

MONKTON COMBE PARISH COUNCIL

**Draft Minutes of the Parish Council Meeting
Held in the Village Hall on 11th September 2017 at 7.30pm**

		Parish Council Members Present: Cllr Lyn Alvis, Cllr Ross Buchanan, Cllr Simon Call, Cllr, Gavin Douglas, Cllr Ann Stewart, Cllr. Mike Wareham, Cllr Des Wighton, and Mr. Geoff Davis – Clerk.	
1	853	To receive apologies for absence: None	
2	854	Declarations of interest and dispensations – None.	
3	855	Confidential Matters - None	
4	856	Minutes of Parish Council meeting held 17th July 2017 were approved and signed by the Chairman.	
5		Financial Matters	
	857	RFO Report and Payments for Approval - The RFO Report was received and noted. Cllr. Gavin Douglas drew attention to the matter of the VAT Re-Claim which has yet to be done for the year to March 2017. Bank Balances as at 01.09.2017	
		Current	£10,635.19
		Bath Building Society	£3,136.88
		Bath Building Society (Miss Davis)	£12,665.29
	858	Receipts since meeting on 17th July 2017. NONE	
	859	Payments approved as standing payments or at meeting on 17th July 2017 which have now been made.	
		SO-JULY	Ian Croker
		20:41:29	Jeff Avis Gdn Svces
		13:59:15	Mr. G. Davis
		20:45:01	HMRC
		SO-AUG	Ian Croker
		DD-CPRE	CPRE
		19:23:05	Mr. G. Davis
		19:24:47	HMRC
		SO-SEPT	Ian Croker
			Village Cleaning
			253.67
			75.00
			214.12
			53.60
			253.67
			36.00
			171.38
			42.80
			253.67
6		Parish Matters and Works	
	860	Storage and Retention of Planning Documents in Village Hall – As all Planning Documents from October 2013 forwards, it was agreed that all paper planning documents held in the village hall from this date forward can be disposed of. All other Planning documents will sorted into age category and stored for subsequent review.	
	861	Parish Sweeper – Employment Matters The Parish Sweeper has completed a timesheet for August, and will now do so for each month going forward. The clerk will produce a monthly statement showing the monthly on account payments and balancing the hours worked at a pay rate of £7.92 per hour against these. Where there is an underpayment it will be made good in the month of December. The Parish Sweeper is understood to have arranged suitable public liability insurance to cover his work.	
	862	Broadband Improvements for Monkton Combe – there was no further progress to report in spite of numerous items of correspondence regarding various initiatives having been received.	
	863	Neighbourhood Watch – It was reported that a garage had been broken into and tools stolen, this being a repeat of a previous incident for the same garage. It was also reported that a van had been parked near the school building site at 4:30 a.m. and drove off at speed when noticed.	
	864	Phone Box Mill Lane – B&NES have confirmed that the refurbishment of the telephone box as a village information point and book store is an appropriate project for funding by the Community Empowerment Fund up to the £280 available. The Chair will draft a proposal for the works to be submitted as an application for the funding.	
	865	Missing Footpath - between Summer Lane and footpath BA16/1 B&NES Public Rights of Way have confirmed that the landowner will restore the footpath along the true route including gates at both end. This is expected to be completed by the end of September.	

