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www.comptondandopc.org.uk

COMPTON DANDO PARISH COUNCIL

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

PRESENT: D Drury (Chair), T Butler (TD), B ter Haar (BT) and T Bartlett (TBt) + 8 members of the public

IN ATTENDANCE: S Smith (Clerk)

MINUTES OF A PARISH COUNCIL MEETING

held on the 7th May 2024

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

Councillors Dawes, Maggs and Paget and Ward Councillor Alison Streatfeild-James

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

Councillor TB for item 8.1 and Councillor TBt for item 9.2.

3. Questions on notice by members

None

4. Minutes of the previous meeting held on the 2nd April 2024

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

Item 8.5 was brought forward for a member of POKE to speak on the Anaerobic Digester site at what was Queen Charlton Quarry.

A representative of POKE asked for the Parish Council's support in asking Bath & NE Somerset Council (BANES), to investigate the land which they understand contains contaminants, and put it back as it was, as required by the planning application, before it becomes legal in June.

5. Ward councillor's update

1. Ward Councillors' Fund. I have read the completed application form and the report on the quotations for the more energy efficient lighting for the hall. Once the Parish Council has decided which quotation it would prefer to approve, I am happy to support this application for the fund.
2. Resourceful Earth Site. I regret that I will not be present to hear the statement by POKE at the meeting, but I will of course read the minutes of the meeting when available and am very happy to have a call with the Parish Council Chair should it be helpful to do so on any matters which arise as a result of the Parish Council's discussion on this topic. I have asked for a meeting with the other Councillors affected, and the officers who are dealing with this matter, to discuss the

Council's approach to past behaviour and also discuss what can be done in relation to the future of this land.

3. Draft Local Plan. The next public consultation on the draft Local Plan is expected Feb/March 2025. There were approximately 7000 comments made to the recent "options" consultation via the web-site.
4. The new and permanent CEO of WECA (replacing Richard Ennis who was in post as an interim CEO) is Stephen Peacock who was previously CEO of Bristol City Council.
5. BANES has partnered with a firm to offer locally produced compost garden waste collected by homes in BANES. The 'nutrient-rich' compost is on sale in the Reuse Shop at Keynsham Reuse and Recycling Centre. The council collects garden waste as part of its fortnightly green bin collection service and at its three recycling centres. This garden waste is taken to two local farms, one in Yate and the other near Wells, where it is turned into certified compost. A 40-litre bag of multi-purpose organic compost sells for £4 in the Reuse Shop.

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	PAT Testing	£59.00
CDPC	Delivery for PH seat covers	£50.00
H Dottridge	Lottery Prizes	£50.00
H Dottridge	Oil gauge batteries	£3.48
H Dottridge	Ikea lampshades	£20.00
H Dottridge	Water filter	£63.97
C Cooper	Consumables	£3.50
Chew Valley East News	Advertising	£45.00

6.4 To decide on the company with which to renew the street light electricity contract

It was DECIDED to accept the contract organised with YU Energy directly (ACTION CLERK).

6.5 To approve and sign the CiL report for 2023 to 2024

The CiL Report was APPROVED and SIGNED.

7. Clerk's Report

7.1 The appeal for the Park Copse Definitive Modification Map Order has been upheld:

Conclusions

Having regard to these and all other matters raised in the written representations I conclude that the appeal should be allowed.

Formal Decision

In accordance with paragraph 4 (2) of Schedule 14 to the 1981 Act Bath & North East Somerset Council is directed to make an order under section 53 (2) and Schedule 15 of the 1981 Act within three months of the date of this decision to add the public footpath proposed in the application dated 16 December 2020 and shown on the plan appended to this decision.

This decision is made without prejudice to any decision that may be given by the Secretary of State in accordance with his powers under Schedule 15 of the 1981 Act.

Charlotte Ditchburn

Inspector

7.2 The drains that were unblocked on Cockers Hill, then reported as being blocked again, have been reported on FixMyStreet who have reported the issue to the contractors.

