

**HOLCOMBE PARISH COUNCIL**  
**MENDIP DISTRICT OF THE COUNTY OF SOMERSET**

**[www.holcombepc.org.uk](http://www.holcombepc.org.uk)**

Clerk: Vickie Watts, Gallant Hill Farm, Foxcote, Radstock, BA3 5YB  
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**Minutes from Holcombe Parish Council meeting, which took place on  
Tuesday 5<sup>th</sup> November 2019 at 7.30 pm.**

*Councillors Present*      Cllr Graham Crowe (Chair)  
                                 Cllr Simon Brand  
                                 Cllr Stephenie Chorley  
                                 Cllr Terry Dumbrell  
                                 Cllr Phil Gait  
                                 Cllr Anne Golledge  
                                 Cllr Russell Stokes

*In attendance:*            District Cllr Townsend and County Cllr Pullin and the Clerk Vickie Watts taking the minutes and 7 members of the public

**1      Public forum.**

There were no points raised that were not already an agenda item.

**2      Apologies for absence**

Cllr Mitchell, Cllr Robinson and District Cllr Ham had sent apologies which were accepted by the Chair.

**3      Declarations of Interests and Dispensations**

Cllr Stokes confirmed that he had an interest in the planning application 2019/2466/FUL Proposed erection of single storey 2 bed dwelling house and associated works. Land South off Budds Croft, Brewery Lane, Holcombe, which will be discussed later in the meeting.

**4      Minutes of previous monthly meeting held on 1<sup>st</sup> October 2019**

The draft minutes for the abovementioned meeting had been circulated to all Councillors. It was proposed by Cllr Chorley and seconded by Cllr Stokes that the minutes were an accurate record and so were signed by the chairman Cllr Crowe. The Clerk to upload minutes to the website.

VW

**5      Action points from last meeting and matters arising.**

All actions have been completed or were to be discussed during this meeting

**6      Planning**

2019/2466/FUL Proposed erection of single storey 2 bed dwelling house and associated works. Land South off Budds Croft, Brewery Lane, Holcombe

Cllr Stokes joined the public.

All Councillors has considered the application prior to discussion. Members of the public raised the following concerns:

- There have been 4 previous planning applications on this site. The reasons that MDC planning office rejected them are still not addressed.
- It is outside the village development line.
- There is no economic benefit to the village – e.g. it will not be a starter home.
- Budds Lane is a private lane and footpath with no passing places and no turning place at the bottom is private for the adjacent home owners.
- Sewers which service 80 houses will pass under the proposed living room which could cause problems for properties down the hill if damaged.
- Storm water from the site is already extensive.
- No public notices were displayed in the area or sent to neighbouring properties.
- Loss of privacy to neighbouring property due to the elevated site of the proposed building.
- Bio diversity will be impacted. Bats are evident at the site.
- Plans for a split-level property have been witnessed at the site so resident is concerned that this could become reality.

VW

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It was proposed by Cllr Dumbrell and seconded by Cllr Crowe that the application be refused for the following reasons:

1. Overlooking, loss of privacy or overbearing nature of proposal – As stated in refusal reason 3 of 2015/1462/FUL dated 5<sup>th</sup> October 2015 the proposed development directly overlooks Swedish Cottage to the South. This would cause loss of privacy contrary to DP7 of Mendip Local Plan. This new application simply provides a newly planted hedge to obviate this. Such a hedge could be removed at any time.
2. Loss of trees – There exists a bio diverse ecosystem on this plot of land which will be destroyed if the planning application is permitted. Bats also dwell in and around this area which can be observed on a nightly basis so would remove their ecosystem.
3. Loss of ecological habitats – A preliminary ecological appraisal is needed before the County Ecologist can make an informed comment. Section 99 of the Government circular 2005/06 on biodiversity and geological conservation states that 'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.'
4. Access, Highways safety or traffic generation - As stated in refusal reason no. 2 of 2015/1462/FUL dated 5<sup>th</sup> October 2015, the proposed development would increase traffic volume. The October 2019 proposal makes no changes that would obviate the snags which would remain contrary to DP9 of local plan.

On a previous application for a dwelling on this site (2002), the County Council responded – The site is accessed via an extremely narrow and poorly surfaced private track, which already provides vehicular access for at least six existing dwellings. The track also carries a public right of way and forms an important link in the footpath network around Holcombe. Furthermore, approval of a dwelling in this location would undoubtedly set a precedent for further development along the lane which would clearly be inappropriate. There have been no changes on policy or physical changes in or around the site or to the access lane which would now warrant a different response.

5. As stated in refusal reason no. 1 of 2015/1462/FUL dated 5<sup>th</sup> October 2015, the proposed development would be outside of (not adjacent to as mentioned in the planning application) the development boundary, contrary to CP1, CP2 and CP4 of the local plan. In October 2019 the situation remains the same.

It was also noted that no public notices were displayed in the area or sent to neighbouring properties. There was also no drainage plan provided as part of the planning application.

