

MONKTON COMBE PARISH COUNCIL

Minutes of the Parish Council Meeting

Held as a Remote Meeting via ZOOM on 25th January 2021 at 3.30pm

		Parish Council Members Present: Cllr. Lyn Alvis – by telephone, Cllr. James Bradby, Cllr. Adelle Brenner, Cllr. Andreea Imecs, Cllr. Mike Wareham, Cllr. Des Wighton, Mr. Geoff Davis – Clerk. Others Present: Mr. John DeCesare, Ward Cllr. Neil Butters, Ward Cllr Matt McCabe								
1	513	To receive apologies for absence Cllr Gavin Douglas								
2	514	Declarations of interest and dispensations – None.								
3	515	Confidential Matters - None								
4	516	Minutes of the Parish Council meeting held on 17th November 2020 were approved and signed by the clerk at the direction of the Chairman.								
5	517	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 01.01.2021								
		<table><tr><td>Current</td><td>£6,918.98</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>£12,029.54</td></tr></table>	Current	£6,918.98	Bath Building Society	£9,314.73			Bath Building Society (Miss Davis)	£12,029.54
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		Receipts since meeting on 17th November 2020								
		8 HMRC VTR	Vat Reclaim 2019-20	£2,478.91						
		Payments approved as standing payments or at meeting on 17th November 2020 which have now been made.								
		13:31:18	Mr G Davis	Parish Clerk 1/11 to 28/11/20	229.32					
		13:34:09	HMRC	Month 8 Paye	57.40					
		SO-Dec	Ian Croker	Village Cleaning	313.63					
		15:04:17	Mr G Davis	Parish Clerk 29/11 to 26/12/20	229.52					
		15:06:09	HMRC	Month 9 Paye	57.20					
		SO-Jan	Ian Croker	Village Cleaning	313.63					
		Payments for Approval at Meeting on 25th January 2020								
		None								
		518	Budget for 2021/22 and Parish Precept Based on this analysis that the funding for the Parish Sweeper should complete the transition from Agency payments to Precept, and that this would yield an appropriate level of reserves, the Parish Council resolved to accept the budget as presented by the clerk, and to set the precept at the level therein, i.e. £9,368 representing an average contribution of £53.33 for a Band D Household, being an increase of 8.38%, or £4.12 per household, on the previous year.							
		6	519	Parish Matters and Works						
Coronavirus Civil Emergency – The situation in the village is settled and calm at the start of the third lockdown with no pressing matters. The Parish Council remains alert should circumstances change.										
Equipment and Facilities – Checks by Councillors.										
Village Hall – Only one booking for the village hall continues which is for an educational facility for Health professionals.										
Village Playground – The playground remains open as per regulations, and hand sanitizer stations have been installed. The November Operational Inspection report has been received with only minor defects identified.										
Broadband Improvements for Monkton Combe –Connection to the Truespeed network continues, currently attempting to connect St. Michaels Court..										
Neighbourhood Watch/Police Liaison – Nothing specific to report. The Chair continues to receive Police reports.										
Phone Box Church Lane / Mill Lane Junction – Most of the works now complete. Awaiting the collection of the backboard.										
Bus Shelter – No further progress to report. The chair will chase B&NES regarding the potential relocation, as will Ward Cllr. Neil Butters. It was also reported that roof tiles were in a precarious state.										
Grit Bins – All well supplied and being used.										
527	Miss Davies Garden – The railings complete and Jeff Avis having completed the annual maintenance, the chair will discuss further improvements with Jeff Avis.									

