

**MONKTON COMBE PARISH COUNCIL**

**Draft Minutes of the Parish Council Meeting  
Held in the Village Hall on 8<sup>th</sup> January 2018 at 7.30pm**

		<p><b>Parish Council Members Present:</b> 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. <b>Also Present for part:</b> Ward Cllr. Neil Butters, Simon Roper, Liz Kelly, Ian Walker (CASA Architects).</p>																																				
1	907	<b>To receive apologies for absence:</b> None																																				
2	908	<b>Declarations of interest and dispensations –</b> None.																																				
3	909	<b>Confidential Matters -</b> None																																				
4	910	<b>Minutes of Parish Council meeting held 13<sup>th</sup> November 2017</b> approved and signed by the Chairman.																																				
5	911	<p><b>Monkton Combe School Farm Development Proposals –</b> Presentation to the Council by Mr. Simon Roper.</p> <p>Mr. Simon Roper presented documents outlining proposed development of the Monkton Combe Farm site on Brassknocker Hill which have been prepared by CASA Architects. He informed the Parish Council that he wanted to do a full local consultation and seek support from the community prior to having Pre-Application discussions with B&amp;NES Planners. He has supplied copies of the proposals to all Neighbours and the Parish Council. Feedback to-date had raised issues of materials, the construction phase, and access. He considered that as a result of the sale of the land around the site, the buildings standing on the site were no longer related to the land, and therefore were unlikely to go back into agricultural use and were slowly deteriorating. He indicated that change of use to Kennels or Livery might be an option, but considered that conversion into a quality New Build would be the best way of preserving the Listed View in which the site sits, and that the proposals presented represented an overall reduction in building volume. He stated that only three accidents had been reported at the proposed access point, and that the proposals included funding of highways improvements and overall reduction in traffic accessing the site.</p> <p>In discussing the proposals, the Parish Council expressed the view that Trollopes Hill might be the better access point. Also, that any development within Green Belt, regardless of any merit, required ‘Very Special Circumstances’ to justify the defined harm caused.</p>																																				
6	912	<p><b>Financial Matters</b></p> <p><b>RFO Report and Payments for Approval -</b> The RFO Report was received and noted</p> <p><b>Bank Balances as at 01.11.2017</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Current</b></td> <td style="width: 20%; text-align: right;"><b>£5,649.83</b></td> <td style="width: 30%;"><b>Bath Building Society</b></td> <td style="width: 20%; text-align: right;"><b>£9,150.30</b></td> </tr> <tr> <td></td> <td></td> <td><b>Bath Building Society (Miss Davis)</b></td> <td style="text-align: right;"><b>£12,613.06</b></td> </tr> </table>	<b>Current</b>	<b>£5,649.83</b>	<b>Bath Building Society</b>	<b>£9,150.30</b>			<b>Bath Building Society (Miss Davis)</b>	<b>£12,613.06</b>																												
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	913	<p><b>Receipts since meeting on 13th November 2017. - NONE</b></p> <p><b>Payments approved as standing payments or at meeting on 13<sup>th</sup> November 2017 which have now been made.</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">10:14:57</td> <td style="width: 20%;">B&amp;NES Council</td> <td style="width: 50%;">Fence Posts for BC62/5</td> <td style="width: 20%; text-align: right;">186.72</td> </tr> <tr> <td>14:14:08</td> <td>Lyn Alvis</td> <td>Petrol Expenses - Ian Croker</td> <td style="text-align: right;">6.15</td> </tr> <tr> <td>14:15:59</td> <td>Mr. G. Davis</td> <td>Parish Clerk 29/10 - 25/11/17</td> <td style="text-align: right;">171.38</td> </tr> <tr> <td>14:17:24</td> <td>HMRC</td> <td>Month 8 Paye</td> <td style="text-align: right;">42.80</td> </tr> <tr> <td></td> <td>SO-DEC Ian Croker</td> <td>Village Cleaning</td> <td style="text-align: right;">253.67</td> </tr> <tr> <td>15:22:16</td> <td>Des Wighton</td> <td>Expenses - Lockup Door Repair</td> <td style="text-align: right;">18.88</td> </tr> <tr> <td>15:13:35</td> <td>Mr. G. Davis</td> <td>Parish Clerk 26/11 - 30/12/17</td> <td style="text-align: right;">214.12</td> </tr> <tr> <td>15:17:47</td> <td>HMRC</td> <td>Month 9 Paye</td> <td style="text-align: right;">53.60</td> </tr> <tr> <td></td> <td>SO-JAN Ian Croker</td> <td>Village Cleaning</td> <td style="text-align: right;">253.67</td> </tr> </table> <p><b>Payments for Approval at the meeting on 8th January 2018. NONE</b></p>	10:14:57	B&NES Council	Fence Posts for BC62/5	186.72	14:14:08	Lyn Alvis	Petrol Expenses - Ian Croker	6.15	14:15:59	Mr. G. Davis	Parish Clerk 29/10 - 25/11/17	171.38	14:17:24	HMRC	Month 8 Paye	42.80		SO-DEC Ian Croker	Village Cleaning	253.67	15:22:16	Des Wighton	Expenses - Lockup Door Repair	18.88	15:13:35	Mr. G. Davis	Parish Clerk 26/11 - 30/12/17	214.12	15:17:47	HMRC	Month 9 Paye	53.60		SO-JAN Ian Croker	Village Cleaning	253.67
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	914	<p><b>Budget for 2018/19 and Parish Precept</b></p> <p>The clerk presented a proposed budget for consideration and approval. The clerk also reported that there is no requirement for an External Audit next year as Income/Expenditure is less than £25,000. The Parish Council approved the budgeted £100 figure for the audit which represents an increase for the internal audit fee to cover the additional responsibility now attached to this task.</p>																																				

