

MONKTON COMBE PARISH COUNCIL

**Minutes of the Parish Council Meeting
Held in the Village Hall on 14th September 2020 at 7.30pm**

		Parish Council Members Present: Cllr. James Bradby, Cllr. Adelle Brenner, Cllr Gavin Douglas, Cllr. Mike Wareham, Cllr Des Wighton, Mr. Geoff Davis – Clerk. Others Present: B&NES Ward Cllr. Neil Butters for part of the meeting.											
1	442	To receive apologies for absence Cllr. Andreea Imecs attended the meeting remotely providing responses to all agenda items electronically. She is not deemed to have been absent. Cllr Lyn Alvis was unable to attend the meeting due to ill health. The Parish Council approved this reason for absence. Cllr. Lyn Alvis also requested an extension of time to the Six Month Rule (Local Government Act 1972 s85) as illness prevented him attending. The parish Council unanimously approved the extension of time until the next meeting in November.											
2	443	Declarations of interest and dispensations – None.											
3	444	Confidential Matters - None											
4	445	Minutes of the Annual Parish Council meeting held on 9th June 2020 were approved and signed by the Chairman.											
5		Financial Matters											
	446	RFO Report and Payments for Approval - The RFO Report was received, noted and signed by the clerk and Cllr. Andreea Imecs. Bank Balances as at 01.09.2020 <table><tr><td>Current</td><td>£6,122.98</td><td>Bath Building Society</td><td>£9,314.73</td></tr><tr><td></td><td></td><td>Bath Building Society (Miss Davis)</td><td>£12,724.54</td></tr></table>				Current	£6,122.98	Bath Building Society	£9,314.73			Bath Building Society (Miss Davis)	£12,724.54
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	447	Receipts since meeting on 9th June 2020											
	4	B&NES Council	Ward Cllr CEF Grant - Miss Davis Garden Railings	£500.00									
	5	Village Hall	Grant towards cost of New water Supply	£6,481.50									
	448	Payments approved as standing payments or at meeting on 9th June 2020 which have now been made.											
	14:57:25	Jeff Avis Gdn Svcs	Car park & Miss Davies June 2020	115.00									
	15:04:30	Mr G Davis	Parish Clerk 31/05 to 27/06/20	223.08									
	19:27:36	Fenland Leisure Ltd	Replacement Handles - Bungs	39.96									
	15:06:58	HMRC	Month 3 Paye	55.80									
	SO-July	Ian Croker	Village Cleaning	305.18									
	11:11:24	Wessex Water Svcs Ltd	Connection Charge new main to Village Hall	2808.00									
	16:09:53	Mr G Davis	Exps Print Cartridge	63.50									
	12:26:00	Mr G Davis	Parish Clerk 28/06 to 25/07/20	223.08									
	16:11:30	St Michaels Church	Gate Light 2019-20 Electricity	25.00									
	12:27:27	HMRC	Month 4 Paye	55.80									
	SO-Aug	Ian Croker	Village Cleaning	305.18									
	18:02:43	Jeff Avis	Car park & Miss Davies Aug 2020	100.00									
	17:04:47	Mr G Davis	Parish Clerk 26/07 to 29/08/20	278.80									
	17:07:31	HMRC	Month 5 Paye	69.80									
	10:59:29	Erwood & Morris Ltd	Village Hall New Water Supply	6169.80									
	SO-Sept	Ian Croker	Village Cleaning	305.18									
	DD-CPRE	CPRE	Annual Subscription 2020-21	36.00									
	449	Payments for Approval at Meeting on 14th September 2020 <table><tr><td>GPM Hotels</td><td>Repainting Telephone Box</td><td>£300.00</td></tr></table>				GPM Hotels	Repainting Telephone Box	£300.00					
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450	Public Sector Pay Awards – The Parish Council resolved to implement the delayed Public Sector Pay Awards for the Clerk and for the Parish Sweeper, together with the back pay due from 1 st April.												

