

Farmborough Parish Council

Meeting Minutes

Location: Farmborough Memorial Hall

Date: 28/07/2026

Councillors Present:

Chair: Martin Carter (MC)	Sam Ross (SR)	Nick Barnett (NB)
Mark Goodchild (MG)	Phil Gray (PG)	Dan Pidcock (DP)
Rob Breckon (RB)	David Howard (DH)	Jackie Gregory-Stevens (JGS)
Clerk: Debbie Tutchell (DT)		

1 Apologies for Absence

Cllr Agnes Nowak (AN) has missed six consecutive meetings without notice. (It's the lack of apologies or any communication that has sadly led to this.) A letter and email will be sent to Cllr Nowak advising that, if she is absent from the next meeting, Section 85(1) of the Local Government Act 1972 will apply.

2 Declarations of Interest

Cllrs Sam Ross, Phil Gray and Jackie Gregory-Stevens declared an interest in item 6h: Renewal of the community shop lease.

Public Participation (3 minutes per person)

The family attended to make a presentation about planning application 26/02345/FUL for Crossway Stables, Bath Road, Farmborough BA2 0HJ.

Action/Vote

3 Minutes

a To approve the minutes of the meeting held on Tuesday 9th June 2026

No amendments required, proposed by SR seconded by PG
Minutes signed off by MC

4 Approved

b To receive reports on any further matters arising from the decisions of the last meeting

None

4 a To consider candidates for co-option onto the Parish Council

None

5 Planning

a To agree/ report responses to the following applications:

i. 26/02208/PIP Parcel 0067 Cuckoo Lane Clutton Bristol

Permission in Principle for the conversion of existing barn into a detached dwelling.

Recommendation to **OBJECT IN PRINCIPLE** with the following comments:

- The site location is within the green belt and outside the housing development boundary. The site location is on the edge of the village and located in an area distant from local facilities exist.
- The site is not well serviced by a long-term public transport solution. The site is not well connected via safe links by foot or otherwise to employment opportunities or leisure and shopping facilities. The site does not meet the requirements of Sustainable Transport planning policies.
- The existing 'barn' is only partially constructed (support frame and roof only) with barely anything to convert. The existing 'barn' has never functioned as the agricultural structure intended by planning application 22/01290/FUL.
- The agricultural activities stated within application 22/01290/FUL have never been engaged in. The plot size is more than suitable to operate as an agricultural site/small holding. The applicant quotes NPPF para 80(c) reuse and adaptation of REDUNDANT or DISUSED buildings. The redundant nature

appears to be by choice as other similar plots in the area have consistently been used for agricultural use.

- Conversion to a dwelling (along with the stated footprint increase, associated curtilage and additional outside storage) would therefore have a significant impact on the openness of the green belt over and above what is currently on site. The proposal does not meet the requirements of Green belt planning policies.
- There is no evidence provided in the application to support that vandalism and arson has occurred.
- As the Parish Council we have never received any notification that this has occurred from the applicant stated in their application.

9 in Favour

ii. **26/02345/FUL** Crossway Stables Bath Road Farmborough BA2 OHJ

Erection of new dwelling to replace existing dwelling (amendment to planning permission 24/02995/FUL)

Recommendation **SUPPORT** with no comments

9 in Favour

iii. **26/02349/LBA** The Courtyard The Street Farmborough Bath BA2 OAR

External works for Demolition and removal of an existing conservatory attached the rear elevation, widening of the existing doorway opening between the living room and conservatory area, Installation of new timber French doors, Construction of traditional oak pergola within the rear garden and Installation of detached garden room within the curtilage of the property.

Recommendation **SUPPORT** with no comments

9 in Favour

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

i. **26/01586/FUL** Spring House Castle Farm Priston Lane Farmborough Bath

Erection of three bay garage with enclosed workshop

PERMIT

ii. Spring House has put in for a material amendment for the roof of this garage

(26/02693/NMA) to change of roof material from plain tiles to stand seam Pigmento Brown Zinc, as installed on the approved southern extension

The Parish Council saw this application, although we do not normally comment on these types of applications. We have no objection to the proposed material change to the application.