Approved and signed Monday 5<sup>th</sup> March 2018 ..... Chairman

7	<p><b>915</b> The Parish Council carefully reviewed each of the figures presented in the budget. It was considered that substantial Parish and Other Works would be needed in the year, and that the Parish Works budgeted expenditure should be increased from £500 to £4,500 to reflect expenditure of £1,000 to repair and re-surface the village carpark, and £3,000 to replace items of play equipment in the play park. It was also considered that the Other Works budgeted expenditure should be increased from £600 to £1,600 in order that the Parish Council would be able to provide a grant of £1,000 towards the cost of replacing the Village Hall floor.</p> <p><b>916</b> It was further resolved that whilst much of the anticipated expenditure should be met from reserves, the precept should be set at £7,268, a £1,000 increase on the previous year's precept, to meet some of this increased expenditure. This precept represents a 15% increase in the average household contribution of the Parish Council proportion of Council Tax. The motion was carried with five votes for, one against, and with one abstention.</p> <p><b>917</b> The budget was duly approved with all of the above amendments, yielding a net deficit of £2,757 for the year 2018-19.</p> <p><b>Parish Matters and Works</b></p> <p><b>918 Broadband Improvements for Monkton Combe</b> – Following the attendance of Tony Najdoski of True Speed at the previous meeting there has been much correspondence and discussion. It was reported that no significant progress has yet been achieved. Also that the Parish Newsletter recommended residents signed up for a grant, however, the process is very difficult so not many have done so.</p> <p><b>919 Neighbourhood Watch</b> – It was reported that white van that had been parked for a prolonged period in Tucking Mill lane has now moved on. It was also reported that the Co-op in Combe Down had been broken into twice very recently.</p> <p><b>920 Phone Box Mill Lane</b> – The refurbishment of the telephone box as a village information point and book store has been planned and put forward as an appropriate project for funding by the Community Empowerment Fund for the £280 available. The total project cost is £600 and this has been placed in the budget for next year.</p>
8	<p><b>Planning Applications Received</b></p> <p><b>921 17/06154/FUL - 7 Mount Pleasant, Monkton Combe, Bath BA2 7HW</b> - Erection of a timber outbuilding (Retrospective). The Parish Council has No Comment to make.</p> <p><b>922 PLANNING DECISIONS by B&amp;NES &amp; WILTSHIRE</b> <b>17/04722/LBA - 1 Brassknocker Hill Cottages, Brassknocker Hill, Monkton Combe, Bath BA2 7HU</b> - Internal and external alterations to renovate existing dwelling with the replacement of external doors, replacement of external pipe with cast iron look aluminium pipe, replacement of front roof covering and re-ordering of internal layout with removal and addition of stud walling. <b>CONSENT</b></p> <p><b>923 DECISIONS PENDING</b> <b>17/07884/FUL - Land at Disused Former Great Western Railway Embankment, Midford Lane, Limpley Stoke, Wilts</b> - Erection of a new dwelling. <b>DECISION OVERDUE - Friday 20 October, 2017</b> <b>16/05548/MINW - Upper Lawn Quarry, St Winifred's Drive, Combe Down, Bath, BA2 7HR</b> - Extension to quarry. The application has been revised to include provision for replacement allotments. <b>Target Decision Date - 28/02/2018</b></p> <p><b>924 PLANNING APPEALS - 17/00100/RF - APP/F0114/W/17/3184780 - 17/00264/FUL - Parcel 6785 Summer Lane Monkton Combe Bath</b> - Erection of a disabled accessible agricultural dwelling. - Informal Hearing 23rd January 2018 at 9.00am The Brunswick Room, The Guildhall, High Street, Bath, BA1 5AW</p> <p><b>925 ENFORCEMENT UPDATE – 17/00324/UNDEV Field Parcel 4385 Summer Lane</b> – B&amp;NES Enforcement have further investigated and have determined that the hardstanding installed on the site would not benefit from permitted development as the plot is under 0.4 hectares. In light of this the owners have indicated they will remove the hardstanding and reseed the area in the next 'seeding period'. We have given until mid spring for this to be done, a compliance check will be undertaken at the start of May and providing the hardstanding has been removed the enforcement case can be closed.</p> <p><b>Other Planning Matters to Report -NONE</b></p>
9	<p><b>926 Highways and Footpaths</b> – Obstructed Drungways – A number of issues along the Parish Drungways have been reported. Cllr Lyn Alvis will discussed the overgrown hedge with the resident. Cllr. Gavin Douglas is following up the other issues raised with the relevant land owner and B&amp;NES.</p>

