

MONKTON COMBE PARISH COUNCIL

**Minutes of the Parish Council Meeting
Held in the Village Hall on 2nd December 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: Ann Stewart

- 1 **101 To receive apologies for absence – None Received.**
- 2 **102 Declarations of interest and dispensations –** Cllr Peter Bossom declared an interest in the Planning Application for Monkton Combe School and left the room whilst it was discussed.
- 3 **103 Confidential Matters - None**
- 4 **104 MINUTES:** Minutes of Ordinary Council meeting held on 14th October 2013 were approved with two minor typing corrections and then signed by Chairman of Council.
- 5 **Financial Matters**
- 105** The RFO explained the major items of variance and the report was Noted and Approved. The contribution from the Ward Councillors Initiative Fund to the Church was particularly noted and the clerk was asked to convey thanks to Cllr. Neil Butters for this contribution.

Payments made since previous meeting:

01/10/2013	890a	Ian Croker	Village cleaning	243.82
14/10/2013	891	Valley Parishes	Annual Membership subscription	100.00
14/10/2013	892	Mr. G. Davis	Expenses - A4 Paper	11.96
14/10/2013	893	Lyn Alvis	Expenses - Petrol	7.00
24/10/2013	894	Mr. G. Davis	Parish Clerk 29/9 - 26/10/13	161.68
28/11/2013	895	Mr. G. Davis	Parish Clerk 27/10 - 30/11/13	202.00

Receipts since previous meeting:

07/10/2013	278	B&NES	Village Cleaning	248.69
14/10/2013	279	B&NES	UTR Device TTG - WCI Funding Neil Butters	2,212.45
16/10/2013	280	B&NES	Geology Board TTG - WCI Funding Roger Symonds	1,717.50
07/11/2013	281	B&NES	Village Cleaning	248.69

Bank Balances as at 30.11.2013

Current	£8,017.90	Bath Building Society	£8,000.86
		Bath Building Society (Miss Davis)	£12,305.65

Payments for Approval

02/12/2013	896	Valley Parishes BB- Interpretive Products	U-Turnround device purchased for Two Tunnels Group	1,586.40
		Swan Management Services	Design & Build PC Website	200.00

- 6 **Parish Works**
- 106 Lock Up –** Cllr. Des Wighton reported that the clerk has instructed Nimbus to proceed with the works. A purchase Order has been raised. Nimbus has indicated that they will carry out the works in March 2014 in order to ensure that the weather will be suitable for the materials that need to be used. The World Heritage Enhancement Fund is unable to provide any financial assistance as the lock up is outside of the World Heritage Site.
- 107 Website –** The clerk reported that the new website is now constructed in skeleton form and awaits the documents to populate it. This will be carried out shortly. The Parish Council approved the £200 expenditure required to achieve this.

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Planning

108 Core Strategy and LDF

The Inspector is conducting a hearing to examine the Strategic Housing and Land Availability Assessment on the 10th and 11th December 2013. There are only a few specific respondents invited to attend this hearing. The proposed amendments to the Core Strategy, detailing the Strategic Green Belt Site Allocations is now open for consultation until 21st December 2013. The resumption of the main Examination in Public will now proceed following this consultation and is expected to resume in March / April 2014.

The Parish Council considers that the permanence of the current Green Belt should be sacrosanct and are concerned that removal of parts in a neighbouring parish and elsewhere in the World Heritage setting of Bath are proposed in these amendments to the Core Strategy. The clerk was asked to respond to the consultation to convey these concerns.

109 B&NES Place making Plan

The Place-Making Character Assessment was presented, in its draft form to the meeting and the main points discussed. It will be displayed on Notice Boards and highlighted in the next Newsletter for consultation with the Parish, prior to submission of the final draft on 20th December.

APPLICATIONS RECEIVED

110 13/04394/FUL - 1 Fox Cottages, Church Lane, Monkton Combe, Bath - Erection of two storey rear and part side extension following demolition of an existing lean-to rear kitchen extension.