9 in Favour

iii. **26/00464/PIP** Royal Oak Cottage Cross Ways Farmborough Bath

Description of Proposal: Permission in Principle for the erection of 1 dwelling. (Note-the number of dwellings has been reduced from four in the original application)

PERMIT

c To report on other planning matters (referrals, enforcement, appeals etc...)

i. 25/04918/OUT, Parcel 4679, Hayeswood Road, Timsbury, Outline planning permission for the erection of up to 170 dwellings

~~Note-See appendix 1 Report 25/04928/OUT~~

9 in Favour

ii. 26/P/0686/OU2 – Bristol Airport - we may wish to consider raising a response to this application that is lodged with N Somerset Council. B&NES

~~Note-See appendix 2 Report 26/p/0686/OU2~~

9 in Favour

d To note any developments on the local Plan

BANES Council is next scheduled to look at the emerging Local Plan in Autumn 2026 from 14th September- 26th October 2026

6 Finance, HR, Legal and Admin

a To approve the monthly finance report for June 2026

The report was approved. It was suggested that projects included in the budget should be added to future monthly financial reports.

9 Approved

Action: Clerk to circulate the current budget to Councillors before the next meeting

Action Clerk

b Balance of accounts on 30th June 2026

- i. Current account: £55,036.74
- ii. Savings account: £21,098.69

c To update Councillors register of interests' forms

Remove councillors' addresses from the current forms, as the Localism Act 2011, section 32A, requires that they no longer appear on the public register of interests.

Action-SR to remove addresses

9 Approved
Action SR

d To note update on audited accounts (AGAR)

The accounts have been audited and are awaiting final sign-off by Senior Auditor at BDO.

e To note the progress of financial recovery from Handy Compliance

Noted; From debt recovery company-

"Based on the available information, there are no identifiable company assets to enforce against, enforcement visits have not secured payment, the financial information indicates the company has no available funds. We therefore believe there are no realistic enforcement options remaining under the current writ of control. We therefore recommend closing the case at this stage"

Action-Clerk to request they keep 6 monthly checks on companies' finances

Action-Clerk

f To note purchase of Cricket nets and invoice

Noted that Temple Cloud Cricket Club donated £28,143 towards the nets

g To note update on Temple Cloud Cricket Club lease

Awaiting TCCC confirmation of the final lease changes. Our solicitors have requested a detailed drawing of the pavilion area.

Action: SR to produce the plan/map and forward it to the Clerk.

Action -
SR/Clerk

h To agree to renew the community shop lease

Council agreed in principle to renew the lease subject to contract

9 in Favour

i To agree on the purchase of Village Sweeper Battery Hedge Trimmer

From report produced by Clerk it was agreed to purchase the Kress hedge trimmer

Action-Clerk to contract DJ Phillips to purchase trimmer

Action-Clerk

j To agree funding for a camera exploration of the Memorial Hall sewers

It was reported that there was a blockage underground in the pipes running across the green area, camera exploration is required to find out the cause. It was agreed up to £500 to explore cause

9 in Favour

Action-Clerk to arrange inspection

Action-Clerk

k To note resignation of Village Sweeper and to determine continuity of responsibilities in lieu, where required

Noted-Last day of Village Sweeper employment is 31st July

Action- MG, SR and MC to coordinate timetable with each other

Action- MG, SR,
MC

l To consider interview dates for applications for Village Sweeper role

Two applications applied for Village Sweeper role

Action-Clerk to arrange dates and times for interviews HR working group will be holding the interviews

Action-Clerk &
HR Working
Group

m To consider the topic for an ad to be included in the next issue of the Flyer (Hedge Cutting was agreed at the last meeting)

Hedge cutting was agreed

Action-SR to create ad

Action- SR

7 To receive a report from the Clerk

The Clerk has completed the second CiLCA session and is now fully underway with the course. The next task is to complete the first four learning outcomes, so far, they have completed two assignments. They attended the Parish Liaison Meeting on Wednesday 22 July, which they found to be very informative.

