

Farnborough Parish Council

Meeting Minutes

Location: Farnborough Memorial Hall

Date: 10th September 2024

Councillors Present:

Chair: Sam Ross
Phil Gray

Mark Goodchild
Rob Breckon (joined at 20:19)

Martin Carter

Clerk: Phil Gray acting clerk

1 Apologies for Absence

David Howard, Nick Barnett, Daniel Pidcock, Jess Davis (Clerk)

2 Declaration of Interest

None

Public Participation (3 minutes per person)

None

Radstock Police Beat Manager Report

Not sent

Action/Vote

3 Minutes

- a To approve the minutes held on the 9th July 2024.
Spelling errors to correct: Cllrs Nick Barnett and Rob Breckon
- b To receive reports on any further matters arising the decision of the last meeting
Nothing to note

(4 approved)

4 Planning

To agree/report responses to the following applications:

- (i) **24/02964/VAR- The Cowbyre, Holly Farm, The Green**
Variations in line with planning officer. No objection, no comment.
Agreed to support.

(4 approved)

- (ii) **24/02995/FUL- Crossway Stables, Bath Road**

- a Application 20/00358/FUL required the removal of an existing caravan and associated buildings in order to prevent over development of the Green Belt and to allow the building of an agricultural building with staff flat.
Application 23/02175/FUL then permitted the relocation of the caravan and associated buildings, which contradicts the stipulation to remove these buildings to prevent overdevelopment as set out in application 20/00358/FUL.
Application 24/02995/FUL further contradicts application 20/00358/FUL as there is no suggestion that the caravan and associated buildings will be removed from the site. However, even if they are removed to allow the building of the agricultural building and flat as permitted, then there will be an increase in the buildings on this site. There appears to have been some confusion as these applications have been made under either Crossway Stables or Willow Farm, which do not easily cross-reference in the planning database and so an oversight appears to have occurred. Farnborough Parish Council therefore requests that the planning officer look into this matter to determine what has occurred and to prevent an increase in development that may be harmful to the openness of the

Green Belt.

Agreed to Object in Principle

(4 approved)

Rob Breckon joined at 20:19

(iii) **24/00359/FUL- Parcel 1100, Priston Lane**

Change of use of parcel of land from agricultural to equestrian

Agreed to support with no comments.

(5 approved)

(iv) **24/0231/FUL – Land between Old Lane and Congyre Brook Old Lane**

Plans should require the excess spoil to be removed from site and to create a more natural appearance rather than an artificially engineered slope.

The dumped site waste and oversized stones should be trammelled/sieved and removed, leaving clean soil for the meadow and paddock area.

Proposed footpath overlooks rear of properties on Bellifants, approved location in 14/02426/FUL did not.

Proposed footpath is inaccessible at either end due to lack of dropped kerbs, suitable pavement widths and steepness of existing tarmac paths.

No details of the footpath surface construction materials are included in the application, surface should be permeable tarmac or other solid material.

Clarity is required on the division between the pony paddock and meadow area currently not as per original application.

If proposals are permitted, planning consent to include a condition to ensure the ongoing maintenance of the footpaths surface integrity and the responsibility for that.

If proposals are permitted, planning consent to include a condition to ensure the ongoing maintenance of the vegetation bordering the footpath to prevent overgrowth and blocking of the footpath and the responsibility for that.

If proposals are permitted, planning consent to include a condition on the management of the area adjacent to the Conygre Brook and the responsibility for that.

If proposals are permitted, planning consent to include a condition to ensure the areas of vegetation are adequately maintained to reduce the occurrence of invasive weeds currently growing, i.e. ragwort, thistle etc and the responsibility for that.

If proposals are permitted, planning consent to include a condition to ensure any trees planted are adequately maintained, as per provided plans and the responsibility for that.

If proposals are permitted, planning consent to provide clear guidance on the maintenance of the pony paddock area and the responsibility for that.

If proposals are permitted, planning consent to recommend the land is designated as Green Space within the Housing Development Boundary to protect from future development.

Agreed to Object in Principle

(5 approved)

(v) **24/03256/FUL- Szrelem, Timsbury Road**

Erection of single storey side extension

Agreed to support with no comments.

(5 approved)

To report on B&NES decisions for the following applications:

- b (i) 24/02328/FUL- Parcel 7259, Hayeswood Road, Farmborough- Change of use of agricultural barn to flexible uses comprising of agricultural and storage (B8) use. - **PERMIT**

To note

- To report on other planning matters (referrals, enforcement, appeals etc.)
- c (i) Appeal against refusal of 23/00976/FUL – erection of dwelling adjacent to Wyndrush- **DISMISSED** To note

- Most site assessments carried out in 2013. Nothing has changed except the BaNES form format. Propose to resubmit and request BaNES cut & paste into their new form. Need to carry out assessments of additional sites not previously covered and arrange a time to meet with George at BaNES. New Government NPPF changes may change time scales. Await further info from BANES before following up. Action: Deferred
- d

5 Finance and HR

- a To approve the monthly finance report for September (5 approved)

To receive the balance of accounts:

- b (i) Current Account: £24,128.80 To note
(ii) Savings Account: £20,520.25

- c To consider candidates for co-option onto the Parish Council - no one present To note

To discuss Pavilion sustainability work to be undertaken.

- The bill from Gregor for the heating/hot water/solar panel/battery works will need to be timed such that the grant application pays before the invoice falls due. The proposed works from Gregor exceeds the grant by £5,200. The options to consider are either to postpone some of the works to a later date or use reserves to complete everything proposed this autumn as these costs are known. (5 approved)
- d

Proposed to use reserves to carry out full scope of work proposed.

PG to inform Gregor of the decision and to arrange the invoice timing to match the grant arrival. Action: PG

To discuss Automated External Defibrillator Training

- e The price has been received as £250. This will need to be in the budget for next year. JD to write back to say it will be after April 2025 Action: JD

6 Highways, Rights of Way, Infrastructure

- a Updates To note
Nothing to report

7 Playground and Recreation Ground

Pavilion repair update

- The works are proceeding albeit at a slower pace due to holiday/paternity leave by Dean. Currently within budget. Aim to have clubhouse functional/finished in time for Fireworks which is 3rd November. To note
- a

Cricket season has finished with the last match on the 31st August.

RoSPA Playground inspection report:

- The issues raised with the immediate risk to the swings with worn D shackles has been addressed by PG. New stainless steel D shackles have been fitted but wear to the corresponding rings will need to be observed. The PC will need to take a view to the other repairs required with respect to the expected life of the play area. Action: PG & MG
- b
- PG and MG will make an assessment of the condition of the equipment with respect to the RoSPA report.

Lease renewal of Glebe Land (play area)

- c Nothing to discuss as the Diocese have not yet submitted any proposed lease extension. To note

8 Representative Body and Working Groups

- a To receive a report and agree any actions from the members of:
 - i. Memorial Hall Committee
Nothing to report – No meeting in August. To note
 - ii. Farmborough Sports & Social
Fireworks will be on the 3rd November. To note
 - iii. Allotment Working Group
Some plots have been handed back. To note
 - iv. Farmborough Climate and Nature Emergency Working Group (FCNEW)
Nothing to report To note

9 Correspondence and AOB

- a To receive a report from ward councillor
Nothing to report – summer recess To note
- b To receive any other reports from councillors
Nothing to report To note
- AOB
- c The next ad in the Flyer to be about Section 137 Grants to inform village organisations
of the deadline to apply for a favourable decision. To note

Meeting ended: 21.32