The Parish Council **OBJECTS IN PRINCIPLE** to this proposal. Although the scale of the extension is appropriate in order to bring the property to a modern usable standard, the materials, construction, and finishing do not respect the setting of this building within the Conservation Area of Monkton Combe.

111 13/04684/FUL - Monkton Combe School, Church Lane, Monkton Combe, Bath - Erection of two storey extension to the Art and Design and Technology Block.

The Parish Council has **NO OBJECTION** to this proposal as the development is entirely internal to the school.

112 Planning Decisions by B&NES

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.) – **PERMIT**

13/03865/FUL - Two Tunnels Cycle Path Summer Lane Combe Down Bath - Erection of an audio information device. **PERMIT**

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

113 The clerk reported that the Parish Council has been asked to provide a sound track for the Audio Information Device. The Council does not think it is best placed to do this and the Clerk was asked to contact Monkton Combe school to ask if they might consider this. Cllr. Peter Bossom also identified, and agreed to contact a resident who might be willing and able to do this.

114 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.**

Other Planning Matters to Report

115 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 Wiltshire - Western Area Licensing Sub Committee has resolved to GRANT the Premises Licence for the following licensable activities, subject to additional conditions.

Supply of Alcohol (On the premises) 11:00 - 23:59 Every day of the week

Hours premises are open to the public 07:00 - 23:59 Every day of the week

116 WCC) W13I006E2/FUL & (WCC) W13I006E3/LBC – Stables – Cllr. Gavin Douglas will discuss the current status of this site with the Wiltshire Planning Enforcement department.

- 8 Highways and Footpaths**
- 117 Re-Routing of National Cycle Network down Mill Lane** – Cllr. Gavin Douglas reported on exchange of correspondence with Sustrans. The alternative route around the new proposed car park was highlighted and discussed. It was clear that a meeting is required between Sustrans and the other interested parties. Gavin Douglas will continue to press for this meeting with John Usher of Sustrans, and for the publication of the Geological report.
- 118 Mill Lane Closure – Report** Cllr. Des Wighton presented the report on the intended closure of Mill lane from 24th January for 4 weeks. A number of further points were raised and will be taken up with Wessex Water.
- 9 Reports**
- 119 Parish Liaison Meeting – 16th October 2013 – Report** Cllr. Des Wighton had prepared and circulated a detailed report prior to the meeting. This was received and noted. There were no further points to discuss.
- Parish Forum** – No report
- 120 VPA, Bath Preservation Trust & any other Meetings** – It was reported that the next VPA meeting is on Wednesday 4th December and the next BPT meeting on Tuesday 3rd December. BPT are concerned that the World Heritage Setting is at risk from the proposed Core Strategy Amendments and are seeking the involvement of UNESCO. It was further reported that any work on Conservation Appraisals should not be considered until after Easter 2014 as B&NES Planning do not have any resource available for this work.
- 10 121 Correspondence Received**
- B&NES One Year Arts Project Funding 2014-15 now open for application** – Noted
- Consultation on the Trowbridge Central Area Draft Masterplan** – No Comment to make.
- Application to designate Timsbury Neighbourhood Area – Consultation** – Noted
- Barrier at Junction of Lowerstoke Road and A36** – The clerk brought this recent item to the attention of the meeting. It was noted that the works are intended to be carried out by B&NES Council in the next financial year. The clerk was asked to respond to the resident who raised the matter.
- 11 Other matters to report**
- 122 Disappearance of ‘Banksy’ Graffiti on Viaduct Hotel** – It was reported that this graffiti has been removed. The clerk was instructed to find out if it had been covered by a preservation order on the planning applications and consents.
- 123 Innox Drung wall collapsing** – It was reported that a section of wall was in a state of collapsing. Cllr. Gavin Douglas agreed to investigate and follow up as necessary.
- 12 Date Of Next Meeting**
- 124 Next Ordinary Parish Council Meeting – Monday 20th January 2014 at 7.15pm in Village Hall**
- The Meeting closed at 21:20**