

**The Parish Council's Website contains lots of useful information
and can be found at**
www.comptondandopc.org.uk

COMPTON DANDO PARISH COUNCIL

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

PRESENT: P Paget, T Butler (TD), B ter Haar (BT), H Maggs (HM), and T Bartlett (TBt)

IN ATTENDANCE: S Smith (Clerk)

MINUTES OF A PARISH COUNCIL MEETING

held on the 2nd July 2024

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

Councillor D Drury and Ward Councillor A Streatfeild-James.

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 4th June 2024

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

5. Ward councillor's update

There was no report this month.

6. Finance

6.1 Finance Report for Compton Dando Parish Council Bank Reconciliation for

The attached Bank Reconciliation was received and noted.

The reissue of an out-of-date cheque for £250 as the S137 payment for the noticeboard repair was APPROVED.

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
H Dottridge	Noticeboard	£100
H Dottridge	Kitchen items	£14.00
H Dottridge	Lottery Prizes	£75.00
H Dottridge	Speaker System	£219.99
H Dottridge	Wi-Fi Booster	25.98

6.4 To receive a quote for the extra strimming requested from the contractor

For a full year, the cost of strimming around the Rankers Lane stone four times and cutting the triangle in Queen Charlton, roughly fortnightly during the growing season will be £100. This does not include removing cut material. As it is currently halfway through the year, it will be £50 this year.

This quote was APPROVED unanimously.

7. Clerk's Report

7.1 Tim Haynes has been sent photos of the quagmire on Allen's Brake footpath following the work BANES carried out last year. This had been previously reported in December 2023.

7.2 Response received from Ron Bailey regarding lithium battery legislation. He hoped that the Parish Council would be able to support the new legislation and stated that "We agree that wheelchairs and mobility vehicles should be subject to safety rules – and they are under separate regulations made a couple of years ago." British Standard EN 12184:2022 currently governs the testing of the wheelchair and charger of the wheelchair.

7.3 Planning Enforcements were contacted about the painting over of the 2 Headed-Man drawing. The reply was as follows:

As the building is not listed, planning permission (or listed building consent) is not required to paint the building. Therefore, this is not a breach of planning control and so we would not be able to pursue enforcement action in this instance.

Received and noted.

8. Matters for discussion/decision

8.1 To review the Transparency Code Statement

The Transparency Code Statement was APPROVED and SIGNED.

8.2 To review the Standing Orders

The Standing Orders were APPROVED and SIGNED.

8.3 To receive an update on defibrillators

After discussion it was decided to contact Tallowood, who provided excellent training last year, for any recommendations for defibrillators, and also to start an application with London Hearts and look into applying for a Government Grant, as currently there are grants available from the Government: <https://www.find-government-grants.service.gov.uk/> (ACTION CLERK).

It was reported that London Hearts had requested a donation of over £1000 from the Cricket Club if the Club sourced a de-fib from them.

8.4 To receive an update on the Middlepiece Lane junction, Burnett

This item is carried forward to the August meeting.

8.5 To decide on comments for the Sustainable Construction Checklist Supplementary Planning Document consultation

BANES are consulting on three updates on planning policy issues.

Sustainable Construction Checklist Supplementary Planning Document (SPD)

We are consulting on changes to the Sustainable Construction Checklist SPD. The Sustainable Construction Checklist SPD contains the key assessment criteria and information which should be submitted with applications for new build residential properties, major new non-residential buildings or medium scale development on existing buildings. The SPD was adopted alongside the Local Plan Partial Update (LPPU) to support the Sustainable Construction policies implemented. One of these policies, Policy SCR6, sets requirements for Space Heating, Energy Use Intensity and Renewable Energy generation for all residential developments.

We are updating the Sustainable Construction Checklist SPD to allow for the release of an updated version of Energy Summary Tool 1 for New Build Residential Development. The Energy Summary Tool is an aid to ensure building energy performance modelling is accurate and indicates policy compliance. Currently, Energy Summary Tool 1 is to be completed for minor applications of up to 9 dwellings, using data produced by the Standard Assessment Procedure (SAP) and Energy Summary Tool 2 is to be completed for major applications of 10 dwellings or more using data produced by the Passive House Planning Package (PHPP).

The changes and release of the updated Energy Summary Tool 1 will allow for applicants to use SAP for schemes of up to 25 dwellings (including 9 apartments), an increase from the current maximum of 9 dwellings. This will reduce the time and costs for applicants but will also provide more realistic indications of the energy performance of the buildings that have been modelled using SAP and will help to achieve more consistent energy efficient dwellings across all sizes of development. It should be noted that amending the SPD as proposed does not alter the space heating, energy use intensity and renewable energy requirements set out in Policy SCR6. Please note that amendments to the SPD do not affect or change the policy approach or requirements set out in the LPPU.

The consultation will start on 13th June and will be open for 4 weeks, closing on 12th July 2024. Information on the consultation can be found on the Council's website at:

<https://beta.bathnes.gov.uk/consultation-updates-sustainable-construction-checklist-spd>

The Parish Council DECIDED that it is very important that houses should be made as energy efficient as possible and that the Clerk should complete the survey to this affect (ACTION CLERK).

