Minutes of the Ordinary Meeting of Priston Parish Council
Held at 7pm on Monday 9th November 2026 in the village hall

Present: Cllrs Bruce Clarke (Chair), Peter Hopwood, Helen Burns, Guy Davies, Robert Davies, Nick Keppel-Palmer and John Lippiatt, Rebecca Landon (Clerk) and 5 Parishioners

1. **Matters raised by parish residents:** All were welcomed to the meeting. No new issues were raised, see item 8 below for an issue raised by a resident prior to the meeting.
2. **Apologies:** B&NES Cllr Matt McCabe, B&NES Cllr Fiona Gourley, Cllr John Lippiatt

   Comments from Cllr Gourley:

   - I found the Priston showing of the People's Emergency Briefing valuable if concerning. As was intended. It was good to see such a strong turnout, and to meet familiar faces as well as people who don't usually come to the Annual Parish Meeting. I am very impressed by Priston's preparedness.
   - I submitted a Local Plan objection on behalf of Bathavon South Ward, covering the impact on villages not threatened with major developments but needing mitigations, plus the need for small & affordable developments of starter & downsize cottages in our communities.
   - Most road investment schemes in Bath should stop by the Xmas market – many people have complained about road works! The aim is to make highways safer for pedestrians & cyclists and provide better bus priority. This should reduce congestion (Bath is one of the most congested cities in the country) by giving more residents a real choice not to drive, whilst leaving space for those who don't have an option. There have been some delays over the summer, with the heat and a contractor going bust. So, it's a bit of a race to get them all finished in time. Some emergency and Utilities works will inevitably continue, particularly whilst the weather holds.

3. **Declarations of interest:** None

4. **Minutes:** The minutes of the ordinary meeting on 7th September 2026 and the extraordinary meeting held on 26th October 2026 were approved and signed.

5. **Actions from previous meetings:**
   a. Cllr Burns to continue to liaise with relevant parishioners regarding the hedge next to Mead Cottage, a resident on behalf of the Parish Council will source hedging, volunteers will be arranged to plant the hedge in the Autumn: Will need a team to help plant, and will need plastic sleeves - offer from a parishioner to provide these. Donation requested. **Action: Cllr Burns to provide relevant updates.**
   b. Cllr Lippiatt to clear the ditch at the bend on Priston Lane and at the double dipper: **Action remains.**
   c. Cllr Burns to contact 'Fix My Street' for painted 20mph roundels for Watery Lane: Done.
   d. Clerk to renew insurance with Zurich: Done.

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e. Clerk to set up a bank account with Unity Trust and move banking across: Paperwork done, waiting for approval from Unity Trust.
f. Cllr Burns to report the holes at the junction with Marksbury Lane to Fix My Street: Reported this, some were fixed, some were not. **Action: Cllr Burns to report the remaining holes.**
g. Cllr R Davies to draft a response to the appeal for glamping pods at Pressbarrow Farm for the Parish Council to approve: Done.
h. Clerk and Chair to arrange an extraordinary meeting of Priston Parish Council to discuss their response to the Draft Local Plan: Meeting took place on 26th October, response submitted.
i. Cllr Burns to write an article for the Link regarding cleaning debris from drains to prevent flooding: Done. Resulted in lots of activity in certain parts of the village. **Action: Cllr Burns to write another article to remind parishioners that this needs to continue while debris is still accumulating.**
j. Cllr Keppel-Palmer to share details regarding the Asian yellow-legged hornet with parishioners: Done.
k. Cllr Burns to inform affected residents of the footpath closures between Rockhill and Tunley: Parishioners already aware. Sign has been placed on gate of bridleway. Clerk will put one up if needed.
l. Clerk to research cost of another dog poo bin: £236.99 for the same again from Glasdon online, including delivery fee (£12.50) and VAT (£39.50). £347 before postage for similar from Roadware, £274 from Kingfisher. Council feel another should not be purchased until there is a group of villagers willing to empty them.
m. Cllr G Davies to fix the dog poo bin by the bridleway to a wooden post: **Action remains.**
n. Cllr R Davies submitted the response from Priston Parish Council to the draft local plan and confirmation of receipt were received.

6. Chair's Report:

Chair raised the Community Awards from B&NES. **Action: Clerk to arrange for a Loop to be sent out encouraging residents to vote.**

Chair would like to thank everybody who took part in the Remembrance Service, particularly Steve Lawton and Claire Lawton.

