

**Minutes of Combs Parish Council Meeting**  
**Extraordinary Meeting Wednesday 21 July 2021 at 7.30pm, Battisford Village Hall, Straight Road, Battisford**

(DRAFT UNTIL SIGNED)

**Present:** I Walker (Vice Chairman); S Ottewell (councillor); T Betchley (councillor); T Kitson (councillor); T Bamber (Clerk).

**Attending:** Mr T Smith

Cllr Walker, acting Chairman, welcomed those present and explained that the meeting had been necessary in order to discuss in a public forum the planning application whose deadline for comments would expire prior to the next formal council meeting.

He welcomed Mr Smith, the applicant, and thanked him for taking the trouble to attend and make himself available.

**1. Apologies for absence**

S Scarff (Chairman); V Whitehead (Councillor) (by prior agreement); T Chaplin (Councillor) (by prior agreement);

**2. Declarations of interest/ lobbying**

None

**3. Planning**

a. Applications received for consideration:

i. **DC/21/03107– Land adjacent to 2 Oak Thatch, Park Road Combs** – Erection of two dwellings

The chairman noted there had been six comments lodged with the planning office: one neutral and the rest opposing the application. It was disappointing, he noted, that none of the residents who had expressed a view were present to discuss the matter.

Mr Smith explained that the red dotted line on the plan was to identify the area of land that was to be developed. In answer to a question from the chair he confirmed the area between it and the road was also owned by him but that this land would not be the subject of any work or alteration.

Councillors noted that their original concern, namely protection of the trees, has been significantly addressed by the recent email from the arboricultural officer, which included a requirement that the trees be retained for at least five years. Mr Smith confirmed that all necessary work to protect the trees, including root protection, would be carried out.

The chairman was pleased to learn that Mr Smith had met with some of the residents to discuss the proposal and observed that many applications might proceed more smoothly if other applicants and residents were to engage with each other.

On the concern over traffic to the site and the risk of obstruction on the road, Mr Smith explained that he and/or his partner would be on site each day to ensure the road was kept clear. In this regard the chairman noted that the visibility splay from the site entrance was good, contrary to what had been suggested by others.

Mr Smith also explained how he would be ensuring all drainage aspects that were within his control and arising from the construction would be managed.



It was noted that the planning officer had requested some further changes and so an additional application would be following. The chairman noted that the changes sounded to be minor and all agreed that, unless any councillor felt the changes warranted a further meeting, the council's view would be considered to stand.

Following a synopsis of the issues raised, the chairman considered that there was little more the council could do to represent the views of residents. Cllr Kitson proposed that the council support the application. This was seconded by Cllr Betchley and AGREED unanimously.

***Action: Clerk to post Councillors' views on planning website***

#### **4. Correspondence/Any Other Business**

- A non-resident has asked the clerk if she might post an advertisement seeking work on the village notice boards. It was agreed that this question be deferred and that the subject of notice board use be an item on the next agenda.
- The clerk had received a request from a relative to install a memorial bench in the cemetery. Concern was raised as to the quality of the bench, the need for it to stand on a plinth, and the potential need for future maintenance. The clerk will explain the issue to the grave owner to ensure the full cost potential is appreciated and will then revert.
- The chairman reported in the interests of transparency that he had had an informal chat with Ms Shelley, chair of the Oaks Meadow project. The project is in need of more funds and he had mentioned the possible availability of CIL funds from the district council, which are separate from the funds received by the parish council. He believes Ms Shelley will be submitting the necessary application.

#### **5. Date and time of next meeting – Monday 13 September 2021 at 7.30pm in Battsford Village Hall (unless another EGM is required)**

The Meeting closed at 8.15 pm

*JSSWah*