## MONKTON COMBE PARISH COUNCIL

## Draft Minutes of the Parish Council Meeting Held in the Village Hall on 11<sup>th</sup> January 2016 at 7.30 p.m.

		Parish Council Members Present: Cllr Ross Buchanan, Cllr Simon Call, Cllr Gavin Douglas, Cllr Ann Stewart, Cllr Mike Wareham, Cllr Des Wighton, Mr. Geoff Davis - Clerk									
		Others Pre		-							
B&NES Ward Councillor Neil Butters for part of the meeting											
1	538	<b>To receive apologies for absence</b> – Cllr Lyn Alvis									
2	539	<b>Declarations of interest and dispensations</b> – Cllr. Simon Call reminded the meeting of his employment by the applicant of one of the planning applications to be discussed. It was agreed that this was not a material interest and that he should participate in discussions of that matter and be allowed to vote.							а		
3	540	Confidential Matters - None									
4	541	Minutes of Parish Council meeting held on 11th November 2015 approved with minor signed by the Chairman.						nor correc	tions a	and	
5	542	<ul> <li>Financial Matters</li> <li>Budget for 2016/17 and Parish Precept – The clerk presented a draft budget and suggested precept figure at the same level of funding as last year and which would further increase reserves to £9,500. The council discussed the level of reserves which would be appropriate going forward to cover such items of expenditure as refurbishment of the playground. A resolution to set the precept figure at £5955 as suggested by the clerk was proposed by Cllr. Gavin Douglas and seconded by Cllr. Simon Call. An alternative resolution to set the precept at £6450, and further increase reserves to £10,000 was proposed by Cllr. Ann Stewart and seconded by Cllr. Ross Buchanan. The Council voted on these two resolutions and the second resolution to set the precept at £6450 was carried by 3 votes to 2 with 1 abstention.</li> </ul>									
	543	A motion to adopt the budget with the revised precept figure was then proposed by the Chairman, seconded by Ross Buchanan and carried unanimously.									
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Approved and signed Monday 14<sup>th</sup> March 2016 ...... Chairman