7. Clerk's Report:

a. The Parish Council voted to approve a new Complaints Procedure, pending minor changes, which will be available on the Parish Council website.
b. Clerk has written an article for the Link, and will update the Parish Council website and the Welcome Pack information about the council. **Action: Clerk's article to go in the January edition of the Link.**
c. The Parish Council had £10,318.55 in the bank on 31st October, including £1,122.04 CIL money. We received the remaining £4,910 precept, and the expenditure during this time period was £1,503.17. If we spend in line with our budget, we should carry forward £5,937.59 to next year excluding CIL. CIL money lasts five years. New CIL payment may be incoming. **Action: Clerk to find out when CIL expires. Action: All Cllrs to email the Clerk with any items that might need to be added to the 2027-28 budget.**

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8. **Suggestions from a parishioner regarding public engagement and communication:** Councillors acknowledged the resident's suggestions but expressed concerns that many would be too formal, resource-intensive or impractical for a voluntary Parish Council, which must retain responsibility for investigating issues and making decisions within its existing protocols. They emphasised that councillors are elected to represent parishioners, are accessible to residents, and welcome public participation at meetings, while noting that formal sub-groups and additional consultation processes could hinder their work. The Council agreed to consider the suggestions and recognised the importance of improving communication and engagement, including through updates to the website and Welcome Pack, while wishing to retain an informal, community-focused approach. **Action: Clerk to draft a response. Clerk will check that the Link article, the Welcome Pack and the Council website covers the requests for information covered in the email.**

9. **The Priston Community Emergency Plan:** Cllr Burns and Cllr Hopwood are in charge of emergency response should there be an incident. John Cameron has been guiding us on this with his background on emergency response. He has now resigned, and we would like to thank him for his work. **Action: Clerk to send a thank you card.** The Emergency Plan is being developed, with Steve Lawton offering advice, and arrangements being considered for emergency water supplies, shelter and equipment such as fold-up beds and a stretcher. Once finalised, the plan will be shared with parishioners through the Link, website and potentially the Annual Parish Meeting. The Parish Council voted to make a contribution of £200 from CIL money to St John's Ambulance who are providing First Aid training.

10. **CCTV in domestic properties and relevant GDPR rules:** Parishioners have expressed concerns about cameras being pointed into the street from a few properties in the village. Parish Council cannot intervene where parishioners are worried about data or data privacy, but can clarify roles and responsibilities. If a camera captures beyond property boundary, the owner of the camera becomes a data controller with the relevant responsibilities. People in village may not be aware of these responsibilities. **Action: Cllr Keppel-Palmer to write an article regarding CCTV in domestic properties and the relevant GDPR responsibilities for the January Link and Clerk to add a sentence about it to the Welcome Pack.**

11. **Planning:**
    a. Wessex Water responded to questions from the Parish Council regarding the sewage works (see Appendix A). The Parish Council will consider raising sewage as a concern in future planning applications.

12. **Flooding:** Wet weather due next week. May be run-off from the fields.

13. **Climate and Ecological Emergency:**
    a. The Parish Council voted to donate £50 to More Trees BANES who are proving hedge trees for the new hedge by Mead Cottage. Councillors voted unanimously to donate £50 to More Trees BANES.
    b. **Action: Cllr Clarke to draft piece for Welcome Pack re oil purchasing.**

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14. **Footpaths:** Issues at stile past sewage farm, lock on wrong side. Engineers will be coming to sort this out. Until then, Cllr Burns has the code to the locks. **Action: Cllr Burns will investigate a fallen tree on the path to Inglesbatch, and litter and fly-tipping between Inglesbatch and Wilmington.**

15. **Roads and highways:**

    a. Road closures on Watery Lane. It was raised that B&NES should be trying to minimise disruption by working with the utilities companies to coordinate closures.

16. **External meetings:**

    a. Parish Liaison – 21st October at 6.30pm – attended by Cllr R Davies and the Clerk. Next Parish Liaison meeting date not yet confirmed.

    b. B&NES Emergency Planning meeting – 16th November at 2pm online via Teams – Cllr Burns will see if she can attend.

17. **Meeting dates:** Meeting dates for 2027 were agreed (Appendix C).

18. **Any other business:**

    a. Elections take place in May. **Action: For all Cllrs to consider if they will stand for election.**

19. **Date of next meeting:** Monday 11th January 2027 at 7pm.

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Appendix A: Response from Wessex Water

From: **Environment** env.info@wessexwater.co.uk
Received: 15th October 2026
Thank you for your email of the 20 August 2026, in which you requested:

- Priston Parish Council requests environmental information concerning the sewage treatment works and public sewerage network serving Priston.

