the installation of the new sewage treatment plant.*

**7. Allotments**

*The Parish Council should authorise the signing of a new lease for the allotments field as the current lease will come to an end at the end of April. A copy of the lease is attached – unchanged from the previous lease except for the dates. A question arose at the last meeting as to whether the allotment holder who paid for the current year before giving up her allotment was the one who left a large amount of rubbish on her allotment and the answer was that she rented a different allotment (No. 6)*

**8. Footpaths and Highways**

*The Chairman to update the Parish Council on correspondence received relating to Mill Lane.*

*We have been notified of a Temporary Road Closure Notice for Bruton Lane in Upton Noble. The road is likely to be closed for three days from April 20<sup>th</sup> to allow a duct to be laid for BT Openreach. Bruton Lane is the lane opposite Church Lane in Upton Noble which provides alternative access to the main road.*

## 9. Playing Field

**Maintenance:** *Given that the installation of the new play equipment includes a post-installation safety inspection, to confirm cancellation of the annual safety inspection for this year only.*

**New Play Equipment:** *In preparation for the installation of the new play equipment, volunteers removed the play bark, the supports for the old zip wire and one of the swing frames. The Parish Council should thank Steve Comley for providing his digger to help with this work. Thanks should also go to Ian Sage and Dave Reynolds - and to Peter Glaisher who cut back the Playing Field hedge and the willow structure to make room for the new play equipment. Thanks should also be noted to Sharon Witcombe who provided the volunteers with cups of tea.*

*Sutcliffe Play have sent an Order Acknowledgement confirming that the installation of the new play equipment should begin on April 6<sup>th</sup> (the Tuesday after the Easter bank holiday). The installation should be complete by the end of April and the Playing Field will need to be closed during this period. Sutcliffe Play have also asked us to sign a Statement For The Determination of Soil Contamination For Proposed Play Area Construction which basically states that the play equipment is not being installed on contaminated land.*

*The Parish Council needs to begin thinking about a celebration to mark the installation of the new play equipment. This is one of the requirements of our grant from Viridor Credits. If the easing of lockdown restrictions goes according to plan, this will need to be after June 21<sup>st</sup> to allow more than 30 people to attend an event in the Playing. It may be sensible to plan something for the second half of July.*

*We have received a request from teenager who uses the Playing Field for larger goals (to make practice more realistic) and a new surface for the cricket nets.*

**Car Boot Sale Request:** *The Annual Church Fete is unlikely to go ahead this year because of continuing restrictions and the Parish Council has received a request to allow a car boot sale to take place in the Playing Field instead. As far as I am aware there has not been a car boot sale in the Playing Field before and I have asked the organisers to confirm whether this would mean a large number of vehicles driving into and out of the Playing Field.*

## 10. Planning Applications:

Planning Application No: 2021/0417/FUL

Erection of agricultural barn and stables, creation of yard area and new access track (part retrospective as barn and yard already exist).

Carrot Hill Farmhouse, Spargrove Lane, Batcombe – Full Application.

*The barn is the wooden structure discussed at our last meeting as one of several developments at this property suspected of requiring planning permission. The applicant states that he had believed that the building of the barn was covered by Agricultural Permitted Development Rights – the property being part of a farm of 33 acres – but he failed to make the required Prior Notification Application which cannot be made retrospectively. He is therefore applying for retrospective planning permission for the barn and yard. The stables and new access track require planning permission anyway. The application can be viewed on the District Council's planning website <https://publicaccess.mendip.gov.uk/online-applications/> Just enter the reference number into the search engine. Due to the coronavirus restrictions, there will not be an opportunity to view paper copies of the application, plans and associated documents.*

Planning Application No: 2021/0616/HSE - Insertion of new windows to east elevation.

Church Barn, Church Farm Barns, Batcombe – Householder Application.

*Church Barn is a long narrow building on the former Church Farm site. The east elevation looks towards the Village Hall and the Church. The proposal is to add four windows and a door to the east elevation of the lower single-story section of the building which is currently bare wall and five windows to the upper storey of the two-storey section next to this which currently only has two small*

windows and a door at ground floor level. The windows will provide additional light in the property and views of the church. The application can be viewed on the District Council's planning website <https://publicaccess.mendip.gov.uk/online-applications/> Just enter the reference number into the search engine. Due to the coronavirus restrictions, there will not be an opportunity to view paper copies of the application, plans and associated documents.

Planning Application No: 2021/0724/TCA

T1 – Crimson King Maple: fell to ground level. T2 – Norway Maple: pollard by approx. 3m exist). Netherlea, Back Lane, Batcombe – Works/Felling Trees in a CA.

