

MONKTON COMBE PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting

Held in the Village Hall on 12th November 2012 at 7.15pm

Parish Council: Cllr Gavin Douglas (Chairman) (GD), Cllr Lyn Alvis (Vice-Chairman) (LA), Cllr Des Wighton (DW), Cllr Peter Bossom (PB), Cllr Ross Buchanan;

Others Present: Mr Ian Russell (Clerk)

Members of the public: Vic Oliver; Nicole Oliver

0 a. **Statement by Vic Oliver: Re: 12/04276/VAR; Oldfield Rugby Club**

Asked – “What is the definition of social activities?” Some activities could be very noisy. Council explained that they understand that ‘Social Activities’ refers to those involving Drink and which as such require a licence. These would be confined to indoors. Other various activities can be held outside. Council explained the conditions to Vic and Nicole. Vic also added concerns that the Club’s Development Plan foresees a possible further extension. Council confirmed that they will review any future applications as they arise.

LA **ACTION:** Council will seek clarification from B&NES as to what activities are allowed.

1 a. **TO RECEIVE APOLOGIES: NONE**

2 **DECLARATIONS OF INTEREST RE AGENDA:** PB Item 5d. MCS Appeal.
Having received a written request for Dispensation to participate, **Council voted unanimously to allow PB to stay, to contribute and to vote on the item.**

3 **MINUTES:**
a. Minutes of Ordinary Council meeting held on 17th September 2012 were approved and signed by Chairman of Council.

4 a. **Bills and Accounts Payments:**

20/09/2012	840	Noticeboard Company	New Parish noticeboard	286.19
20/09/2012	841	Cyan	Balmoral 1.5m Queen's Jubilee Bench	379.99
01/10/2012	841a	Ian Croker	village cln	243.82
18/10/2012	842	Jeff Avis	Garden Tidy	75.00
05/11/2012	843	Tom Hammond	Fit Jubilee Bench and reinstate Playground bench, dispose of old bench	140.00
28/10/2012	844	Ian Russell	Salary Oct (Month 7)	86.73
15/11/2012	845	Ian Russell	Clerk's expenses and refunds for purchases to 07-11-2012	95.73
28/11/2012	846	Ian Russell	Salary Nov (Month 8)	86.73

b. **Receipts:**

01/10/2012	259	b&nes	precept 2nd instalment	1800.00
28/09/2012	259a	Nat West Reserve accounts	interest	1.67
03/10/2012	260	b&nes	village cleaning	243.82
16/10/2012	261	Di Franks	Donation towards cost of Millennium Bridge sign	29.25

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- c. **Bank Balances as at 30.08.12**
Current £100.00
Reserve (MCPC) £9,746.62
Reserve (Miss Davis) £3,597.74 (29/06/2012)
- d. Clerk informed council that we are attempting to close the Investment accounts with Barclays, in order to open new, more accessible accounts. Letters have been written and a reply is awaited.
Clerk Action: Clerk to follow up with the bank
- 5 a. **PLANNING**
12/02577/FUL **Monkton School:** Course of old Somerset Coal Canal – change of use from Car Park to stationing 15 touring caravans for up to 7 days each year
Delegated – Decision still pending; awaiting further contact from B&NES Planning. Clerk called Geoff Webber – he said he will investigate. He called back 17/10/12 to say file has been lost. He is meeting the consultants soon to find out where it is.
CLERK Action: Clerk to follow up
- b. 12/03728/FUL **Ralph Allen School** Provision of a temporary site access across an existing footpath during the construction of the Applied Learning Centre
This has happened.
- c. 12/04276/VAR **Oldfield RFC** Variation of conditions 1 and 2 of application 11/00821/VAR (Variation of condition 3 of application 09/01859/FUL to amend the hours of use (relating to previous application for the Erection of single storey extensions and porch))
RESPONSE: sent w/b 5/11.12 'The Parish Council feel that we can happily agree to the conditions being varied from the current two nights, Tuesday and Thursday, to three nights of their choosing, and that the condition that it must be from 20:30 till 21:30 be changed to allow a start at 18:00. However we are not happy that the finishing time should be moved to 22:00 given the complaints of the neighbours.'
- d. 12/00675/FUL **MCS Planning Appeal** Provision of access road, parking and drop-off area including new permissive pedestrian and cycle route and landscaping on land off Church Lane (Resubmission) – APPEAL Submission made by MCPC – attached
12/00084/RF
Clerk ACTION: Clerk to submit response to the inspector electronically by 13th November 2012.
- e. 12/00111/FUL **Combe Grange, Shaft Road** Change of use from school dorm to private dwelling; external & internal alterations; demolition of garage and formation of new car ports, new shed; restoration of boundary walls. No council response needed.
- f. 12/04570/LBA **1 Ivy Cottages, Shaft Road** Internal & External alterations to include single storey garden room extension
12/04569/FUL Neighbours are being consulted by GD. None seem to have any concerns.
GD ACTION: GD to inform Planners that Council has no objection, subject to final neighbour responses.