7.3 BANES have been contacted over a fallen tree across the Park Copse PROW and they will be contacting the landowner. It has also been logged on FixMyStreet by a member of the public.

7.4 The PROW Team have been contacted about the poor state of Uplands Lane that is their responsibility.

7.5 Residents reported building work at the Turnpike Cottage which I reported to Planning Enforcements. They have acknowledged a possible rebuilding works and issued 24/00151/UNDEV.

Received and noted.

8. Matters for discussion/decision

8.1 To consider support for the Ward Councillors' Empowerment Fund application by the Parish Hall for the installation of 6 LED strip lights

The Parish Council haven't previously commented on these applications.

The Parish Council support the application by the Parish Hall, however, feel the Parish Hall Management Committee (PHMC) should decide on which quote to accept.

8.2 To discuss procedure for submitting additional comments on planning applications

It was DECIDED that all comments decisions must be taken at a meeting and not via email.

It was reported that it was possible to submit additional comments as new information becomes available.

8.3 To decide if the Parish Council should pay for the repair of the bench located with a view towards the church in Compton Dando, across The Meads

The owner of the land where the bench is located was not known, therefore it was DECIDED to initially report the issue on FixMyStreet in case BANES are the owners of the bench.

8.4 To decide on comments for the Nature Recovery Toolkit survey

“The public consultation on the Local Nature Recovery Toolkit, which acts as the Local Nature Recovery Strategy for the region, is now live and can be accessed on the [dedicated consultation webpage](#).

As the Local Nature Recovery Strategy for the region, the Toolkit will have an important role in planning, and in directing public and private funding for nature recovery. Therefore, we want to make sure you have a chance to provide your thoughts on the draft local priorities for nature recovery identified for the region, and the mapping of ‘focus areas’ for nature recovery.

The consultation includes both a survey and an interactive map on which you can ‘drop’ any comments related to a specific area.”

The survey and comments on the interactive map remain open until the 10th May.

It was DECIDED that this should be circulated and answered as individuals.

8.5 To receive information from the Keynsham organisation POKE with regard to the obligations of Resourceful Earth

POKE would like to talk about the unauthorised use of the land adjoining the AD site at Queen Charlton Quarry becoming lawful due to the passage of time and restoration of the land including the removal of potentially harmful contaminants.

The Parish Council have recently received the following information from Neil Howat, the Team Manager for Planning and Enforcement at BANES:

“First of all, I should advise that our understanding is that the ownership of the land has already reverted to the Crown (it did so immediately on the issue of the disclaimer notices) and so the former owners no longer have any material interest in the land. The Crown’s legal representatives have confirmed the same to us. The Town and Country Planning Act bars us from entering Crown land without the consent of the Crown and taking any form of action other than the ability to serve notices.

I note that the main issue raised is in relation to contamination of the land, and specifically whether this will be investigated and if any contamination is found, whether action will be taken to ensure it is removed.

Contaminated land falls principally within the remit of Environmental Protection, though Planning may also overlap with this as unauthorised depositing of waste constitutes a material change of use of land for which planning permission is required. In relation to this site the Planning Enforcement Team already has an open investigation and we are considering formal enforcement action in relation to the historic depositing of material on the land to prevent any planning immunity from arising, but for the reason stated above we cannot take any further action beyond that unless or until the Crown sells the land.

I have liaised with the Environmental Protection Team who have advised that they have not undertaken a contaminated land investigation at the Site under Part 2A of the Environmental Protection Act 1990 and the Site as a whole (northern and southern parts) has not been determined as Contaminated Land under Part 2a of the Environmental Protection Act 1990 (EPA). The southern part of the Site is listed on the Councils prioritisation list (due to its potentially contaminative historical use as a quarry) as a ‘Low’ priority site and the Department currently have no plans to inspect the former quarry site as part of its contaminated land strategy under Part 2 A of the Environmental Protection Act. There are 78 sites of a ‘High’ priority and 522 sites of a ‘Medium’ priority on the Councils prioritisation list. There are over 1000 sites of potential concern within the B&NES area and the Department does not proactively investigate or inspect low priority sites under Part 2A of the EPA. These sites remain on the prioritisation list and are flagged up to the B&NES Planning Department as ‘Sites of Potential Concern’ for consideration as part of any future planning applications. The northern part of the Site marked as the AD Site is not listed on the Council’s prioritisation list.