7		Planning
		Applications Received
	550	15/05790/FUL - Woodbine Cottages, Shaft Road, Monkton Combe, Bath BA2 7HH – Extension to existing
		school building and associated minor external works. – It was noted that the property is not in the Conservation Area and the Parish Council has No Comment to make.
	551	15/04218/FUL - Tudor Cottage, Mill Lane, Monkton Combe, Bath BA2 7HD - Erection of extension within
		the footprint of the existing garage and erection of shed. (Amendment to previously approved scheme)
		(Revised Plans)
		Stuart Mitchell, the applicant addressed the council pointing out the changes that had been made to
		accommodate the previous objections. David Munn then addressed the Parish Council highlighting issues
		which he thought remained and that he considered would have a detrimental impact on the setting of the Wheelwrights public house.
		The Council discussed these points further with those present and makes the following comments:-
		The Parish Council considers the revised plans to be an improvement on the previous application, which
		go much of the way to address most of the concerns raised previously.
		The issue of finishing in render rather than in random stone tile, to the rear elevations, remains a
		concern as inappropriate and causing harm to Conservation Area and the setting of the Wheelwright
		Arms listed building.
		The Parish Council therefore OBJECTS to this application unless the following conditions are made:-
		<ul> <li>That the render to rear elevations should be an artistically applied render in the vernacular to match the style of the surrounding stone.</li> </ul>
		• That a sample of materials, in particular of the render, should be provided to the Planning
		Officer and the Parish Council for approval prior to commencement of works.
		<ul> <li>That any future over-coating of these rendered surfaces should require further planning consent.</li> </ul>
		Finally the Parish Council asks that if the Planning Authority is minded to approve this application
		without these conditions, it is of such a sensitive nature that it should go to the Development
		Management Committee for a final decision to be made in Public.
	552	15/05813/FUL - Combe Grove, Brassknocker Hill, Monkton Combe, Bath, BA2 7HS - Erection of single
		storey extension and internal alterations to existing block to create a spa facility and external timber
		cladding to the north and south elevation. Cllr. Ann Stewart will contact the applicants and arrange a site
		visit prior to making our comments.
	553	PLANNING DECISIONS by B&NES & WILTSHIRE
		15/04598/VAR - Oldfield Rugby Football Club, Shaft Road, Monkton Combe, Bath BA2 7HP - Variation of
		conditions 3 and 6 of application 09/01859/FUL (Erection of single storey extensions and porch) to allow Bath Bridge Club to use the facility, excluding bar, between 12:00 on Mondays and 13:00 on Fridays.
		<b>PERMITTED</b> for a period of 1 year. Re-application then required.
		<b>15/02146/FUL - 7 Mount Pleasant, Monkton Combe, Bath, BA2 7HW -</b> Demolition of single storey lean to
		for replacement with 2 storey rear extension – <b>PERMITTED</b>
		Decisions Pending - None
		Planning Appeals - None
	554	ENFORCEMENT UPDATE
		14/08543/FUL - The Stables Waterhouse Lane Monkton Combe Bath BA2 7JA - The retention of two
		equestrian buildings; retention of amended driveway position. APPROVED with CONDITIONS
		NO WORK HAS BEEN CARRIED OUT TO MEET THESE CONDITIONS
		Waiting for a consultation response from the Team Leader, Michael Kilmister, who imposed the
		condition relating to the unauthorised elements of the development. The Council will be serving a Breach
		of Condition Notice or an Enforcement Notice to progress the matter. Once the notice type has been
	555	determined an update on a timescale for the service of the notice will be available. Other Planning Matters to Report
		The clerk reminded the council of the remaining <b>Planning Training events</b> .
	556	Draft Place making Plan Consultation - The consultation was noted
	557	West of England Joint Spatial Plan Consultation - The consultation was noted
	558	West of England Joint Transport Study Consultation - The consultation was noted
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8		Highways and Footpaths
	559	Wessex Water - Security and Safety measures at Tucking Mill. Discussions with Wessex Water regarding
		changes at the Tucking Mill Lake have taken place. There is agreement with what is proposed and a
		rerouting of the footpath needs to be actioned by B&NES PROW in order to achieve this.
	560	Access South View / Fox Cottages – creation of a temporary vehicle unloading space. B&NES Council
		have responded to our enquiry about the feasibility of such works. They have indicated that they would
		be acceptable. However, a detailed feasibility exercise is required to determine the extent of the works
		required, and then the works themselves. As anticipated B&NES Council would not be prepared to fund
		such works and the Parish Council is not in a position to do so either. The clerk has written to Carl
		Mungai and the residents with this information and indicating that in order to proceed the residents
		would need to fund both stages of the project. The clerk is awaiting a reply before any further progress
		can be made.
	561	Brassknocker crossroads – It was reported that all requested works have been completed but that
		signage will require ongoing maintenance.
	562	Barrier Limpley Stoke Viaduct – The barrier is now being installed starting 11 <sup>th</sup> January. This does
		however involve closure of the road in both directions at this busy junction and significant disruption is
		expected. Ward Cllr. Neil Butters reported that the traffic lights had been re-phased to take account of
		the closure. He also conveyed the apologies of B&NES Council for the lack of notice of the road closure.
	563	Village Car Park – As the Parish Council is the owner of the Car Park, having liability for both insurance
		and business rates, the Parish Council agreed that it would erect appropriate signage regarding its status
		and public liability.
9	564	Reports - VPA, Bath Preservation Trust & any other Meetings – There was nothing further than the VPA
		meeting with Jacob Rees-Mogg MP to report.
10		Correspondence Received
	565	Cotswold Conservation Board – Appointment of Parish Member – Nomination Cllr. Ross Buchanan
		indicated his interest in standing for this post. The Chairman proposed a resolution to nominate Cllr. Ross
		Buchanan, this was seconded by Cllr. Ann Stewart and carried unanimously. The nomination papers were
	566	duly completed and signed. Referendum on whether B&NES Council should have a Directly Elected Mayor - Noted
	567	Bath Record Office roadshows – Noted but no suitable event was identified.
	568	<b>Royal Garden Party 2016</b> – The Parish Council have been invited to submit names for the draw for ALCA
	500	places at this event. It was agreed to nominate Cllr. Gavin Douglas and his wife.
	569	<b>E-mail Services</b> – Swan management Services have offered to upgrade the Council's E-mail services. The
		Council declined the offer.
11		Other matters to report
	570	<b>Clerk's Computer Facilities</b> – The grant application has been made to meet costs of compliance with the
		Smaller Local Councils Transparency Requirements Code 2015/494 (England). The total claim is for
		£471.05 which will meet the cost of the replacement computer for the clerk and some additional hours
		1 147 1.05 which will meet the cost of the replacement computer for the clerk and some additional hours
		of work, 4 hours setup and 2 hours per month until April 2016.
		of work, 4 hours setup and 2 hours per month until April 2016.
12	571	of work, 4 hours setup and 2 hours per month until April 2016. South Stoke Parish Council have made a similar application and when they receive their grant they will
12	571	of work, 4 hours setup and 2 hours per month until April 2016. South Stoke Parish Council have made a similar application and when they receive their grant they will re-imburse the £120 paid to them as a contribution towards the shared computer.
12	571	of work, 4 hours setup and 2 hours per month until April 2016. South Stoke Parish Council have made a similar application and when they receive their grant they will re-imburse the £120 paid to them as a contribution towards the shared computer. <b>Date Of Next Meetings</b> The following dates for future meetings were agreed:- Parish Council Meetings: Monday March 14th
12	571	of work, 4 hours setup and 2 hours per month until April 2016. South Stoke Parish Council have made a similar application and when they receive their grant they will re-imburse the £120 paid to them as a contribution towards the shared computer. <b>Date Of Next Meetings</b> The following dates for future meetings were agreed:-