8 Parks, Open Spaces and Environment

a Play & Fitness Equipment

i. To note any report and actions from the Working Group
The quote was competitive but offered limited equipment for the cost. Further quotes will be sought from other companies.

A child was injured at the playground by a piece of metal found on the ground; the matter was investigated and addressed.

Action-Clerk to investigate with ALCA, how we should record accidents and near misses for FPC assets and activities. Clerk to forward any marketing emails for play equipment to DP

Action-Clerk

ii To consider RoSPA Play Safety Inspection Report

Due to take place on the 5th of August 2026.

b Allotments

i. To note any report and actions from the Working Group
Annual fees remain outstanding from one allotment holder since April. Several payment reminders have been sent without response. A final eviction letter to vacant within the next 14 days; the plot will then be offered to those on the waiting list.

Action-Clerk to send eviction notice

Action-Clerk

ii. To note update of deeds for allotments

The solicitor's quote was up to £1,000. Review the archives to confirm what records are already held and avoid paying twice for the same work.

Action -SR to review

Action- SR

c Farmborough Climate and Nature Emergency

i. To note any report and actions from the Working Group
Nothing to report

9 Highways, Rights of Way and Infrastructure

a To receive an update on Community Speed Watch

Nothing to report

b To receive an update on any response from Highways regarding safety concerns

No update. The ward Councillor will investigate the issue.

10 Community Engagement

a Emergency Planning Working Group

i. To note any report and actions from the Working Group
Nothing to report

b Correspondence

i. To note two new bus services for Farmborough, routes 100 and 768
Started on 27 July

Noted as running and being used.

ii. To agree nominations for the Chelwood Bridge Rotary Club Community Award 2026

Three nominations will be submitted for the Community Award

Action: MC, PG and the Clerk to prepare nomination summaries and forward them to the Clerk.

Action-MC, PG
Clerk

11 Reports

a Farmborough Recreation Ground Committee

No meeting was held this month. It was requested that the mobile goalposts be moved away from nearby houses due to noise. The posts should be rotated around the recreation ground until the end of the cricket season in early September.

b Memorial Hall Committee



No meeting will be held in August. The next major project will be updating the bar area.

c To receive a report from the Ward Councillor

Buses: The 100 and 768 services are now live. I talked with a WECA officer at the Parish Liaison meeting about the reliability of the 522 for getting people to school/college/work in MSN or Bath. I am trying to arrange an in-Ward meeting with them over the summer to talk through this and other bus service issues, especially with regard to getting sixth form students to school/college on time.

Road safety: an ongoing issue that I continue to raise with officers. Hoping to get some meetings in the diary over the summer to discuss some of the more pressing issues on Timsbury Road/A39.

Meetings attended this month:

Chew Valley Forum at the community library in Bishop Sutton. Residents are reminded that we also have a nearby community library in Timsbury.

Somer Valley Forum at Little Lost Robot in Radstock. This is a useful resource in our area, and residents may be interested in activities for older children, especially those who may have dropped out of school.

The Corporate Parents meeting reviewed the success of care leavers in accessing employment, education, or training. Rural employers are encouraged to get in touch if they can provide opportunities for care leavers, especially in trades and agriculture.

Parish Liaison meeting covered several areas, including climate resilience and adaptation, street advertising and the new bus services.

I also visited Clutton depot, which gave me real insight into the work of contractor Volker Highways on road gritting, pothole repairs, road name signage, street lights, etc. Well worth a visit if there's another opportunity in the future.

Next month I will be attending the Planning Committee training session on housing sites and green/grey belt considerations to feed back to parish councils.

d To receive any reports from Councillors

JGS agreed to join Allotments, Farmborough Climate and Nature Emergency Group and Planning working groups.

DH agreed to join the Planning and Allotments working groups.

e To receive items put forward for discussion at the next meeting to be held on Tuesday 8th September 2026

None

Meeting ended: 10.15pm

Signed by Martin Carter



Chair to the Parish Council, as an accurate representation of the meeting, agreed on 8th September 2026