*T1 - Crimson King Maple: fell to ground level due to excessive shading in this area of the garden. T2 - Norway Maple: pollard by approx. 3m all over to leave a reduced branch framework size. Once regrowth occurs the reactive growth will be thinned out as a separate scope of work to reduce crown density and allow more light to the lawn and shrubs surrounding. Both trees are below the house, opposite the entrance. The application can be viewed on the District Council's planning website <https://publicaccess.mendip.gov.uk/online-applications/> Just enter the reference number into the search engine. Due to the coronavirus restrictions, there will not be an opportunity to view paper copies of the application, plans and associated documents.*

### **Planning Application Updates.**

*The District Council had no objection to the felling of the Cherry trees at Church View. Planning permission has been granted for the boot room single storey extension at Carrot Hill Farmhouse. Planning permission with conditions has been granted for the proposed tennis court, swimming pool, greenhouse and associated groundworks in position of approved potting shed at Lower Eastcombe Farm. The conditions include a surface water drainage scheme, a noise limit on installed equipment and no external lighting without a lighting design for bats.*

*Concerns about the extension at 2 Wickham Cottages continue to be raised by one of the neighbours. These neighbours state that they did not receive notification of the planning application from Mendip District Council and suggest that in future the Parish Council should check that all neighbours have received notification of any planning applications being considered. It should be noted that this suggestion is not practical as the neighbour consultation list only gives addresses and not names or contact details of neighbours and the Parish Council does not have contact details for everyone in the parish (and under GDPR would not be able to hold these details without obtaining residents' consent). The only way to check everyone had received a notification would be to knock on doors and keep going back to those who weren't in. (It is also worth noting that one of the applications on the Agenda for this meeting has 16 neighbours on the consultation list.)*

### **11. Nomination of The Three Horseshoes as an Asset of Community Value**

*A group of local residents are concerned about the possibility of The Three Horseshoes ceasing to be a public house and are seeking to nominate it as an Asset of Community Value. This would not prevent the owner from applying for a change of use (on which the Parish Council would be consulted) - but would mean that if The Three Horseshoes was put up for sale, the sale could be delayed for up to six months to allow the community time to raise the funds to bid for it. One of the residents has asked if the Parish Council would be prepared to write a letter in support of the nomination.*

### **12. Review of Risk Management Policy and Insurance Cover**

*The Risk Management Policy should be reviewed annually before the independent examination. Enclosed is a copy of the Risk Assessment and Management document. This has been updated to include the risks of coronavirus transmission and the play equipment installation.*

*The Insurance Policy should also be reviewed annually before the independent examination and before it is due for renewal in June. We are currently in a three-year binding agreement with Came & Co. to provide our insurance cover. I have informed Came & Co that the old play equipment has*

*been removed from the Playing Field and new equipment should be installed in April. This will result in an increase in our insurance premium when the new play equipment is handed over at the end of April.*

**13. Review of Schedule of Assets**

*The Schedule of Assets should be reviewed annually before the independent examination. Enclosed is an updated copy of the Schedule with the zip wire removed. This reduces the value of the Parish Council's Assets by £5,000 to £9,439. The Schedule of Assets will need to be updated once the new play equipment has been installed and the value of the Assets will increase by £62,000.*

**14. Consultation on Unitary Council Bids for Somerset**

*You will be aware that the County Council have proposed the creation of a single unitary council for Somerset to the Government. The One Somerset business case for a single unitary council can be found [here](#). In response the four District Councils have proposed two unitary Councils – East Somerset and West Somerset, with East Somerset comprised the areas now covered by Mendip and South Somerset. The full Stronger Somerset Business Case for two new councils can be found [here](#). The Government is currently conducting a consultation on both plans that will end on April 19<sup>th</sup>. Details of the Secretary of State's consultation can be found [here](#). The aim of the consultation is to determine whether each proposal will improve local government; whether there is a good deal of local support in the round for the proposal; and whether the proposed new council areas cover a credible geography. If the Parish Council wishes to respond to the consultation we will need to decide how to do so at this meeting.*

**15. Authorisation of Payments**

£25.00 Suzy Hawkins – reimbursement of allotment rent.

£1,077.44 The Clerk – Salary for 4<sup>th</sup> Quarter. *See enclosed sheet  
(includes a small underpayment on last quarter).*

£123.03 The Clerk – Expenses for 4<sup>th</sup> Quarter. *See enclosed sheet.*

**16. Other Business** – matters of information only.

*Mike James – The Parish Council notes with sadness the death of Mike James. Mike was a Parish Councillor from 1987 to 2011 and Parish Council Chairman from 2002 to 2009.*

**17. Date and Time of Next Meeting:**

*Wednesday 5<sup>th</sup> May 2021 at 7.30pm via Zoom. This will be the Annual Parish Council Meeting at which the Parish Council Chairman is elected for the coming year. The current Chairman has indicated that she does not wish to be re-elected.*

*Rob Sage*

Rob Sage – Clerk

30<sup>th</sup> March 2021