Approved and signed Monday 13th November 2017 Chairman

7		<p>Planning <u>Applications Received</u></p> <p>866 17/07884/FUL - Land at Disused Former Great Western Railway Embankment, Midford Lane, Limpley Stoke, Wilts - Erection of a new dwelling. Monkton Combe Parish Council agreed to OBJECT to this planning application by 5 votes to 1, with one abstention on the following grounds: - The development is located within the Greenbelt and Cotswold Area of Outstanding Natural Beauty, and we do not accept the arguments put forward by the applicant are 'Very Special Circumstances' which would outweigh the harm done by such a development. Indeed the design is not considered innovative as any 'Green Credentials' are compromised by the shielded North facing site. The argument of substantial improvement and management of the land is considered extremely poor, as it suggests that poor management of the land will continue unless the development is permitted. Likewise, improved parking and facilities for the fishing club and neighbours would in no way be dependent upon the building of a new dwelling. As with the previous application 16/07734/FUL the argument of historic use cannot be accepted as the site has long since returned to nature, and to designate it otherwise would set a dangerous precedent for numerous miles of railway embankment and canal bed which run through our Parish and across the country. We accordingly ask that Wiltshire Planning Authority REFUSE this application. If the applicant is then minded to appeal the decision the matter can then be decided by the Planning Inspectorate or Judicial Review, thereby allowing a full examination of these most serious planning issues pertaining to this application.</p> <p>867 16/05548/MINW - Upper Lawn Quarry, St Winifred's Drive, Combe Down, Bath, BA2 7HR - Extension to quarry. The application has been revised to include provision for replacement allotments. The Parish Council ask B&NES Planning Authority to resolve this issue. We support this historic quarrying business and proposal and consider that wholly reasonable provision for replacement allotments has been made.</p> <p>868 <u>PLANNING DECISIONS by B&NES & WILTSHIRE</u> 17/01877/FUL - Combe Hill House, Brassknocker Hill, Monkton Combe, Bath BA2 7HU - Installation of a 5.2kWp Solar Photovoltaic Array situated in the lower Garden of Coombe Hill House. REFUSED 17/03416/FUL - Monks Retreat, Church Lane, Monkton Combe, Bath BA2 7EX - Internal and external alterations to attached barn/garage building to convert it into residential office space with internal roof upgrade, installation of aluminium frame doors, enlargement of existing window on north-east wall and creation of mezzanine storage area. PERMITTED</p> <p>869 <u>DECISIONS PENDING</u> 17/02638/FUL & 17/02639/LBA - Combe Grove Lodge, Brassknocker Hill, Monkton Combe, Bath BA2 7HU - Erection of two storey rear extension and detached double garage following demolition of existing nearby outbuilding. COMMENT ONLY 17/03290/FUL - Mulberry Cottage, Mill Lane, Monkton Combe, Bath BA2 7HD - Erection of single storey side extension and garage (revised proposal). <u>PLANNING APPEALS</u> - None</p> <p>870 <u>ENFORCEMENT UPDATE</u> 17/00324/UNDEV - Field Parcel 4385 Summer Lane Monkton Combe Bath – These works are considered to be a Permitted Development, but some concerns remain regarding the size of the holding.</p> <p>871 <u>Other Planning Matters to Report</u> – Attention was drawn to the non-completion of the works to Governors Field. Landscaping works have not been done, nor the surfacing and planting of trees, and the site remains visually unattractive. Cllr. Simon Call agreed to ask the school bursar for any comment.</p>
8	872	<p>Highways and Footpaths – It was reported that as B&NES have not been cutting hedges and verges that some of this was being done by residents.</p>
9	873 874 875	<p>Reports</p> <p>Bathavon Forum – Inaugural meeting 20th July 2017 was attended but it was reported that little was discussed or achieved.</p> <p>Parishes Liaison Meeting – The next meeting is on 26th October.</p> <p>VPA, Bath Preservation Trust & any other Meetings – A VPA/Highways meeting is due shortly, as is a BPT meeting for which district reports have been called for.</p>
10	876	<p>Correspondence Received – Electoral Review Of Bath And North East Somerset: Warding Arrangements - A review of the wards within the Parish is not relevant to Monkton Combe.</p>

11	877	Other matters to report – The chairman reported that use of the Village Hall for Parish Council meetings will now be charged for where there is exclusive use, at a rate of £20 per meeting. There is no charge where there is shared use.
12	878	Date Of Next Meetings The following dates for future meetings were agreed:- Monday 13th November 2017, Monday 8th January 2018, Monday 5th March 2018 Annual Parish Meeting: Monday April 9th 2018, Annual Parish Council Meeting: May 14th 2018 The meeting Closed at 21:34

DRAFT

Approved and signed Monday 13th November 2017 Chairman