

MONKTON COMBE PARISH COUNCIL

**Draft Minutes of the Parish Council Meeting
Held in the Village Hall on 21st July 2014 at 7.30pm**

Parish Council Members Present: Cllr Gavin Douglas, Cllr Lyn Alvis, Cllr Des Wighton, Cllr Ross Buchanan, Cllr Ann Stewart, Cllr Simon Call, Mr. Geoff Davis - Clerk

Others Present: Sue Delfont, Sandie Moore

1 **220 To receive apologies for absence – None**

2 **221 Declarations of interest and dispensations – None.**

3 **222 Confidential Matters - None**

223 14/02574/NACOU - Parcel 9876, Summer Lane, Monkton Combe, Bath, BA2 7EX

Sue Delfont and Sandie Moore addressed the meeting highlighting their concerns that this planning application had been approved without any consultation. It was explained that this was granted under a General Permitted Development Order and so no consultation was needed. The Parish Council is nonetheless extremely surprised at this application and permission and will monitor it closely for further developments. The Parish Council will write to our Member of Parliament to highlight this anomalous change of use.

4 **224 Minutes of Annual Parish meeting held on 8th May 2014** approved and signed by the Chairman.

The matter of Hosting the Beau Street Hoard road show was discussed. Cllr Simon Call will discuss this with Monkton Combe school. If they do not wish to host this event the Parish Council will promote the event in South Stoke.

5 **225 Minutes of Annual Parish Council meeting held on 8th May 2014** approved and signed by the Chairman.

6 **226 Matters Arising from Annual Audit and Return.** Asset Register and treatment of assets, and Risk assessment and review of Insured Risks.

The Clerk reported that the new insurance cover with Aviva provided much more comprehensive cover at a reduced cost, but that the Village Car Park and walls and Lock-Up remained without any cover. The Parish Council will discuss cover for the Car park with the Village Hall Management committee, and the clerk was asked to seek advice from English Heritage on how to manage any risks to the Lock Up.

7 **227 Financial Matters** The RFO Report was received and noted.

Payments made as standing payments or approved at the previous meeting:

01/05/2014	915a	Ian Croker	Village cleaning	243.82
15/05/2014	916	SLCC	MCPC contribution to Membership 2014-	43.29
15/05/2014	917	PCC for Avon & Somerset	N'hood Watch Signs	29.00
29/05/2014	918	Mr. G. Davis	Parish Clerk 27/4 - 31/5/14	202.20
01/06/2014	919	Broker Network Ltd	Parish Council Insurance	265.00
01/06/2014	920	Jeff Avis	Vegetation Clearance works 29/4 to	75.00
01/06/2014	921	Lyn Alvis	Expenses - Petrol Ian Croker	6.60
01/06/2014	921a	Ian Croker	Village cleaning	243.82
22/06/2014	922	Grant Thornton UK LLP	Annual Return & Audit Fee	120.00
22/06/2014	923	Peter Duppa-Miller	Internal Audit Fee	100.00
22/06/2014	924	Keynsham Welding	Playground Railings	2050.00
26/06/2014	925	Mr. G. Davis	Parish Clerk 1/6 - 28/6/14	161.68
26/06/2014	926	HMRC	Qtr 1 Paye	131.20

Receipts since previous meeting:

07/05/2014	2	B&NES	Village Cleaning - April	253.67
21/05/2014	3	B&NES	Village Cleaning - May	253.67
18/06/2014	4	B&NES	Village Cleaning - June	253.67

Bank Balances as at 30.06.2014

Current	£4787.45	Bath Building Society	£8,000.86
		Bath Building Society (Miss Davis)	£12,306.65

Payments for Approval

01/07/2014	926a	Ian Croker	Village cleaning	243.82
21/07/2014	927	Jeff Avis	Vegetation Clearance works 01/6 to	75.00
21/07/2014	928	Tim Moxham	Grass Area Village Playground	186.00
21/07/2014	929	CPRE	Membership Renewal 2014-15	36.00
24/07/2014	930	Mr. G. Davis	Parish Clerk 29/6 - 26/7/14	161.68

Approved and signed Monday 8th September 2014 Chairman

8 **Parish Matters and Works**

228 To adopt the General Power of Competence

The clerk summarised the reasons why the Parish Council should adopt this power and how it removes the problems with Section 137 restrictions. The following motion was proposed by Cllr Ross Buchanan, seconded by Cllr Des Wighton and carried unanimously.

The Parish Council resolves from 21st July 2014, until the next relevant Annual Meeting of the Council, that having met the conditions of eligibility as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence)(Prescribed Conditions) Order 2012, to adopt the General Power of Competence.

229 Review of Parish Sweepers and Clerks Pay – The Parish Council agreed that the National Pay Award of 1% should be applied to the clerks pay, and that the incremental point due for a qualified clerk should also be applied. The remuneration for Parish Cleaning should be increased to the level of receipts from B&NES Council.

230 Parish Councillors' Individual Responsibilities – Responsibilities as discussed where every councillor has responsibility for Planning was agreed. Cllr Simon Call will have responsibility for Road Safety, Broadband, and School Liaison. Cllr Ann Stewart will have responsibility for Church liaison, Footpaths and Bridleways Rights of Access and Stiles, and Hedgerows and Verges. Cllr Des Wighton will continue to take responsibility for Planning Policy and the Parish Plan.

231 Parish Councillor Vacancy – The remaining vacancy remains to be filled by co-option.

232 Two Tunnels Sound-Store device & Geology Board – Now that the project is complete the surplus funds are to be returned to B&NES and re-allocated to provide the deer-gates to restrict access to cyclists to the unsuitable footpaths at Tucking Mill. The clerk and Cllr Ann Stewart will progress this.