7	<p>Planning</p> <p><u>Applications Received</u></p> <p>528 20/04981/TCA - The Old Mill, Mill Lane, Monkton Combe, Bath BA2 7HD - Fir (T1-2) reduce by 5m to reduce exposure to wind. Yew (T3) reduce by 3m and lift crown to maintain healthy growth Holly (T4) lift crown by 3m to reduce interference with main residence. Ash (T5) fell because of excessive shading and structural root interference. Ash (T6-7) pollard to 5m in keeping with existing hedge dimensions. Ash (T8) fell as growing at angle out of bank (with potential to drop dead branches) amongst other ash growing vertically.</p> <p>The works to the Ash Trees T5, T6,T7,T8 and T9 appear reasonable and prudent in felling or reducing them in height prior to them becoming unstable with Ash Die Back.</p> <p>We would ask that consideration is given to replanting to replace the two that are being felled.</p> <p>All other works to T1,2,3, and 4 seem wholly reasonable management measures.</p> <p>We have no objection to these proposals.</p> <p>529 21/00136/FUL - Shaft House, Shaft Road, Monkton Combe, Bath BA2 7HN - Refurbishment of existing dwelling including removed conservatory, replacement side extension, new first floor extension and roof dormer.</p> <p>Monkton Combe Parish Council have reviewed these proposals and have No Objection.</p> <p>They appear to represent entirely reasonable improvements to the property to modernise it.</p> <p>However, we make the observation that the new volume of 1053.1 m3 (excluding the garden shed) is an increase in volume of about 66% over that originally built, 635.4 m3 (main house + bay window + roof and dormers), so significantly more than accepted norms.</p> <p>530 21/00228/CLPU - Hillcrest, Warminster Road, Monkton Combe, Bath BA2 7HY - Proposed installation of fenestration & conversion of undercroft into habitable room.</p> <p>Monkton Combe Parish Council have no comments to make on this application as Comments are not invited. We are content that is a reasonable regulatory application for reasonable Permitted Development.</p> <p>531 <u>PLANNING DECISIONS by B&NES & WILTSHIRE</u></p> <p>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. - REFUSED</p> <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 Permitted</p> <p>20/03806/LBA - Combe Grove, Brassknocker Hill, Monkton Combe, Bath BA2 7HS Alterations and extensions to the South and East entrances to the Garden Lodge Consent</p> <p>20/03706/FUL - Combe Grove, Brassknocker Hill, Monkton Combe, Bath BA2 7HS</p> <p>Replacement of the existing windows, reinstating two pairs of coach house doors and undertaking further external improvements to remove or replace fixtures. Permitted</p> <p>20/03707/LBA - Combe Grove, Brassknocker Hill, Monkton Combe, Bath BA2 7HS</p> <p>External works comprising the replacement of the existing windows, reinstating two pairs of coach house doors and undertaking further external improvements to remove or replace fixtures. Consent</p> <p>20/03553/FUL - Combe Grove, Brassknocker Hill, Monkton Combe, Bath BA2 7HS</p> <p>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) Permitted</p> <p>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. Permitted</p> <p>532 <u>Decisions Pending</u></p> <p>20/04787/FUL- 7 The Croft, Monkton Combe, Bath BA2 7HQ - Erection of a single story side and rear extension following demolition of existing rear lean-to and associated works.</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>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>533 <u>PLANNING APPEALS</u> - None</p>
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	534	ENFORCEMENT UPDATE – 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
	535	Other Planning Matters to Report Local Plan Partial Update - The Options document will be available for comment for a period of 6 weeks, from 7th January to 18th February 2021. – Noted.
8	536	Highways and Footpaths. Trollopes Hill – Parking Problems and proposals for Yellow Line restrictions Mr. John DeCesare addressed the Council on this matter, exemplifying his previous e-mail correspondence. He made particular emphasis of his concerns for access by Emergency Vehicles to residents of Trollopes Hill. During his discussion with the Council he indicated that there had previously been white lines on the road edge to indicate areas where parking should be avoided. These had now faded away, and he would be happy to see them re-instated. The Parish Council does not agree with applying Parking Restrictions using Yellow Lines in this rural lane, as they consider them inappropriate and unnecessary for much of the lane, which is sufficiently wide for people to park safely. The Parish Council do think it acceptable that some white lines are painted to delineate the area where parking would obstruct the exits from those properties where this can be a problem and any other locations where parking would unduly restrict the carriageway. We will also enquire of B&NES Highways if they consider any signage would assist the purpose of the white lines. The clerk was asked to write to Stefan Chiffers B&NES Highways, to explain the Parish Council position and request white lines as thought necessary, together with signage if appropriate.
	537	Highways – It was reported that two cars had left the road on Brassknocker Hill, raising concerns of the adequacy of gritting. Cllr. Mike Wareham will report the water across the road to FixMyStreet. It was also reported that the gritting lorries were not continuing along Church Lane beyond Shaft Road to Mill Lane. The Chair and Ward Cllr. Neil Butters will follow this up. Footpaths – Nothing to Report
9	538	Reports PARISH LIAISON MEETING - Next Meeting 24th March 2021 VPA, Bath Preservation Trust & any other Meetings Bath Preservation Trust – The chair attended instead of Cllr. Lyn Alvis. There was nothing of concern to report.
10	539	Correspondence Received – Land Registry Survey on ownership for Parish and Town Councils - HMLR have now sent NALC the final survey link which is here (https://wh1.snapsurveys.com/s.asp?k=160406652244) and which closes on 26 February 2021. The chair will respond.
11		Other matters to report - None
12	540	Date of Next Meetings - These were confirmed as:- Monday 22nd March 2021 at 3:30 p.m. remotely Online via ZOOM Annual Parish Meeting: Monday April 26th 2021 (This meeting may be delayed until it is possible to hold it in the Village Hall). 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 16:58

Approved and signed Monday 22nd March 2021 Chairman