

MONKTON COMBE PARISH COUNCIL

**Minutes of the Parish Council Meeting
Held in the Village Hall on 14th October 2013 at 7.15pm**

Parish Council Members Present: Cllr Gavin Douglas (GD), Cllr Lyn Alvis (LA), Cllr Des Wighton (DW), Cllr Peter Bossom (PB), Cllr Ross Buchanan, Mr. Geoff Davis - Clerk

Others Present: Anne Stewart, Ian Russell, Penny Tranter, Helen Donovan, George Plumbly.
Ward Councillor: Neil Butters (present for part of the meeting.)

- 1 **075 To receive apologies for absence** – Louise Reilly had been invited to attend the meeting but sent apologies being unable attend due to work commitments
- 2 **076 Declarations of interest and dispensations** - None were received or requested.
- 3 **077 Confidential Matters** - None
- 4 **078 MINUTES:** Minutes of Ordinary Council meeting held on 19th August 2013 were approved and then signed by Chairman of Council.

5 **Financial Matters**

079 The RFO Report was Noted and Approved.

080 Payments made since previous meeting:

25/06/2013	874	HMRC	Qtr 1 PAYE	83.60
27/06/2013	875	Mr. G Davis	Salary June 2013	161.68
01/07/2013	875a	Ian Croker	Village cleaning	243.82
03/07/2013	878	Mr. N. Leitch	Initial payment Wall repairs	1020.00
15/07/2013	879	Mr. N. Leitch	Final payment Wall repairs	3280.00
22/07/2013	880	CPRE	Membership Renewal 2103-14	29.00
25/07/2013	881	Mr. G. Davis	Parish Clerk 30/6 - 27/7/13	161.68
01/08/2013	881a	Ian Croker	Village cleaning	243.82
19/08/2013	884	Jeff Avis	Miss Davies Garden etc	150.00
19/08/2013	886	Lyn Alvis	Expenses - Petrol	7.00
29/08/2013	885	Mr. G. Davis	Parish Clerk 28/7 - 31/8/13	202.20
02/09/2013	886a	Ian Croker	Village cleaning	243.82
05/09/2013	887	B&NES Council	Planning Application - 2 Tunnels Soundstore	97.50
05/09/2013	888	B&NES Council	Advertising Consent Application - 2 Tunnels	192.50
26/09/2013	889	Mr. G. Davis	Parish Clerk 1/9 - 28/9/13	161.68
26/09/2013	890	HMRC	Qtr 2 PAYE Payment	131.20

081 Receipts since previous meeting:

14/08/2013	275	B&NES	Village Cleaning	248.69
23/08/2013	100102	Monkton	Contribution to Wall Repairs	1,500.00
11/09/2013	276	B&NES	Village Cleaning	666.33
27/09/2013	277	B&NES	Parish Precept (£1745) & grant (£55) less Village Cleaning Correction	1,382.36

Bank Balances as at 14.09.2013

Current £3274.24 Bath Building Society £8,000.86
Bath Building Society (Miss Davis) £12,305.65

082 Payments for Approval

14/10/2013	891	Valley	Annual Membership Subscription	100.00
14/10/2013	892	Mr. G. Davis	Expenses A4 Paper	11.96
14/10/2013	893	Mr. Lyn Alvis	Expenses - Petrol	7.00
24/10/2013	894	Mr. G. Davis	Parish Clerk 29/9 - 26/10/13	161.68

083 VAT considerations for payments for work done to the village hall.

The Parish Council thanked Mike Newton for his research and clarification of VAT position on works carried out on the village hall.

6 **Parish Works**

084 Lock Up – Cllr. Des Wighton presented quotations from two different suppliers. Nimbus were the only contractor approved by English Heritage. Gavin Douglas proposed that the quotation from Nimbus was accepted, seconded Peter Bossom and carried unanimously by the council. The clerk was instructed to raise the order. The clerk has applied for grant support from the World Heritage Enhancement Fund.

Approved and signed Monday 2nd December 2013 Chairman

- 085 Post Box** – The clerk reported that he had established contact with the relevant departments within Royal Mail, and was told that the local delivery office has raised the necessary re-painting request.
- 086 Website** – The clerk reported that the website as currently constructed within the village website was not legally compliant as it did not contain a range of statutory required information. Peter Bossom agreed to investigate the possibility of the website being constructed and hosted by the Parish Councils Internet Service Provider.

7 Planning

087 Core Strategy and LDF

Consequent to the hearing on Tuesday 17th September the Inspector ruled out the challenges to Strategic Housing and Land Availability Assessment. The resumption of the Examination in Public will now proceed following further revisions and consultations required by the Inspector. The consultations are expected to take place from November 11th to December 21st 2013 and the hearings are expected to resume in February 2014.