10	927 928 929	<p><b>Reports</b></p> <p><b>Bathavon Forum</b> – There was nothing of significance to report from this meeting.</p> <p><b>VPA, Bath Preservation Trust &amp; any other Meetings</b> – It was reported from the VPA Highways meeting that the decision on the study of proposed improvements to the A36 was due on Monday 15<sup>th</sup> January.</p> <p><b>School Meeting</b> – It was reported that the next meeting will look at the school’s 10 year plan. It was also reported that the school was aware of the local dissatisfaction with the current state of the car park. Also that the contractor’s storage container has now been removed and that B&amp;NES Highways will resolve the matter of a Pedestrian Crossing with the construction of a pinch point in the road.</p>
11	930 931	<p><b>Correspondence Received</b></p> <p>930 Consultation on draft recommendations for ward boundaries in Bath and North East Somerset – it was reported that Monkton Combe would form part of BathAvon East, together with Claverton, South Stoke, and Bathampton. The Parish Council have no comment to make on this.</p> <p>931 The opportunity to nominate a former chairman to attend the Royal Garden Party has been received again this year. It was agreed that Gavin Douglas be nominated again. The clerk will put his name forward to the ballot.</p>
12	932	<p><b>Other matters to report</b></p> <p>932 <b>Trees Planted in Governors Field</b> – Attention has been drawn to the planting of a number of trees in Governors Field. Cllr. Simon Call will discuss this matter with the bursar and also raise it at the next school meeting.</p>
13	933	<p><b>Date Of Next Meetings</b></p> <p>The following dates for future meetings were agreed:- Monday 5th March 2018 Annual Parish Meeting: Monday April 23rd 2018 – The date of this meeting to be agreed by e-mail. Annual Parish Council Meeting: May 14th 2018</p> <p><b>The meeting Closed at 22:19</b></p>