

MONKTON COMBE PARISH COUNCIL

Minutes of the Parish Council Meeting

Held as a Remote Meeting via ZOOM on 17th November 2020 at 7.30pm

		Parish Council Members Present: Cllr. Lyn Alvis, Cllr. James Bradby, Cllr. Adelle Brenner, Cllr Gavin Douglas, Cllr. Andreea Imecs, Cllr. Mike Wareham, Cllr. Des Wighton, Mr. Geoff Davis – Clerk. Others Present: Ward Cllr. Neil Butters																																																																												
1	480	To receive apologies for absence NONE																																																																												
2	481	Declarations of interest and dispensations – None.																																																																												
3	482	Confidential Matters - None																																																																												
4	483	Minutes of the Parish Council meeting held on 14th September 2020 were approved and signed by the Chairman.																																																																												
5	484	Financial Matters 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 01.11.2020 <table><tr><td>Current</td><td>£4,632.14</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> Receipts since meeting on 14th September 2020 <table><tr><td>6 B&NES Council</td><td>Precept Payment Oct 20</td><td>£4,334.00</td></tr><tr><td>7 Truespeed</td><td>BRF288 Miss Davis Garden Wayleave</td><td>£50.00</td></tr></table> Payments approved as standing payments or at meeting on 14th September 2020 which have now been made. <table><tr><td>SO-Sept</td><td>Ian Croker</td><td>Village Cleaning</td><td>305.18</td></tr><tr><td>DD-CPRE</td><td>CPRE</td><td>Annual Subscription 2020-21</td><td>36.00</td></tr><tr><td>17:09:19</td><td>Derek Wighton</td><td>Expenses - Phone Box</td><td>87.58</td></tr><tr><td>11:33:41</td><td>GPM Hotels</td><td>Re-Painting of Phone Box</td><td>300.00</td></tr><tr><td>16:41:55</td><td>Mr G Davis</td><td>Parish Clerk 30/08 to 26/09/20</td><td>262.28</td></tr><tr><td>16:43:29</td><td>HMRC</td><td>Month 6 Paye</td><td>65.60</td></tr><tr><td>SO-Oct</td><td>Ian Croker</td><td>Village Cleaning</td><td>355.87</td></tr><tr><td>15:11:07</td><td>Jeff Avis Garden Svcs</td><td>Car park & Miss Davies Sept 2020</td><td>100.00</td></tr><tr><td>15:13:01</td><td>Swan Mngmt Svcs</td><td>Website Hosting & Maintenance</td><td>60.00</td></tr><tr><td>14:36:59</td><td>Michael Wareham</td><td>Expenses – Phone Box Light</td><td>8.29</td></tr><tr><td>20:01:09</td><td>C & R Fencing Ltd</td><td>Fencing Miss Davis Garden</td><td>3744.00</td></tr><tr><td>14:15:21</td><td>B&NES Council</td><td>Play area Inspections 2020</td><td>219.19</td></tr><tr><td>17:20:18</td><td>Mr G Davis</td><td>Parish Clerk 27/09 to 31/10/20</td><td>286.80</td></tr><tr><td>17:21:59</td><td>HMRC</td><td>Month 7 Paye</td><td>71.60</td></tr><tr><td>SO-Nov</td><td>Ian Croker</td><td>Village Cleaning</td><td>313.63</td></tr></table> Payments for Approval at Meeting on 17th November 2020 None			Current	£4,632.14	Bath Building Society	£9,314.73			Bath Building Society (Miss Davis)	£12,724.54	6 B&NES Council	Precept Payment Oct 20	£4,334.00	7 Truespeed	BRF288 Miss Davis Garden Wayleave	£50.00	SO-Sept	Ian Croker	Village Cleaning	305.18	DD-CPRE	CPRE	Annual Subscription 2020-21	36.00	17:09:19	Derek Wighton	Expenses - Phone Box	87.58	11:33:41	GPM Hotels	Re-Painting of Phone Box	300.00	16:41:55	Mr G Davis	Parish Clerk 30/08 to 26/09/20	262.28	16:43:29	HMRC	Month 6 Paye	65.60	SO-Oct	Ian Croker	Village Cleaning	355.87	15:11:07	Jeff Avis Garden Svcs	Car park & Miss Davies Sept 2020	100.00	15:13:01	Swan Mngmt Svcs	Website Hosting & Maintenance	60.00	14:36:59	Michael Wareham	Expenses – Phone Box Light	8.29	20:01:09	C & R Fencing Ltd	Fencing Miss Davis Garden	3744.00	14:15:21	B&NES Council	Play area Inspections 2020	219.19	17:20:18	Mr G Davis	Parish Clerk 27/09 to 31/10/20	286.80	17:21:59	HMRC	Month 7 Paye	71.60	SO-Nov	Ian Croker	Village Cleaning	313.63
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	485	ALCA approved the resolution to increase the subscriptions at their AGM. Only eight councils objected, with 42 in favour. We will need to see if those eight leave ALCA. The estimated subscription for next year is £70.36, up from £58.14 this year a £12.22 increase. So hardly an issue for Monkton Combe, unless ALCA lose the larger councils.																																																																												
	486	The Parish Council confirmed funding for Miss Davis Garden Railings of £3120 (not incl. the VAT) as Grants of £2,000 from the school and £500 from Ward Cllr. Neil Butters Community Empowerment Fund. The balance of £620 to be transferred from the Miss Davis Garden Reserve Account, as agreed at the January 6th 2020 meeting (Minute Ref 331). The cost of maintaining the garden in 2019-2020 of £125 will also be transferred, but less £50 received as the TrueSpeed wayleave payment. A net transfer of £695 from the Miss Davies Account to the Parish Council current account.																																																																												
6	487	Parish Matters and Works Coronavirus Civil Emergency – The situation in the village is settled and calm at the start of the second lockdown with no pressing matters. The Parish Council remains alert should circumstances change. It was considered that cases are more prevalent this Lockdown with everyone knowing someone affected.																																																																												