It is noted that a planning application was historically submitted which included a number of land quality assessments undertaken by third parties acting on behalf of the applicant as part of the planning process. The land quality assessment documents submitted as part of a planning application have been reviewed by the Contaminated Land Department as a consultee of the planning process. The Department's consultation responses are available on the B&NES Planning website or by contacting B&NES Planning Department.

The approach to contamination issues is predominantly dealt with through the planning system. Ensuring that contaminated land is dealt with during development reduces potential future liabilities and potentially more costly remediation once a site has been developed. For all new developments, it is the responsibility of the developer to carry out any necessary site assessments and remediation, in order to ensure the site will be made suitable for its proposed future use and that there are no unacceptable risks to human health, the environment, property and/or controlled waters. The statutory guidance states that the enforcing authorities should seek to use Part 2A only where no appropriate alternative solutions exist.

Based on the Council's approach to Contaminated Land above, the site investigation and risk assessment findings and conclusions as part of historical planning applications and the Environmental Protection Department's understanding of the site status at present, the Department are satisfied that further investigations are not required by the Council at this stage as part of their responsibilities under Part 2A of the Environmental Protection Act 1990.

Please refer to the Council's website for the Contaminated Land Strategy:

<https://www.bathnes.gov.uk/services/environment/pollution/contaminated-land/contaminated-land-inspection-strategy> The recent Contaminated Land Strategy review commenced in 2023 and consultation with the external stakeholders and internal departments within the Council was completed. They are currently in the process of formal approval of the draft document and when it is approved it will be published on the Council's website. It is anticipated that the revised strategy will be available within 6-8 weeks."

Received and noted.

Following the presentation by a representative of POKE, the Parish Council agreed to contact BANES to request that there needs to be an investigation as they were unsure how the land could be considered to be low priority for contamination if no investigation had been carried out to determine what contaminants were on the site.

The Chair stated that POKE would be kept informed of any developments.

9. Planning applications received

9.123/04529/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

Carried forward from the April meeting. A new document from BANES has been added commenting on the landscape, and the Councillors wish to discuss why the request was made to discuss this particular document.

It was reported that it is important to consider new documents when notified about them as they could have significant impact on the planning decision.

9.2 24/01356/NMA Warners Farm, Chewton Road, Chewton Keynsham BS31 2SS

Proposal: Non-Material Amendment to 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)).

The Parish Council support this variation as it was felt more appropriate in the setting.

A Councillor who recently visited the site, felt that the building work was taking place close enough to the original approved plans as to not have a concern.

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 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

The report this month was in the notes for the Annual Meeting of the Parish.

16.2 Village updates

16.2.1 It was reported that there was a smell of human sewage had been noticed in the stream behind the Parish Hall.

It was reported that there had been very heavy rainfall that may have caused issues elsewhere.

It was DECIDED to monitor the situation.

16.2.2 It was reported that the Vehicle Activated Signs (VAS) signs were still not working on the B3116 and the speed monitoring had not been set up.

It was also reported that the new screening around the solar panels in Burnett village, had reduced visibility when pulling out from Burnett on to the B3116. This is particularly concerning as the intention is to plant trees around the screening, which will further reduce visibility.

It was DECIDED to contact David Boardman of BANES regarding these matters (ACTION CLERK).

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

To consider paying to have the triangle of grass in front of Queen Charlton Church cut by the Parish Council contractor.

Date of next meeting is the 4th June at 8.00pm

The meeting closed at 9:20pm

If the Parish Council Minutes are not available on the notice board – you may request a copy by contacting the Parish Clerk.