***Vote: 6 For, 0 Against & 1 Abstentions***

**7 VE Day Celebrations**

It was agreed that Cllr Brand would take the lead for the celebrations which would take the form of a Picnic in the field (or hall if wet) on Friday the 8<sup>th</sup> May 2020. The Village Hall was booked for the day with Mrs Simpson.

A subcommittee was to be formed with representatives from the PCC, the Village Hall, Playing Field committee, Ladies Club (Kath Simpson), Scouts and Brownies & Guides. Committee names to be provided within 3 days.

SB

***Vote: 7 For, 0 Against & 0 Abstentions***

**8 Speeding**

A resident attended the meeting and expressed concern for anyone negotiating Charlton Road. He was concerned at the speed vehicles are traveling at and was keen to know what the Parish Council was doing if anything to slow traffic and improve the safety of pedestrians and cyclists in the village.

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Cllr Crowe explained the history of what has been done in the past e.g. Speed indicator device scheme, extension of the 30mph limit at the Duke public house and that we have been pressing for a meeting with Somerset Highways to establish what schemes might be successfully incorporated in the village to slow traffic. The Clerk confirmed that a letter had been received stating that Rebecca Davies, a SCC Traffic engineer has been off work but was due to return this month. The Clerk to continue to press for a site meeting.

VW

County Cllr Pullin explained that he had applied for a Small Improvement Scheme for Holcombe which had not been successful as there was no obvious solution. He went on to say that he has been tasked with delivering the 89 outstanding SIS with an allocated budget of £2.4 million to see them all completed.

He advised that we ask Somerset Highways to put down recording equipment to measure readings of traffic passing which if severe can help to escalate the urgency of any scheme. We could also contact the police and ask for their speed enforcement bikes to visit the village. Cllr Pullin also said that it would be helpful to gather letters from parishioners demanding action to make Holcombe roads safer. This could include a petition.

It was agreed that there was no quick solution and that it might be worth reconsidering whether the Council should purchase a Speed Indicator Device. The Clerk to seek current quotes and circulate to all Councillors for discussion at the December meeting.

VW  
Ag

**9 Discuss consider and agree the increased quote for the Cemetery Path**

The Clerk explained that a productive meeting had been held with the contractor, funeral directors Curtis Ilott and Clarissa Cridland whereby the specification and route of the path were agreed. The contractor Rick Roch of Combe Garden Maintenance has since confirmed that with the change of surface the quote has increased from £850 to £950.

Cllr Dumbrell proposed that the Council accepts the increased quote of £950 which was seconded by Cllr Chorley.

***Vote: 7 For, 0 Against & 0 Abstentions***

The Clerk will confirm with Rev'd Clarissa Cridland that the Council has accepted the new quote so that the plans and specification can be submitted for the faculty.

VW

**10 Reports**

**10.1 Somerset County Council**

County Cllr Pullin explained that he currently had £2K funding available for grants to help with projects which would benefit the welfare or health and wellbeing of parishioners. It was agreed that Cllr Pullin would send the application form to the Clerk to complete the section to seek £1K of funding towards the cost of the Playing field path. The form should then be returned to Cllr Pullin.

VW

**10.2 Mendip District Council report** – District Cllr Townsend reported that at Cabinet on 07/10/19 it was stated that the interim report from the inspector considering the Local Plan part II has indicated that an additional 500 houses are needed on the northern border of the County. It also stated that the Local Green Space consultation has not worked and may have to be completed again.

The Gladman planning application for 63 houses on Anchor Road at Lipyate, Coleford has been discussed at Coleford Parish Council planning meeting. Consultants were instructed to consider planning and transport aspects of the proposed application which supported refusing the application for various reasons. The Council voted unanimously in favour of refusing the application. There are currently 160 objections on the MDC planning portal with the consultation period closing on the 7<sup>th</sup> November.

At the Cabinet meeting on 04/11/19 it was reported that there had been complaints regarding the traveller encampments on the outskirts of Glastonbury with criticism being made of the Mendip District Council Enforcement team not enforcing the situation robustly.

A formal consultation for a bypass for Pilton is expected in the Spring when routes will be discussed.

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Climate and Ecology emergency – An action plan has been put together by MDC which has over 100 actions that need to be completed. A full consultation will take place in February 2020.

Bristol Clean Air strategy could have a big impact on local people who need to access the M4 North. It has been approved and will be implemented in 2 years' time.

The 2 potholes reported last month have been repaired and it has been confirmed that Penny's Haulage will be repairing the verges damaged by the lorries on the lane towards Nettlebridge.

There will be a road closure in place on Highbury Street between the Co-op and the Eagle from the 25<sup>th</sup> November to allow the pavement to be resurfaced. Work is likely to last 10 days.

- 10.3 PCSO report – No report has been received. The Clerk confirmed that she had attended the PACT meeting on 29/10/19 at Batcombe. The main issues for those that attended were speeding and inconsiderate parking. The minutes will be circulated once received.