This request is made under the Environmental Information Regulations 2004.
The information is required to enable the Parish Council to understand the present capacity and performance of the sewerage infrastructure serving the parish and the implications for existing and proposed development.
Please provide the following information:

1. Priston Sewage Treatment Works
    a. The design treatment capacity of the works, expressed where applicable in population equivalent and/or hydraulic flow.
    b. The current permitted or consented discharge and flow limits.
    c. The design capacity of the works when originally commissioned and details of any subsequent upgrades or modifications.
2. Current loading and available capacity
    a. The most recent available assessment of the population equivalent currently served.
    b. The average and peak daily flows received by the works.
    c. Wessex Water's current assessment of the remaining spare treatment and hydraulic capacity.
    d. Whether the works are currently operating close to, or beyond, their design or permitted capacity.
3. Sewer network
    a. The capacity of the principal public foul sewer serving Priston.
    b. Any known hydraulic restrictions, bottlenecks or capacity constraints in the network.
    c. Any records indicating sewer surcharge, flooding or other capacity-related problems.
4. Storm overflows and discharges
    a. The number and duration of storm overflow discharges associated with the Priston system for each of the last five calendar years, where such information is held.
    b. Details of any other bypasses, untreated sewage discharges or pollution incidents associated with the works during that period.
    c. Any information concerning environmental impacts arising from those discharges.
5. Future development
    a. Wessex Water's current assessment of whether the existing Priston sewerage system and treatment works have sufficient capacity to accommodate additional residential development.
    b. If additional development cannot be accommodated within existing capacity, please state the additional number of dwellings that Wessex Water considers could be served without infrastructure improvement.
    c. Please identify any infrastructure improvements that Wessex Water considers necessary to accommodate further development.

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6. Planned investment

    a. Details of any planned or proposed upgrade to the Priston sewage treatment works or sewer network.

    b. The nature and approximate cost of any such works, where held.

    c. Any anticipated timetable for such works.

    d. Whether Wessex Water has identified Priston as requiring investment because of capacity, environmental or compliance issues.

7. Planning correspondence

    a. Copies of correspondence, reports, assessments or technical advice held by Wessex Water concerning the sewerage capacity of Priston in relation to proposed or potential development.

    b. In particular, copies of any correspondence with Bath & North East Somerset Council concerning the capacity of the Priston sewerage system and the ability of the system to accommodate additional housing.

8. Formal position
   Please provide Wessex Water's current written position on whether additional housing in Priston can be connected to and adequately served by the existing public sewerage infrastructure without unacceptable adverse effects on the operation of the sewerage system or the environment.

To answer your questions in turn:

1. Priston Sewage Treatment Works

a. The design capacity of Priston Water Recycling Centre (WRC, formerly STW) is 191 Population equivalent (PE). PE is comprised of many components and used in line with both Ofwat and Environment Agency (EA) reporting methodologies.

Design capacities are provided based on Biological Oxygen Demand (BOD), on the basis 1 PE = 60gBOD5/day, although some sites may have different design capacities for other parameters that we are permitted for (e.g. ammonia).
Whilst we have provided design capacities for all WRCs, we do not necessarily have design capacity information for many of our smaller sites, and in particular those serving less than 250PE. The value stated above is based on a performance assessment. In the absence of detailed calculations, we consider the stated design capacity to generally be an under-estimate of its actual capacity. If, or when, this value is exceeded we would re-review performance most likely leading to a subsequent uplifting of the stated value rather than treatment upgrades.

b. Priston WRC has a descriptive discharge permit which states "The works shall be operated and the effluent shall be treated in a manner which, so far as reasonably practicable, minimises the polluting effects of the Discharge made from the works on controlled waters." Under this permit, the site has maximum limits of Dry Weather Flow (DWF) = 40m3/day and Maximum Population Served = 250 PE. Once the site exceeds either limit, the Environmental Agency (EA) will require a permit review.

c. We do not hold the original design capacity information for this site. In 2000-2005 we upgraded the site with a new primary settlement tank and tertiary reed bed, as agreed with the EA.

2. Current loading and available capacity

a. The most recent assessment is 179 PE served as of 2025-2026.

b. The average daily flows for this site are 0.82 litres per second (l/s) and the peak daily flows are 4.0l/s

c. Whilst the site is currently performing sufficiently, we routinely assess its performance.

d. The site is approaching its permitted capacity.