9. Planning applications received

9.1 24/01996/VAR Warners Farm Chewton Road, Chewton Keynsham, BS31 2SS

Proposal:

Variation of condition 12 (Removal of Permitted Development Rights - No means of enclosure (Compliance)) of application 23/01181/VAR (Variation of conditions 1 (Plans List (Compliance)), 2 (Materials - Submission of Schedule and Samples (Bespoke Trigger)), 3 (Maintenance of surface water drainage network (pre-occupation)), 4 (Implementation of Wildlife Mitigation (Pre-

occupation)), 5 (Contaminated Land - Verification Report (Pre-occupation)), 7 (Bound/Compacted Vehicle Access (Pre-occupation)), 9 (Hard and Soft Landscaping (Pre-occupation)) and 14 (Water Efficiency - Rainwater Harvesting (Pre-occupation)) of 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 DECIDED to COMMENT ONLY.

It was thought that the proposed changes to the porch was an improvement to its appearance.

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 An email received from George Blanchard, Planning Officer – Planning Policy for BANES about Local Plan-led Housing developments

Compton Dando is not one of the 14 villages identified for potential Local Plan-led housing development within the [Options Document](#) (link to view the list) so will not be included in the initial discussions.

However, BANES will be setting up a meeting with the other parishes, including Compton Dando, to discuss opportunities for community-led housing and to provide an overview of the Local Plan programme generally. This will be a valuable opportunity for all parishes to understand the process and explore potential community-led initiatives.

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 Queen Charlton Fete had gone well though the attendance was down on previous years.

16.2.2 It was reported that the Open Gardens Event in Compton Dando had been very successful, raising over £3,400.

16.2.3 It was reported that Compton Dando would be holding its Annual Fete this Saturday the 6th July.

16.2.4 It was reported that the Environment Agency were currently working on the River Chew flume next to Compton Dando Bridge. It was thought that the work should be completed by September.

The Environment Agency would be giving a talk to the Compton Dando Community Association (CDCA) about their work on the flume.

As well as work on the flume, which is used to monitor river levels in order to issue flood warnings, the Environment Agency would be installing an 'eel pass'. (An elver pass or eel pass is a waterway modification constructed to mitigate the effects of obstructions, especially manmade weirs, on waterways, watercourses, ditches, drains, channels and flumes, on the movement of eels, fish and elvers (juvenile eels)).

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

To consider the installation of weight warning signs for the Compton Dando Bridge.

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

The meeting closed at 9:10 pm

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 22/05/2024

Statement Entries

Bank Date	Cashbook Date	Details	Description	Paid Out	Paid In	Balance
26/04/2024			Opening Balance			22975.85
08/05/2024	07/05/2024	001665	Clerk's salary and expenses	535.32		22440.53
08/05/2024	08/05/2024		YU Energy for April	36.70		22403.83
08/05/2024	08/05/2024		Delivery charge for PH seat covers		50.00	22453.83
08/05/2024	08/05/2024		PH PAT testing		59.00	22512.83
17/05/2024	07/05/2024	001662	PCAA annual membership	95.00		22417.83
17/05/2024	07/05/2024	001663	CDPH PAT testing	70.80		22347.03
22/05/2024	02/04/2024	001658	Queen Charlton Hall hire	10.00		22337.03

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
07/05/2024	001661	ALCA and NALC membership	155.76		-405.76
07/05/2024	001664	CDPH hire for Feb, Mar & April	60.00		-465.76

Reconciliation

Closing Bank Balance	22337.03
Outstanding	-465.76
Closing Bank Balance + Outstanding	21871.27
Cashbook Balance	21871.27

Transactions since Statement

Transactions to 02/07/2024

Cashbook Date	Date Reversed	Details	Description	Paid Out	Paid In	Balance
04/06/2024		001666	Clerk's salary and expenses	452.48		21418.79
04/06/2024	04/06/2024	001667	Parish Council internal audit fee - Reversed by: excluded VAT analysis on 04/06/2024	192.00		21226.79

Cashbook Date	Date Reversed	Details	Description	Paid Out	Paid In	Balance
04/06/2024		001668	Parish Hall annual audit fee	192.00		21034.79
04/06/2024			excluded VAT analysis - Reverses: Parish Council internal audit fee on 04/06/2024		192.00	21226.79
04/06/2024		001667	PC audit fee	192.00		21034.79
02/07/2024		001669	Clerk's salary and expenses	436.08		20598.71

Performance against Budget

For year beginning 01/04/2024

Name	Description	2024-25 Budget	Actual at 02/07/2024	Difference	Variance
AUDIT	Audit Fees	323.20	160.00	-163.20	-50.50%
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	216.14	70.00	-146.14	-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		188.00		
PH INSURANCE	Parish Hall Insurance	707.00	0.00	-707.00	-100.00%
POSTAGE	Postage	50.50	16.20	-34.30	-67.92%
SALARY	Clerk's Salary		1810.48		
SIGNS	Signs Notice boards	202.00	0.00	-202.00	-100.00%
SL ELEC	Street Light Electricity	808.00	72.63	-735.37	-91.01%
SL MAINT	Street Light Maintenance	3030.00	0.00	-3030.00	-100.00%
SOLICITOR	Solicitor Fees	0.00	0.00		
STAFF COSTS	Staff Salary + PAYE	6629.01	2008.40	-4620.61	-69.70%
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	4638.01	-12337.44	-72.68%