**11 Planning Updates**

2018/0028/NMA – Application for a non-material amendment to permission 2016/3102/HSE for the fenestration and ridge line, 1 Brick Cottages, Holcombe Hill, Holcombe, Somerset  
Refused by Mendip District Council planning Department

2019/2470/FUL - An application has been sought to extend the consultation period to prevent the need for an extra meeting to be called.

**12 Finance**

12.1 Income

The following income had been received during August:

Bryan G Bishop	Interment	£133.00
Nat West	Interest	£5.44

11.2 Bank Rec

Adjourned until next month.

Ag

11.3 2<sup>nd</sup> Quarter budget review

The Finance working party did not meet but had discussed and reviewed the accounts for the year to date and reported that the accounts were as expected for this time of year. It was therefore proposed by Cllr Gait and seconded by Cllr Stokes that they should be approved.

***Vote: 7 For, 0 Against & 0 Abstentions***

11.4 Initial discussions around Precept 2020

It was agreed that the Clerk would prepare a draft budget 2020/21 to highlight the required Precept for that year. This would be emailed to all Councillor for consideration and discussion at the December meeting.

VW  
Ag

11.4 Payments

The following payments were presented for payment by the Parish Council:

Vickie Watts– Clerk Salary £293.88 & expenses £67.67	£361.55
KSS CRC Ltd (BGSW Division) Community Payback	£72.00
Royal British Legion – Wreath for Remembrance Service	£25.00

It was proposed by Cllr Chorley and seconded by Cllr Brand that all payments should be made. Cheques were then signed by Cllrs Chorley and Cllr Dumbrell.

***Vote: 7 For, 0 Against & 0 Abstentions***

**12 Update on the installation of a flag pole**

Cllr Dumbrell to apply for planning permission.

TWD

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- 13 Plans for the Gala 2020**  
The meeting was held and the record of decision updated and circulated to all Councillors for them to complete the actions allocated to them. The next meeting will take place on the 25<sup>th</sup> November at Cllr Stokes' home starting at 7.30pm ALL
- 14 Agree date for First Aid / Defibrillator training**  
The Clerk said that Dave Sprinks has confirmed that he can provide First Aid and Defibrillator training on 8<sup>th</sup> February 2020 at Holcombe Village Hall starting at 10am. The Clerk to confirm the hall booking and promote the event. VW
- 15 Discuss and arrange Emergency Plan training**  
Training has been arranged for the 30<sup>th</sup> November at the Village Hall starting at 3pm til 6pm ALL
- 16 External meetings to attend and reports on meetings attended**  
The Clerk attended the PACT meeting on the 29<sup>th</sup> October at Batcombe Village Hall which highlighted that Speeding and inconsiderate parking were the priorities. Cllr Gait and the Clerk attended the SALC AGM on the 26<sup>th</sup> October at Edgar Hall, Somerton. The minutes will be circulated to all Councillors. VW
- 17 Councillors Reports**
- 17.1 Highways - This was discussed under minute reference 8.
- 17.2 Village Hall – Cllr Chorley said that:
1. Parishioners had asked the Village Hall Committee to investigate the purchase of a hearing loop which they wondered if the Council could help fund. It was agreed that the Committee should seek quotes and present them to the Parish Council for consideration. VW
  2. The 2019 Breakfasts events have raised £994.65
  3. There is a Christmas Santa lunch taking place on the 14<sup>th</sup> December.
  4. Next meeting to take place on 26<sup>th</sup> November 2019.
- 18.3 Playing Field – Cllr Stokes said that:
1. The last meeting had to be postponed and will now take place on the 19/11/19.
  2. It has been confirmed that Rick Massey has the materials ready for the path and the contractor is ready to start work in the New Year.
  3. The Christmas Tree switch on will take place on Sunday the 1<sup>st</sup> December at 5pm. The lights will be put up on Saturday 30<sup>th</sup> November in the morning.
- 18.4 SALC – Cllr Brand has been booked in for the Responding to Planning Applications training session on the 27/11/19. VW  
The Clerk to book Cllr Golledge in to the Councillors Essentials training on the 13<sup>th</sup> November at Edgar Hall, Somerton. VW  
The Clerk has requested that she attends the Interactive Budget Setting for Beginners Course at £75 on 15/11/19 from 10am to 3pm, the cost of which can be split between all 3 Councils.
- 19 Correspondence**  
The Clerk provided a quote from Apollo Technology to provide IT support and email which would resolve the IT issues experienced over the last couple of weeks. It was agreed that the Clerk would meet with the representatives from Apollo to discuss the issues and report back to the Council for a decision. VW
- It was agreed that personal email addresses would be used for the time being apart from Simon Brand who would continue to use the Holcombepc.org.uk address.
- 19 Dates for next meeting**  
Tuesday 3<sup>rd</sup> December 2019 – Parish Council meeting
- Meeting finished 22.00hrs