3. Sewer network

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a. The principal foul sewer serving Priston is 150mm in diameter. The sewer network along Priston Road is able to convey flows up to 14l/s. As the topography flattens towards the WRC, the sewer gradient reduces in order to maintain adequate depth below ground level. The change in gradient reduces the conveyance capacity of the sewer to 7l/s and, during dry weather conditions when flows are low, can lead to the accumulation of sediment and debris, increasing the risk of blockages. Whilst these blockages are often flushed through during storm events when flows increase, some require operational intervention to restore capacity and maintain service performance. This risk is managed by cleaning these lengths with high pressure water jetting every six months, last completed 22 June 2026. Furthermore, in March 2026 a level sensor was installed in the sewer network to help us to detect any blockages early and attend to restore normal flows before any customer impact occurs (for example flooding or restricted toilet use).

b. The sewer system is considered to have adequate capacity and that is borne out in our incident data; we have no recent records to suggest a lack of hydraulic capacity. One restricted toilet use incident from 2008 was attributed to inadequate hydraulic capacity but since this has not reoccurred, despite some intense rainfall events in recent years, we consider the 2008 report to be an exception. However, the gradient of the last few lengths of sewer pipework leading to the WRC is a little flat as discussed above, which slightly increases the risk of blockages forming.

c. We have a number of records indicating sewer surcharge and flooding. In nearly all cases the identified root cause was a blockage in the sewer network or at the WRC; we have only one historical record of surcharge attributed to a lack of hydraulic capacity, noted above. No flooding incidents have been attributed to a lack of hydraulic capacity.

4. Storm overflows and discharges

a. There are no combined sewer overflows (CSOs) on the Priston network, and Priston WRC does not have a permitted storm overflow. We therefore have no storm overflow discharges associated with the Priston system.

b. There have been no pollution incidents associated with Priston WRC between 2021 and 2026.

c. There have been no discharges from the Priston network, therefore no environmental impacts have been recorded.

5. Future development

a. Priston WRC is approaching its permitted capacity, and we expect upgrades will be required.

b. As noted in our response to question 1, we do not hold design capacity information for all of our smaller sites, and in particular those serving less than 250 PE. The value stated above is based on a performance assessment. As much as possible, theoretical design capacities are adjusted / calibrated using actual sample data, and process performance information.

c. Once the site exceeds either its DWF or PE limit, the EA will require a permit review. The extents of any improvements would be dependent on current site performance, the scale and phasing of any development, and any permit changes.

6. Planned investment

a. We have no current upgrades planned for Priston WRC.

b. Please refer to our response to question 6a.

c. refer to our response to question 6a.

d. Priston WRC has been identified for possible upgrades, related to future capacity issues. We are currently developing our latest Drainage and Wastewater Management Plan (Drainage and Wastewater Management Plan | Wessex Water). Through this, we will do a further review, to inform possible upgrades if needed.

7. Planning correspondence

a. We have no records of any correspondence concerning the sewerage capacity of Priston in relation to proposed or potential development.

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b. We have no records of any correspondence with Bath & North East Somerset Council concerning the capacity of the Priston sewerage system. Wessex Water is a non-statutory consultee in the planning process.

8. Formal position

Wessex Water is a non-statutory consultee in the planning process. Wessex Water do not have capacity appraisal and improvement schemes readily prepared for sites that do not have current planning permission. When planning permission is granted, our Planning Liaison team review each proposed development on an individual basis to assess impacts on the existing network and where necessary, plan and implement reinforcement work to accommodate said flows. We also review unitary development plans and where significant development is identified we will take account of that in our business planning process, which sets out our investment programme.

We recognise the vital role that water companies have in facilitating sustainable growth, through the provision of water and wastewater services to household and non-household (i.e. business) customers. This includes providing network connections for new development, maintaining network capacity with resilience measures, including in relation to population growth and climate change, providing water resources and waste recycling with process capacity, service quality in developer services markets including to support decarbonisation of the grid and wider net zero ambitions, and environmental protection and nature restoration. We are committed to playing a critical role that goes beyond providing an essential public service well.

If I can be of any further assistance, or if you have any questions or queries, please do not hesitate to contact us via env.info@wessexwater.co.uk.

We have dealt with your request for information under the requirements of the Environmental Information Regulations 2004. If you are dissatisfied with the handling of your request for environmental information, you may request an internal review. Internal review requests should be submitted within 40 working days of the date of this response and should be addressed to env.info@wessexwater.co.uk.

If you are dissatisfied with the outcome of the internal review, you may apply without charge to the Information Commission, who will consider whether we have complied with our obligations under the Environmental Information Regulations and who will require us to remedy any problems. You can find out more about how to do this and about the EIRs in general on the Information Commission's website at www.ico.org.uk. Complaints to the Information Commission may be made via the "report a concern" section of the Information Commission's website.

Yours sincerely

Ruth Steinhausen
Compliance Administrator

Wessex Water
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