088 B&NES Placemaking Plan

The clerk and councillor Peter Bossom attended the Place-Making Plan workshop on September 28th 2013. The Parish Council is now in possession of the Place –Making Toolkit and has been asked to make the submission of its assessments by December 21st 2013. Councillor Peter Bossom will coordinate and organise these assessments. There were no potential development sites identified for assessment.

089 APPLICATIONS RECEIVED

13/03865/FUL - Two Tunnels Cycle Path Summer Lane Combe Down Bath - Erection of an audio information device. NO COMMENT.

13/03866/AR - Two Tunnels Cycle Path Summer Lane Combe Down Bath - Display of 1no. notice board. NO COMMENT.

090 Planning Decisions by B&NES

13/02861/TCA – St Michael's Church, St Michael's Court, Monkton Combe, Bath - Fell 2 x Lawson Cypress trees. NO OBJECTION.

091 Decisions Pending

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.

13/03601/VAR - Ralph Allen School, Claverton Down Road, Claverton Down, Bath, BA2 7AD - 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.) – NO OBJECTION

Other Planning Matters to Report

- 092 WCC) W13I006E2/FUL & (WCC) W13I006E3/LBC** - Excavations in Waterhouse Lane. PERMITTED, not requiring permission as repairs to a Public Right of Way.

093 WK/201319381 – Water House, 5 Waterhouse Lane, Monkton Combe Bath, Wiltshire BA2 7JB –

Application by Mr S Wilsher for the Grant of a Premises Licence for Waterhouse.

The Council has made a representation on the above licence, and the chairman read out the Council's submission. The Council is invited to attend the hearing on 22nd October 2013 at 10:30 a.m. in the Council Chamber, Civic Centre, St Stephens Place Trowbridge BA14 8AH. The Chairman will attend. The members of the public present highlighted their concerns, and requested that the licence should be for residents only. They further highlighted concerns that the Hotel may subsequently be sold and any understandings and undertakings given at present could then be ignored by a new owner. Of particular concern is that the review process is thought to be difficult.

- 094 Combe Grange, Shaft Road** – A member of the public has reported that the gate post on this development has not been re-instated to its previous position widening the entrance by approximately 18 inches. Whilst the Parish Council does not object in principle to this, it remains concerned that it was unaware of any variation of the planning conditions. The clerk was asked take this up with the relevant planning officer to discover why this was not the case.

- 8 **Highways and Footpaths**
- 095 **Re-Routing of National Cycle Network down Mill Lane** – The Parish Council remains very concerned that Mill Lane is a dangerous route for this path. The chairman is trying to be in discussion with Sustrans about this matter and has conveyed these serious concerns to them. It is also being discussed with Governors of the school. Members of the public present also voiced their concerns over this matter and the Sustrans circular route, they also highlighted that Sustrans has previously rejected the Mill lane route.
- 9 **Reports**
Parish Cluster Group – 10th September 2013
- 096 **Variable Message Signs** - It is now very unlikely that the construction of the sign at the given location in Hinton Charterhouse will take place, due to the obvious safety issues. The matter is now the subject of a review and a report is due to be presented to B&NES Cabinet shortly. Kelvin Packer will communicate the outcome of that review to the parishes concerned. It is then anticipated that there will be a further consultation on an alternative location.
- 097 **Additional councillors for Monkton Combe Parish Council** – The process of reviewing and revising the number of Parish Councillors on several Parish Councils was delayed because not all parishes had responded. All now have and the matter will be dealt with at the B&NES Full Council meeting on November 14th, which will give Vernon Hitchman the necessary powers to vary the number of councillors for each parish. Once notified of this change the Parish Council can implement the procedure for filling the vacant positions.
- 098 **VPA, Bath Preservation Trust & any other Meetings** – It was reported that another geological survey had been carried out in respect of Limpley Stoke Hill, and that the A36 Highways agency will be approaching the parishes in respect of further works. It was further reported from the Canal and River trust that the problem of illegal boat parking persists.
- 10 099 **Correspondence Received**
B&NES - Monkton Combe is a RA3 settlement – Following the Placemaking workshop planning officers have confirmed the RA3 status of Monkton Combe, which means that it contains no identified development sites.
B&NES - Draft Homelessness Strategy consultation – The Parish Council has no comment to make.
- 11 100 **Other matters to report**
Invitation to attend the **Urban Gulls in Bath** scrutiny inquiry day. – The chairman will attend as he has a business within Bath.
Parish Online evening – The Parish Council has been invited to attend. Councillor Des Wighton wishes to go.
- 12 **Date Of Next Meeting**
Next Ordinary Parish Council Meeting – Monday 2nd December 2013 at 7.15pm in Village Hall

The Meeting closed at 21:57