Approved and signed Tuesday 17th November 2020 Chairman

6	451	ALCA increase in subscriptions for Parish and Town Councils – The Parish Council accept the proposed increase and instruct the Clerk to vote accordingly at the ALCA AGM. However, they consider that better justification for the increase should have been provided, and have reservations about the future of ALCA should a number of Councils not accept the increase and leave. The Parish Council will review its membership in the light of any such exodus of member councils.
		Parish Matters and Works
	452	Coronavirus Civil Emergency – It was reported by councillors that there had been a positive test in the village. Presently there was a large influx of people into the village with the return of the school, with a commensurate increase in testing. Appropriate measures such as face-coverings in common areas were in place. The Church has re-opened and is functioning well with its normal congregation. The Village Hall has re-opened, but not yet with any bookings. The Pub is open and is trading well.
		Equipment and Facilities – Checks by Councillors.
	453	Village Hall – The water main is replaced with the alternative route through the car park, with a new connection. This is to protect the village hall from further damage that may arise if the existing main burst again. The cost of the new main is £6169.80 (£5141.50 plus £1028.30 VAT), and the main needs to be connected to the supply by Wessex Water. Wessex Water have waived their connection charge of £1,740, but there is still the road closure fee which has been paid of £2,808 (£2,340 plus £468 VAT). The village Hall made a grant of £6,481.50 towards the cost. The Parish Council will cover the VAT and a further £1,000 of the cost, a total of £2,496.30. The final connection works are expected on 19 th October.
		Village Playground
	454	Repair and Maintenance works continue as necessary. The chair has dealt with the issues raised in the most recent inspection report.
	455	Playground Inspections – The clerk reported on the current Playground inspection regime with B&NES and the one B&NES propose for 2021. This was compared with that offered by RoSPA which was confirmed as meeting all the requirements of the Parish Council's Insurance. The Parish Council resolved to procure the RoSPA Annual Inspection service together with production of a weekly checklist, and instructed the clerk to put this in place.
	456	Broadband Improvements for Monkton Combe – Truespeed have now installed to parts of the village including the pub, and the chair's house. However, access remains an issue and there are many properties, including the village hall awaiting connection.
	457	Neighbourhood Watch – It was reported that the current crisis has led to very many more scams via phone and e-mail.
	458	Phone Box Church Lane / Mill Lane Junction – The team of workers at the Wheelwrights have carried out the refurbishment of the phone box. It is now re-painted and re-glazed and only awaits the internal fixtures.
	459	Bus Shelter – The chair has approached B&NES and then WECA, and then back to B&NES regarding rebuilding the bus shelter in a far more appropriate location, rather than repair the existing one. He will forward the correspondence to Ward Cllr. Neil Butters to try and progress this relocation.
	460	Miss Davies Garden – A Purchase Order for the railings at a cost of £3,120 was raised to C & R Fencing Ltd. at the end of July. There is a six week lead time on materials so work should be commencing shortly.
	461	Truespeed Code Access Agreement – The Parish Council has entered into a code access agreement with Truespeed to give them access to the pole in Miss Davis Garden.
	462	Reported fly tipping to BANES between lay by on A36 above Dundas Canal Basin and public footpath down to Dundas Canal basin - The landowner has been contacted and is aware. It is thought that the material is being cleared at the moment.
	463	20-003 - NES Area Parking TRO Annual Review – The Parish Council has been consulted on the parking restriction proposed for in the village near the school gates. The Council approve of these measures, and only ask that narrow yellow lines are used given the proximity to the Conservation Area. The clerk has written accordingly.
	464	Grit Bins – Cllr. Imecs will inspect the grit bins in the next month. She also asks about the provision of bags of grit to keep non B&NES bins topped up and for other village highway use. The clerk will raise this matter with B&NES as previously requested at the end of last winter.