Any non-confidential documents can be requested from the Clerk:

Tel: 07746930582

comptondando-parishcouncil@outlook.com

Minutes prepared by: Susan Smith (Clerk)

Agreed as a correct record on.....

Signed (Chairman).....

Bank Reconciliation

Statement Date 04/04/2024

Statement Entries

Bank Date	Cashbook Date	Details	Description	Paid Out	Paid In	Balance
01/04/2024			Opening Balance			18240.60
02/04/2024	02/04/2024		ICO annual renewal	35.00		18205.60
03/04/2024	03/04/2024		PH fuel oil		631.90	18837.50
03/04/2024	03/04/2024		Parish Hall radiator repair		40.00	18877.50
04/04/2024	02/04/2024	001660	Clerk's salary and expenses + Malwarebytes	467.10		18410.40
04/04/2024	04/04/2024		Precept		5534.50	23944.90

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
02/04/2024	001658	Queen Charlton Hall hire	10.00		-340.00
02/04/2024	001659	Parish Hall boiler fuel	663.49		-1003.49

Reconciliation

Closing Bank Balance	23944.90
Outstanding	-1003.49
Closing Bank Balance + Outstanding	22941.41
Cashbook Balance	22941.41

Transactions since Statement

Transactions to 07/05/2024

Cashbook Date	Date Reversed	Details	Description	Paid Out	Paid In	Balance
07/05/2024		001661	ALCA and NALC membership	155.76		22785.65
07/05/2024		001662	PCAA annual membership	95.00		22690.65
07/05/2024		001663	CDPH PAT testing	70.80		22619.85

Cashbook Date	Date Reversed	Details	Description	Paid Out	Paid In	Balance
07/05/2024		001664	CDPH hire for Feb, Mar & April	60.00		22559.85
07/05/2024		001665	Clerk's salary and expenses	535.32		22024.53

Performance against Budget

For year beginning 01/04/2024

Name	Description	2024-25 Budget	Actual at 07/05/2024	Difference	Variance
AUDIT	Audit Fees	323.20	0.00	-323.20	-100.00%
DONATIONS	Donation	25.25	0.00	-25.25	-100.00%
EXPENSES	Clerk's Home Expenses	144.43	11.92	-132.51	-91.75%
GRANTS GIVEN	Grants Given	1010.00	0.00	-1010.00	-100.00%
GRASS CUTTING	Grass Cutting	993.84	0.00	-993.84	-100.00%
HALL HIRE	Hall Hire	218.14	70.00	-148.14	-67.61%
ICO	ICO	35.35	35.00	-0.35	-0.99%
KIOSKS	Telephone Kiosks	50.50	0.00	-50.50	-100.00%
MAINTENANCE	Maintenance	1010.00	0.00	-1010.00	-100.00%
MOBILE	Mobile Top Up	30.30	0.00	-30.30	-100.00%
PAYE	Clerk's PAYE		0.00		
PH INSURANCE	Parish Hall Insurance	707.00	0.00	-707.00	-100.00%
POSTAGE	Postage	50.50	0.00	-50.50	-100.00%
SALARY	Clerk's Salary		961.96		
SIGNS	Signs Notice boards	202.00	0.00	-202.00	-100.00%
SL ELEC	Street Light Electricity	808.00	0.00	-808.00	-100.00%
SL MAINT	Street Light Maintenance	3030.00	0.00	-3030.00	-100.00%
SOLICITOR	Solicitor Fees	0.00	0.00		
STAFF COSTS	Staff Costs	6629.01	973.88	-5655.13	-85.31%
STREET FURNITURE	Street Furniture	252.50	0.00	-252.50	-100.00%
SUBS	Memberships and Subs	787.80	267.38	-520.42	-66.06%
SUPPLIES	Office Supplies	80.80	0.00	-80.80	-100.00%
TRAINING	Training	353.50	0.00	-353.50	-100.00%
WEBSITE	Website	235.33	0.00	-235.33	-100.00%
TOTAL		16975.45	2320.14	-14655.31	-86.33%