	<p>Equipment and Facilities – Checks by Councillors.</p> <p>488 Village Hall – Replacement Water Main – The works are now complete including the connection.</p> <p>Village Playground</p> <p>489 Repair and Maintenance works continue as necessary. The chair has dealt with the issues raised in the most recent inspection report.</p> <p>490 Playground Inspections – B&NES Parks department are providing our playground inspections for 2020-21. Quarterly inspections in August 2020, November 2020 and February 2021 and the August Inspection has been done and the report received.</p> <p>The Parish Council has procured the RoSPA Inspection service, including a checklist and joint inspection with the chair for June 2021 and just the Inspection service onwards.</p> <p>B&NES Parks have been informed that we will not be using their revised services for April 2021 onwards.</p> <p>491 Broadband Improvements for Monkton Combe – The cabling has reached the pole in the Ms Davis Garden, several properties in the area are now connected to the Truespeed network, including the Village Hall.</p> <p>492 Neighbourhood Watch/Police Liaison – On a sad note you may have seen in the local press that a body was recovered at Warleigh Weir last week believed to be a man who had been working as a chef at the pub at Avoncliff. Hence many emergency vehicles around. No suspicious circumstances.</p> <p>493 Phone Box Church Lane / Mill Lane Junction – The new LED light is fitted and working well, just awaiting installation of a marine ply backboard on which to site items of interest to visitors to the village, and shelving for book/plant exchange area. Cllrs. Des Wighton and Mike Wareham will discuss this.</p> <p>494 Bus Shelter – Report on progress of repair/replacement and proposal to re-locate. No progress to report and chair will continue follow up. Ward Cllr. Neil Butters indicated that staffing problems may delay progress, and to let him know if progress wasn't made.</p> <p>495 Grit Bins – We have inspected the grit bins and those on the council's official map are all full. The bin at the bottom of Shaft Rd (on the walkway to the school houses) is in poor condition, and one of the hinges is broken. We can raise this via FixMySteet, but as the bin is full at the moment, it is better to replace in spring. The Parish Council bin at the bottom of Mill Lane is only half-full. We will try to progress a drop of grit into the car park with Ward Cllr. Neil Butters.</p> <p>496 Miss Davies Garden – The railings have been installed and paid for and confirmation of the funding arrangements is requested by the RFO. The parish Council thanked Ward Cllr. Neil Butters for the contribution of £500 from his Ward Cllr. Community Enhancement Fund. The chair will thank the school for their contribution of £2,000.</p> <p>497 Truespeed Code Access Agreement – Monkton Combe Parish Council have entered into a Code Agreement with Truespeed to grant them access to the pole in Miss Davis Garden. The Parish Council has received a payment of £50 in respect of this.</p>
7	<p>Planning</p> <p><u>Applications Received</u></p> <p>498 20/04196/FUL – Overdale, Warminster Road, Monkton Combe, Bath BA2 7HY - Retention of building alterations including dormer window on east elevation, raised decking on rear elevation, enlargement of garage and carport parking. -. After meeting neighbours, chair has requested a site meeting with the applicant's agents. Of primary importance was to request re-instatement of the Patio level.</p> <p>499 20/04025/FUL – Llanbobl - Parcel 3131, Tucking Mill Lane, Midford, Bath - Provision of hard surface with associated drainage for access (Retrospective) (Revision and resubmission of 19/03358/FUL).</p> <p>Monkton Combe Parish Council OBJECT to the development in its present form as it represents Inappropriate Development within the GreenBelt and No Very Special Circumstances are present or have been suggested that might outweigh the harm, that by definition, has been done.</p> <p>The present application, being a resubmission of a previous retrospective application does nothing to help as the plan submitted is the self same plan submitted in the previous 19/03358/FUL application, which was refused, and to which we OBJECTED.</p> <p>So the suggestions made in Supporting Statement B that the hardstanding area could be reduced and landscaped and the appearance of the surface improved, are only that, suggestions, as they are not reflected in any plan. It is therefore impossible to comment further on any Landscape or Highways issues, and there is no alternative but to reaffirm our OBJECTION to the development, and request reinstatement. We also consider it unhelpful to seek to change the name of site on this application as it is a resubmission of a retrospective application which refers to it as Parcel 3131. We therefore request that for transparency and consistency this application refers to it as Parcel 3131.</p>