6 **MATTERS ARISING FROM MINUTES OF MEETING 17TH SEPTEMBER**

- a. **Item 4.d.** New notice board is installed
- b. **Item 4.e.** New Jubilee bench seat is installed. Old bench has been moved to Children's playground. Broken bench has been disposed of.
- c. **Item 5.c. 12/02773/FUL Ralph Allen School: Erection of single storey replacement to storage and bike sheds.** Clerk wrote to Richard Stott, Officer, 24/09/2012 to enquire; 25/09/2012. Notification came through that the plans are permitted. Roofing materials are not considered to be a problem.
- d. **Item 5.d. 12/00111/FUL Combe Grange, Shaft Road.**
Clerk spoke to Jonathan Fletcher 20/09/12. He will speak to listed buildings team to make sure

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that the gateway is reinstated after works are complete. He anticipates that conditions will have been or will be attached to the consent when approved to ensure that this takes place.

- e. **Item 6.c. 11/0524/FUL 6 Southview** - GD spoke to owners. They will reinstate the field.
 - f. **Item 6.f. Satellite Dishes appearing within conservation area.**
LA has not yet spoken to the owner.
LA **ACTION:** LA will speak to owner and inform him of complaints and ask if he would either apply for planning approval or move it out of sight from the highway.
 - g. **Item 6.k. Drainage in Shaft Road**
GD has liaised with Nick Sperring. Drains in Shaft Road have been cleared, but this has not solved the problem. Other drains in the parish are also blocked.
GD **ACTION:** GD will speak again to NS to update him and to inform him of the blocked drain by the pub and also the problems in Summer Lane.
 - h. **Item 6.m.** Nick Sperring replied 25/09/2012 to confirm he will replace ASAP. Received email with drawings to say zig-zag road markings are being put in place. Concern was expressed by council that the drawings show that the zig-zags will be marked with times of operation and that these are inappropriate for the site, given the constant use of the road crossing by MCS pupils all day and evening.
GD **ACTION:** GD to discuss with NS this unique situation and what would be appropriate times of operation.
 - i. **Item 7.a. Ragwort growing in verges.** Nick Sperring replied 25/09/2012 to say he will contact George Bottin about this as he is responsible.
 - j. **Item 7.c. Church Drung overgrown and fencing deemed possibly dangerous**
GD spoke with owner and he has agreed to clear the Drung vegetation overgrowth. LA noted that the recent snow has brought a lot more vegetation down, blocking the path.
GD **ACTION:** GD to ask him to walk the drung so he can see the extent of the current problem
 - k. **Item 7.d. SusTrans site visit** - Neil Butters has invited councillors to a site visit; but this has not yet happened.
 - l. **Item 10.a. Brassknocker Hill issues** Email sent 18/09/2012; second sent on 02/10/12 to Cllr Neil Butters; no reply yet.
 - m. **Item 10.c. Millenium Bridge sign** - Sign ordered 02/10/2012 and erected; donation towards cost received from Di Franks.
 - n. **Item 11.d. Internal Auditor** - Peter Duppa-Miller replied 19/09/12 to accept.
Clerk **ACTION:** Clerk will liaise further.
 - o. **Item 11.d. Junction of A36 and Lowerstoke (road to Bradford) – no fence or barrier on right at junction. No response yet.**
Clerk **ACTION:** Clerk to liaise further
- 7 **HIGHWAYS & FOOTPATHS**
- a. Notice received of Temporary Closure of Shaft Road from 5th November for 6 weeks
- 8 **ITEMS FOR DISCUSSION**
- a. New NALC Code of Conduct for Parish and Town Councils
Approved

