

Minutes of the Ordinary Meeting of Priston Parish Council

Held at 7pm on Monday 10th November 2025 in the village hall

Present: Banes Cllr Matt McCabe, Cllrs Peter Hopwood, Bruce Clarke, Helen Burns, Guy Davies, Robert Davies, John Lippiatt and Nick Keppel-Palmer, Jocelyn Nichols (Clerk) and 11 Parishioners

1. **Matters raised by parish residents:** a) A parishioner raised a concern that there are more bins and waste items left on the road for longer than a day recently – to be discussed under item 8.
b) When the Village Design Statement was published in 2018, a survey showed 87% of parishioners wished to retain a Dark Sky Village. Recently more bright lights have been shining from houses into the roads. **Action: Clerk will write an article for the Link and Loop reminding residents to reduce lighting to a minimum.**
c) A parishioner expressed support for placing double yellow lines at Priston Lane junction being discussed at item 8.
d) A Helaa Sites proposal is to be discussed at item 9. A parishioner requested that we pause and investigate the reasons for the field purchase prior to agreeing to recommend infill development as suggested by Dunkerton and Tunley Parish Council. As these houses are not included with the Local Plan consultation we do not need to respond by the deadline.
e) A parishioner is concerned about the lack of parking in Priston, and the increase in length of the white or double yellow lines at the Priston Lane junction will make this worse as 10 houses need to park on the road (it would help if those with drives used these instead of the road where possible). We will discuss options at item 8, as we cannot ignore the danger caused by lack of visibility. B&NES Highways team are looking into the Police report following the recent accident.
2. **Apologies:** B&NES Councillor Fiona Gourley
3. **Minutes:** The minutes of the ordinary meeting on 1st September 2025 and those of the Local Plan Consultation meeting on 1st November were approved and signed.
4. **Matters Arising:** a) The dog bin has been placed on the bridleway, by the cricket club lower gate by Guy. Grateful thanks were expressed to David Hassard who has volunteered to empty the bin.
b) Peter Brookes has agreed to install the key box near, but not on, the hall.
c) Complying with AGAR assertion 10 will be discussed in the Chair's report.
d) Robert has read the NALC planning advice and reported back. **Action: Our checklist needs updating at next meeting.**
e) Peter has produced a list projecting the likely costs for defibrillators and bleed kits and when they are due. Training in 2025/26 will cost £500, in 2026/27 the costs will be about £1,175 including training and 2 way radios. In 2027/28 we need to budget £1,200. Hopefully the Resilience Day on 20 November will provide ideas of possible ways to fund these costs.
f) The white lines at the top of Mill lane and where the road to the mill meets Marksbury lane have been repainted.
g) The residents at 4 Hill View have confirmed that the outbuilding is already a bedroom and has not changed use.
h) Stephan Chiffers has confirmed that he will action the blocked ditch on Priston Hill.
i) John has asked Martin about the brambles at the Lammasfield gate, and he is leaving the gate open.
j) Helen wrote an article for the Link to remind all about the dangers of fires.

5. **Chair's Report:** a) Thanks and congratulations were expressed to Steve Lawton for a very successful Remembrance Sunday celebration.
b) Richard Bottle has been working with the Chair and Clerk on the new AGAR assertion 10 and has written a very helpful report. We currently back up records on a memory stick and also automatically onto the Cloud, so can answer the auditor's concern that our records are secure. Our current parish clerk email and website do meet the AGAR requirements, but it is advised that Councillors should keep separate emails for council business to protect their personal information from Freedom of Information and Data Protection requests. The Chair and Clerk have attended training on Freedom of Information and Data Protection, and all Councillors should also receive training. ALCA are negotiating a cheaper training alternative for Councils like ours with small precepts.
c) Steve Lawton is organising a Portland marble plaque to commemorate the 4 Priston soldiers who died in the 1st World War, and has received permission from the wall owner to erect it above the drinking trough. **Action: Guy will ask whether the village hall could contribute to the cost, and the Clerk will compose an article for the Link asking if people would be interested in contributing to the cost and the Parish Council will pay the £1,000 invoice.** Parishioners felt that the Saturday Café would be willing to contribute.
d) Bath Movement Strategy Consultation closes on 28th November. It was noted that there is a 7% increase in cars nationally year on year, and we need to encourage other modes of travel to and around Bath. **Action: Nick will respond to the consultation on behalf of the Parish Council,**
6. **Financial Report for the financial year 1st April 2025 to 31st March 2026 and draft budget for 2026/27:** The Parish Council had £9,536.54 in the bank on 1st November including £1,623.82 CIL money. The expenditure from 1st September to 1st November was £1,568.69 including 1 CIL item of a Defibrillator case for Wilmington. If we spend in line with our budget, we should carry forward £4,886 to next year.
Councillors agreed to request another 12% increase to the precept in 2026/7 to work towards a carry forward of 6 months expenditure, as Employer National Insurance costs and having to pay for our Elections as well as inflation and training for Councillors have increased our projected expenditure.
7. **B&NES Local Plan Consultation:** Robert has circulated a suggested response document following our meeting on 1st November. Nick agreed to send this letter on behalf of the Parish Council as a Statutory Consultee. All to send any suggested amendments to him by Wednesday. All Councillors will individually respond and will share their responses.
8. **Roads and Highways:** John, Bruce and Helen met Matt and Stephan Chiffers on site to consider extending the white line at Priston (Watery) Lane to make visibility greater. It was agreed that some drive too fast through the village. **Action: Clerk will chase whether we can have 20mph signs again.** Various options for increasing visibility were discussed, such as removing the triangle and creating a T junction. Councillors unanimously voted for double yellow lines to be painted where the white line is currently, plus to the disabled bay. **Action: Clerk will write to inform Stephan Chiffers.** We will discuss parking at our next meeting.
Action: Clerk will write an article for the Loop and Link asking residents to adhere to the B&NES policy on moving bins from the roadside promptly, and not leaving waste and garden clippings on the road.

9. **Planning:** Other than the Biodiversity plan supplied for the Glamping Pods being rejected there has been no movement on all outstanding planning issues.
It was agreed that we need more information before supporting the suggestion of Dunkerton and Tunley Council that houses could be built infilling Blind Lane. **Action: Clerk will investigate the recent field purchase, ask George Blanchard for any information, and write to Dunkerton and Tunley Council.**
10. **Flooding:** An issue with more building at the top of Priston Lane is that the field floods already and the water finds it's way down the Lane, this would be made worse by building there. As usual for this time of year, there are lots of leaves blocking drains.
11. **To report on the Climate and Ecological Emergency:** Nothing to report.
12. **To report on footpaths:** Thanks to Guy for erecting the dog poo bin.
13. **To report on external meetings and agree attendance at future meetings:** The Clerk will attend the Bathavon Forum on 19th November. Peter, Helen and John Cameron are attending the Community Resilience Day on 20th November.
14. **Date of next Meeting** –Monday 19th January 2026 7pm in the village hall.

Signed:Date:

JN 11/11/25