500	<p>20/03805/FUL - Combe Grove, Brassknocker Hill, Monkton Combe, Bath BA2 7HS - Alterations and extensions to the South and East entrances to the Garden Lodge. COMMENT: Combe Parish Council have No Objection to these proposals as they represent works to enhance the appearance and character of the Garden Lodge without detriment to the host Listed Buildings.</p>
501	<p>20/03706/FUL - Combe Grove, Brassknocker Hill, Monkton Combe, Bath BA2 7HS - Replacement of the existing windows, reinstating two pairs of coach house doors and undertaking further external improvements to remove or replace fixtures which are not in keeping with the Georgian building. COMMENT: Monkton Combe Parish Council have No Objection to these proposals as they represent the upgrading of the windows to appropriate double glazing units and the removal of previous building features not in keeping with its heritage. However, we did notice the somewhat brief mention of replacing outside lighting with 'groundbased uplighters' and were concerned that the light spillage does not</p> <ul style="list-style-type: none"> • make the site more visible from a distance • have a negative impact upon wildlife, particularly bats • generally spill out into the surrounding environment & jeopardize the dark skies <p>Having discussed the matter with the Applicants Agent, they stated that they would be happy to accept a lighting condition from the Council in order to formalise the proposed lighting. We therefore request that such a condition is attached to the grant of permission for this application.</p>
502	<p>20/03553/FUL - Combe Grove, Brassknocker Hill, Monkton Combe, Bath BA2 7HS - The reconfiguration of the existing car park and associated landscaping works to provide mitigation, biodiversity and to improve the sense of arrival to Combe Grove via the principal entrance. (Resubmission) COMMENT: The stated aim to improve the approach to the site is very laudable and with appropriate planting, it will be an improvement on what is there at present. As such we have no Objection to these proposals.</p> <p>The documents state that 34 parking spaces will be removed from the lower tier car park once the upper level is reconfigured. However, there do not appear to be any plans relating to what landscaping works are to be carried out to this area to provide mitigation and biodiversity. There is a diagram showing a small gravelled area with planters next to the Garden Lodge, and we believe some of the rest of it already hosts the two temporary portakabins.</p> <p>We therefore ask that this 34 parking space area should be sympathetically landscaped and planted to encourage bio-diversity and improve mitigation and drainage. Indeed it should be a condition of any grant of permission that an appropriate plan is in place to restore this area to natural landscape, including that temporarily occupied by the porta cabins following their eventual removal. If appropriate restoration is not performed and the area retained as is, it will inevitably revert to additional car parking.</p>
503	<p><u>PLANNING DECISIONS by B&NES & WILTSHIRE</u></p> <p>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. PERMITTED</p> <p>20/02267/TCA - The Wheelwrights Arms, Mill Lane, Monkton Combe, Bath BA2 7HB - Silver Birch - Fell and remove stump No Objection</p>
504	<p><u>Decisions Pending</u></p> <p>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.</p> <p><u>PLANNING APPEALS</u> - None</p>
505	<p><u>ENFORCEMENT UPDATE –</u></p> <p>19/00519/UNDEV - Field Parcel 4385 Summer Lane Monkton Combe Bath - Viewing Platform / Moveable Shed. Planning Application 20/01289/FUL has been Permitted. The additional structure had been moved and is no longer visible.</p> <p>19/00243/UNDEV - Parcel 3131 Tucking Mill Lane Midford Bath - Creation of hardstanding area and Retrospective Planning Application 19/03358/FUL has been Refused. A further retrospective application has been submitted :- 20/04025/FUL</p>
506	<p><u>Other Planning Matters to Report</u></p> <p>Consultation West of England Combined Authority – Spatial Development Strategy consultation.westofengland-ca.gov.uk/infrastructure/the-spatial-development-strategy</p>
8	<p>507</p> <p>Highways and Footpaths.</p> <p>Highways – Works on Shaft Road are likely to continue until January 2021 with possible further closures. However, contractors are being very cooperative in allowing residents access.</p>