7	<p>Planning</p> <p><u>Applications Received</u></p> <p>465 20/02707/FUL - Woodlands, Warminster Road, Monkton Combe, Bath BA2 7BN - Demolition of existing 3 bedroom dwelling and associated outbuildings. Erection of replacement 5 bedroom dwelling, detached double garage and associated landscape, drainage and external works. COMMENT:- Monkton Combe Parish Council have NO OBJECTION to these proposals as they represent an improvement on the assorted set of buildings comprising the existing dwelling.</p> <p>Furthermore these buildings are in a less than ideal condition and would require substantial works to bring them to a satisfactory standard. The re-siting of the dwelling results in it being less visible in the landscape, which will be further moderated by substantial hedging. It is also away from the main road which has been causing harm to the present buildings.</p> <p>We recognise that the proposals represent a significant volume increase on the original dwelling and that it is of very different design. Nonetheless, we welcome the arrival of a family home to the Parish, and leave the issues of volume increase and harm to Green Belt and AONB for consideration by the officer.</p> <p>466 20/02677/FUL - 1 Ivy Cottages, Shaft Road, Monkton Combe, Bath BA2 7HL - Conversion of existing detached garage to a residential annex / holiday-let accommodation ancillary to the principal dwelling. COMMENT:- Monkton Combe Parish Council do not have an objection in principle to this modest conversion in order to provide accommodation for an elderly relative and consider such to provide sufficient 'Special Circumstances' to outweigh the limited harm the development might be considered to cause to the GreenBelt and AONB.</p> <p>However, its possible future use as a short/long term let or independent dwelling is a matter of concern, and the proviso that it is always an ancillary to the main building and only used by family or friends, however achieved, is an essential condition to the grant of any permission. It would perhaps have been better if the application had not included such as a possibility, leaving it for a subsequent application, if and when that arose.</p> <p>In addition, if the present garage is converted, the Parish Council would ask for the removal of any Permitted Development Rights as a restriction on any future construction of a replacement garage building /store on site.</p> <p><u>PLANNING DECISIONS by B&NES & WILTSHIRE</u></p> <p>467 19/03733/FUL - Combe Grove Brassknocker Hill Monkton Combe Bath BA2 7HS - Erection of 2 no. temporary portacabins for office use by apprentices - PERMITTED</p> <p>20/00501/FUL - Tabora Shaft Road Monkton Combe Bath BA2 7HH - Raise roof level to create first floor living space with alterations to external cladding, landscaping and driveway works – PERMITTED</p> <p><u>Decisions Pending</u></p> <p>468 20/01427/FUL - Monkton Combe School, Church Lane, Monkton Combe, Bath BA2 7HG - Relaying new surfacing to all hardstanding surfaces including new tarmac course, adjusted levels and relayed footpaths. Works to include all associated drainage and access in accordance with building regulations.</p> <p><u>PLANNING APPEALS</u> - None</p> <p><u>ENFORCEMENT UPDATE</u> –</p> <p>469 19/00519/UNDEV - Field Parcel 4385 Summer Lane Monkton Combe Bath - Viewing Platform / Moveable Shed. Planning Application 20/01289/FUL has been Permitted. At the last meeting the additional structure had been moved and was no longer visible. It has since been seen in its original prominent position.</p> <p>470 19/00243/UNDEV - Parcel 3131 Tucking Mill Lane Midford Bath - Creation of hardstanding area and Retrospective Planning Application 19/03358/FUL has been Refused. We await the next move by Planning Enforcement and/or the Owner.</p> <p><u>Other Planning Matters to Report</u></p> <p>471 Update on Local Plan Partial Update and recent consultation, and response to questionnaire.</p> <p>There is a summary of the comments made to this consultation and a questionnaire that asks for feedback on the process. Noted</p> <p>472 Ministry of Housing, Communities and Local Government - Open consultation Planning for the future -</p> <p>Consultation on proposals for reform of the planning system in England - This consultation closes at 11:45pm on 29 October 2020 Noted</p>
8	<p>Highways and Footpaths.</p> <p>473 Highways - It was reported that there is an increase in traffic and traffic speed through the village.</p> <p>474 Footpaths – It was reported that there are increased numbers of deer in the village, congregating on the Drung.</p>

9		<p>Reports</p> <p>475 PARISH LIAISON MEETING - A somewhat reduced meeting was held on 16th July by ZOOM. There was nothing significant to report.</p> <p>476 VPA, Bath Preservation Trust & any other Meetings – There will be no AGM for the BPT this year. But there will be an Annual Review meeting held online.</p> <p>477 School – the parish Council have met the new Bursar.</p>
10	478	<p>Correspondence Received</p> <p>Designated Bathing Water Status at Warleigh Weir – The owner of the Warleigh Weir site has made an application for Designated Bathing Status to DEFRA. The application needs the support of B&NES Renewals Board and they are consulting on it. Monkton Combe Parish Council considers an application for clean water in our rivers to be wholly reasonable and supports such an application. However, we consider this to be entirely separate from any issues at Warleigh Weir itself, such as access, parking, health and safety, which are properly considered by the relevant authority, such as B&NES Highways, Environmental Health.</p>
11		Other matters to report - None
12	479	<p>Date of Next Meetings - These were confirmed as:-</p> <p>Monday 16th November 2020</p> <p>Monday 25th January 2021 Monday 22nd March 2021</p> <p>Annual Parish Meeting: Monday April 26th 2021</p> <p>Annual Parish Council Meeting: May 24th 2021</p> <p>With all meetings to be held as normal in the Village Hall at 7:30 p.m. if possible.</p>