233 Repairs to Village Lockup – The work to the door has not been carried out by Nimbus Conservation as agreed with the liquidator. Cllr Des Wighton is obtaining a quotation from another supplier, and a settlement will be agreed with the liquidator when the cost for the work is known.

234 Broadband Improvements for Monkton Combe – No further progress to report.

235 Neighbourhood Watch – The notices will be put up shortly.

236 Playground Inspections and Maintenance – All works are now complete and the grass has been re-laid.

237 Historic Documents – Cllr. Des Wighton will collect these from Peter Bossom where they are currently.

9 **Planning**

238 Core Strategy - The Inspector has now published his final report. This was accepted by B&NES Cabinet at a meeting on 10th July. The Core Strategy was then adopted by B&NES Full Council at their following meeting on 10th July. The inspectors report approved the amendment that made provision for the development of 300 homes on the South Stoke Plateau, and hence the Core Strategy was adopted with this amendment in place.

239 Place-Making Plan - The Parish Council has provided the further information and detail relating to natural or built environment assets, and Green Infra-Structure Assessment. The Parish Council has registered its interest in participating in the Housing Development Boundary Review and will take an active part in this. The Parish Council will continue to be involved with Placemaking Plan Process and will submit the further responses required by 11th August.

Applications Received - None

240 Planning Decisions by B&NES

1402340/VAR - Ralph Allen School, Claverton Down Road, Claverton Down, Bath, BA2 7AD

Variation of condition 1 of application 13/03601/VAR to extend the approval period granted for the temporary site access (Variation of condition 1 of application 12/03728/FUL to extend the approval period granted for the temporary site access (Provision of a temporary site access across an existing footpath during the construction of the Applied Learning Centre.)) - **PERMIT**

14/02574/NACOU - Parcel 9876, Summer Lane, Monkton Combe, Bath, BA2 7EX

Change of use of agricultural building to hotel (Use Class C1) – **PERMITTED DEVELOPMENT**. This application was served as a Notification of Change of Use under the General Permitted Development Order Oct 2013.

Decisions Pending

241 13/01737/LBA – Combe Grange, Shaft Road, Monkton Combe, Bath - Internal alterations for works to restore and refurbish existing fire places and surrounds. NO OBJECTION. Decision date 21/08/2013

242 ENFORCEMENT UPDATE

14/00302/ENF The Stables, Waterhouse Lane, Monkton Combe, Wilts – Wiltshire Planning Enforcement have written to the Landowners. The current position is that the landowners have the right to submit a planning application for the retention of the unauthorised buildings and in the event that permission is refused then formal enforcement action will be considered. In the event that no such planning applications are submitted then the Council will consider formal enforcement action.

243 Other Planning Matters to Report

Scrap yard at Monkton Combe by maintenance car park. It was reported that this activity will cease by November at the latest. The Parish Council will continue to monitor this matter.

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Highways and Footpaths

244 Mill Lane Access Issues and White Line – The white line has now been painted to prevent inappropriate parking.

245 Road Closures – Work has commenced on the repairs to the B3110 at Midford.

246 Variable Message Sign – A36 – The Parish Council has responded to the consultation document and awaits the outcome.

247 Rural 20 mph speed limit programme – The Parish Council has requested inclusion in the programme, with 20mph limits placed on Tucking Mill Lane, Summer Lane, and Shaft Road.

248 Combe Down Tunnel to Tucking Mill Viaduct – Cllr Ann Stewart will discuss the link between the footpaths with Ward Councillor Gitte Dawson.

249 Brassknocker crossroads – Site meetings have taken place with B&NES Highways. There has been no response following this and the chairman will progress the matter.

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Reports

250 VPA, Bath Preservation Trust & any other Meetings – It was reported from the VPA the implementation of the change of policy on canal boats, and the response to the A36/A46 link to which the VPA objects.

251 Parishes Liaison Meeting – The clerk reported the main points arising from this meeting

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Correspondence Received

252 B&NES Licensing Policy Consultation – The council does not wish to respond.

253 B&NES Street Trading Policy Consultation – The council does not wish to respond.

254 Great Western Air Ambulance – Request for Grant – The Council is unable to assist.

255 Correspondence with Di Franks Re: website – It has been reported to the Parish Council by former clerk of the council, Di Franks that the statement within the minutes of the meeting of 20th January 2014 (6, 131 – Website – third sentence) is incorrect. The chairman of this Parish Council has apologised to Di Franks for this error and understands that she did not have concerns at the creation of a compliant website in addition to her own 'Village Website'. However, she was concerned that there was a lack of liaison at the time, both concerning the creation of this new website and the supply of other information to her for her own website. This Parish council apologises for this oversight and would like to again record appreciation for her continuing work over many years in respect of her own 'Village Website'.

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Other matters to report

256 Disturbance and Antisocial behaviour at Tucking Mill – Improvements to the fencing on the Viaduct have been carried out. Other works are planned based on ecological assessments. Provision of Deer gates is ongoing.

257 Running Relish Races through Parish Sept 28th 2014 – The Parish Council expresses its concern with the route through Tucking Mill. This route should be avoided and the main exit from the cycle path used instead.

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Date Of Next Meeting

258 Parish Council Meeting – Monday 8th September 2014 at 7:30 p.m. in the Village Hall

The following future meeting dates were agreed:-

Parish Council Meetings:- Monday 17th November 2014, Monday 19th January 2015, Monday 16th March 2015

Annual Parish Meeting:- Monday 20th April 2015

Annual Parish Council Meeting:- Monday 18th May

The Meeting closed at 22:05