		Footpaths – Nothing to Report
9		Reports
508		PARISH LIAISON MEETING - A somewhat reduced agenda meeting was held on 22nd October by ZOOM. BANES' Finance Officer Richard Samuel, reported on the poor state of Council finances as a result of Cv19, which in summary give a shortfall of about £18 million, and that Inevitably Council services will suffer.
509		VPA, Bath Preservation Trust & any other Meetings VPA - (Zoom) meeting convened with BANES Councillors to discuss Warleigh Weir and A36 problems resulting in an exchange of information and views. BANES now taking the lead in negotiations on both areas while retaining local involvement. Next scheduled meeting of VPA replaced by an email 'update' on outstanding issues from the last and more recent matters of interest. Hinton Charterhouse PC has rejoined the group. Bath Preservation Trust – Met today so no report at this point.
510		CAM Valley Forum - The possible establishment of a Village Agent scheme, and Local Care in the Community were discussed.
511		School –a small number of positive covid cases amongst pupils. The affected year group (yr 12) has been sent home for online learning to prevent further spread but will back in next week. The school will close a week early this year on 11th December to allow for pupils to isolate if they wish for 2 weeks before Christmas Day when they may be seeing wider family members. A number of schools are doing the same. Overseas boarders can leave from 5th Dec if they wish. The school has upped its covid measures since last term and boarders are not allowed to leave the site at weekends unless returning home. Rev Hutch the chaplain who lives in The Croft took full advantage of the Shaft Road closure in riding down the road on an office chair. If you missed it and are interested you can view it here on You Tube: https://www.youtube.com/watch?v=uM2gKyIRm_M Monkton also joined mass dance challenge to a song that is spreading worldwide to lift our spirits during Covid. The whole school learned and performed the dance with huge speakers and now many UK schools are doing the same. The short film is here.. its rather lovely to see our village neighbours “in action” and some beautiful shots of our wonderful valley https://www.youtube.com/watch?v=z4PMSguXlyc The chair is setting up a meeting with the new Bursar in December.
10		Correspondence Received - None
11		Other matters to report - None
12	512	Date of Next Meetings - These were confirmed as:- Monday 25th January 2021 Monday 22nd March 2021 Annual Parish Meeting: Monday April 26th 2021 Annual Parish Council Meeting: May 24th 2021 With all meetings to be held as normal in the Village Hall at 7:30 p.m. if COVID-19 regulations permit, otherwise remotely Online via ZOOM.

Meeting Closed at 20:01

Approved and signed Monday 25th January 2021 Chairman