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- b. **New Register of Interest Form to be signed and returned with 28 days**
Clerk **ACTION:** Clerk to email form to councillors to complete and return by 10th December;
Clerk to forward completed forms to the B&NES Monitoring Officer.
- c. **Final Draft Roles and Responsibilities and Schedule of maintenance** - Approved
- d. **List of council contacts and responsibilities for Parish notice boards** – Approved
- e. **Dealing with Planning items that arise between meetings:**
Council agreed to inform public if a planning response is being made between meetings, by putting a notice on the Parish Notice board. This will be posted at least three full days before the response is to be made so that the public can make representation to the council if they so wish.
- f. **Review of Council Standing Orders**
Clerk **ACTION** – Clerk to draft ready for next meeting
- g. **MCPC Email Accounts** – Concern has been expressed that the current email system used by council is recording many errors. A new system is to be procured.
Clerk **ACTION:** Clerk to proceed with setting this up within an agreed budget.
- Use of Village Notice-boards by other organisations.**
It was agreed that, due to lack of space, the council notice-boards will not normally be used for posting advertising notices by other village organisations.
- h. **DW** **ACTION** – DW to approach Village Hall committee to consider setting up a VH notice board where village organisations can post notices advertising their events, as these very often take place in the Village Hall.
- 9 **REPORTS FROM CLUSTER/LIAISON/VPA /BATH PRESERVATION TRUST & OTHER MEETINGS**
- a. **VPA Meeting – 26th September – LA**
LA – Highways Authority personnel have changed twice. We are waiting to hear who is now responsible. Contractors have also changed to Atkins Skanska.
- b. **BPT Environs committee 18th September – LA**
B&NES have been told to recalculate housing numbers. They claim that MOD sites have been included.
All parishes should complete a Conservation Area Appraisal. If we wish to apply to do it then the application should go through Adrian Neilson.
Gave feedback from that morning's traffic conference. Almost no interest in an A36/A46 link. He was informed that a good person to talk to about the Lockup would be David McLaughlin.
- c. **ALCA AGM – 6th October** – Meeting papers previously distributed by email
- d. **PACT Meeting – 15th October – LA**
Various Brassknocker Hill issues were raised at the meet by LA
- e. **Parish Liaison Meeting – 17th October – DW**
Report given.
- f. **Parish Forum Meeting – 1st November (Radstock)**
Email about 20mph limits previously circulated
- g. **Report from 'Good Councillor Training Course'** – DW will report in January
- h. **Report from Clerk' 1&2 Training** – The Clerk reported that the training had been very helpful and informative.

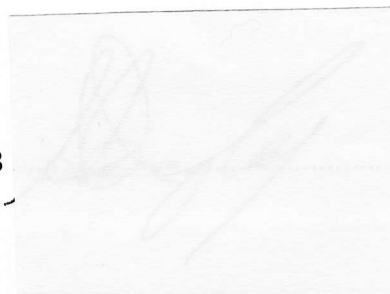
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- 10 **CORRESPONDENCE RECEIVED:**
- a. **24/09/2012 B&NES Public Bridleway BA 16/11 MCS** (addressed to John Snow)
Informing MCJS that resurfacing will take place and erection of 20 bollards on School Drive to separate public right of way from cars
 - b. **08/10/2012 – CONSULTATION - Bath & North East Somerset Gypsies, Travellers and Travelling Showpeople Site Allocations Development Plan Document (DPD) – Stock Take - In Red Box & Circulated by email on 08/10/2012**
 - c. **Cotswolds AONB Management Plan 2013-18 – Consultation – Report DW by email**
 - d. **Notice of Election of Crime Commissioner – 15th November 2012**
- 11 **ANY OTHER BUSINESS matters for report:**
- a. **Suggested need for a footpath to link Brassknocker footpaths**
 - b. **Caravan in lay-by on A36.** Owner is claiming squatters' rights to park his caravan there. A councillor has been in touch with the Highways Authority.
 - c. **MCS School -** School will install LAN cable to the Mill from the school, which will involve running a cable under the road.
 - d. **MCS School -** is concerned about excess water running down Shaft Road and running onto school land. They will contact B&NES.
- 12 **DATE OF NEXT MEETING**
Monday 14th January 2012, 7.15pm

There being no further business, the Meeting closed at 22.40 hrs

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