

MONKTON COMBE PARISH COUNCIL

Minutes of the Parish Council Meeting

Held in the Village Hall – On 22nd November 2021 at 7.30pm

		<p>Parish Council Members Present: Cllr Lyn Alvis, Cllr. Adelle Brenner, Cllr. Mike Wareham, Cllr Des Wighton, Mr. Geoff Davis – Clerk. Remotely in person: Cllr. Andreea Imecs Others Present: B&NES Ward Cllr. Matt McCabe, Mr. Onkar Saini</p>																																								
1	647	<p>To receive apologies for absence – None. Cllr. James Bradby did not attend. The Online attendance by Cllr. Andreea Imecs was approved by the Council.</p>																																								
2	648	<p>Declarations of interest and dispensations – None.</p>																																								
3	649	<p>Confidential Matters - None</p>																																								
4	650	<p>Councillor Vacancy: The Vacancy having been advertised for the allotted period with no call for an election, the Parish Council is now free to Co-Opt a new member. Potential candidates have been identified and these will be progressed.</p>																																								
5	651	<p>Minutes of Parish Council meeting held 20th September 2021. Approved and signed by the Chairman.</p>																																								
6		<p>Financial Matters</p>																																								
	652	<p>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 01.11.2021</p>																																								
	653	<table> <tr> <td>Current</td> <td>£7,079.41</td> <td>Bath Building Society</td> <td>£9,327.52</td> </tr> <tr> <td></td> <td></td> <td>Bath Building Society (Miss Davis)</td> <td>£12,046.87</td> </tr> </table>	Current	£7,079.41	Bath Building Society	£9,327.52			Bath Building Society (Miss Davis)	£12,046.87																																
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	656	<p>Payments for Approval at Meeting on 22nd November 2021 - None</p>																																								
		<p>Bank Account</p>																																								
	657	<p>Monkton Combe Parish Council resolve to open a new Current Community Account, and a new Savings Business Instant Access Account with Metro Bank in the name of Monkton Combe Parish Council. The single signatory for the Account will be:- Mr. Geoffrey Davis – Clerk. Mr. Derek Wighton – Chairman, Mr. Michael Wareham – Vice Chairman, and Ms. Andreea Imecs – Councillor Finance will be a Nominated Person. Mr. Geoffrey Davis – Clerk will have Full Online Access. . Mr. Derek Wighton – Chairman, Mr. Michael Wareham – Vice Chairman, and Ms. Andreea Imecs – Councillor Finance will have View Online Access. Mr. Geoffrey Davis – Clerk and Mr. Derek Wighton – Chairman signed the Business Account Opening Summary Form, and the Business Mandate Form. Mr. Geoffrey Davis – Clerk completed and signed his Individual Identification, Verification and Contact Detail Form.</p>																																								
	658	<p>The Financial Regulations were reviewed, amended and adopted to reflect the changes in the Bank Account, particularly the change to no longer use cheques, and were signed by the Chairman The Parish Council reaffirm that they do not use any Debit or Credit Card.</p>																																								

7	659 660 661 662 663 664 665	<p>Parish Matters and Works</p> <p>Coronavirus Civil Emergency – The Parish Council agreed to refer to this agenda item as the Coronavirus Situation from now on. It was reported that almost all in both the School and Community have been vaccinated but case rates remain quite high, but without the severe illness previously seen.</p> <p>Equipment and Facilities – Checks by Councillors.</p> <p>Village Playground – RoSPA have been requested to carry out the Annual Inspection for 2022 and subsequent years. Minor repairs are ongoing.</p> <p>Neighbourhood Watch – The Clerk reported that there had been a spate of break-ins to sheds and cars in neighbouring South Stoke. The possibility of a WhatsApp group or similar might be considered for the village, but not hosted by the Parish Council</p> <p>Lockup Repairs and Maintenance – Historic England have provided approval for the works, and their approval of the contractors is awaited. The Parish Council approved the quotation the Chair has received, and authorised him to proceed once Historic England approval is received.</p> <p>Bus Shelter – No further progress on repairs, but ward Cllr. Matt McCabe said that all Bus Shelters are B&NES responsibility. However, there is no Officer in post at the moment to deal with these. Ownership of Bus Shelters by B&NES will be confirmed by Ward Cllr. Matt McCabe and the Chair.</p> <p>Miss Davis Garden – Nothing further to report</p> <p>Car Park – Nothing further to report</p>
8	666 667 668 669	<p>Planning</p> <p><u>Applications Received</u></p> <p>21/04816/FUL - 3 Tucking Mill Cottages Tucking Mill Lane Monkton Combe Bath BA2 7DB - Conversion of 3 and 4 Tucking Mill Cottages into 1no. dwelling, erection of extensions to front and rear, erection of detached garage Monkton Combe Parish Council OBJECT to the application as it represents inappropriate development within the Green Belt which does not represent any improvement or meet any needs which might outweigh the harm that is done by definition. No volume increase calculations are provided, however the proposed extensions together with the addition of the large garage would seem to be well beyond the accepted norms, which rather confirms the inappropriate nature of the proposal. In general terms we are disappointed that the plans propose that two of the smaller dwellings in the Parish which would be ideal as affordable starter homes and attract younger people into the locality, be converted into one large, well appointed and more expensive property. Although the proposal employs materials similar to existing, the extensions to the front (in particular) and rear of No's 3 & 4 would project from the line of existing cottages and adversely change the current character of a rural terrace of artisan dwellings. It is therefore contrary to Policy D2 'Local Character and Distinctiveness of the Area'. We have major concerns over the siting of the double garages, which require substantial excavations of the bank above the cottages, at the top of which are many large beech trees and beyond that the road through to Tucking Mill. We consider that an arboricultural impact assessment and method statement with tree protection plan is required, and that necessarily B&NES arboricultural officer is consulted on this application. Finally, we echo the comments of the Highways Officer that:- "A new access is proposed for easy access to the proposed dwelling" however, no details have been provided for this. The Applicant needs to submit revised plans which show where the proposed new vehicle access point will be created so that neighbouring residents and the Parish Council can assess the impact of this new access route.</p> <p>21/05056/TCA - The Tithe Barn, Shaft Road, Monkton Combe, Bath BA2 7HL - Conifer-Fell Monkton Combe Parish Council note that the tree will be replaced by a number of smaller native trees, and have No Objection and No Comment to make.</p> <p><u>PLANNING DECISIONS by B&NES & WILTSHIRE</u></p> <p>21/04220/CLEU - Overdale, Warminster Road, Monkton Combe, Bath BA2 7HY - Erection of attached car port (Certificate of Lawfulness of Existing Use). Application Refused</p> <p><u>Decisions Pending</u></p> <p>21/04425/FUL - Monkton Combe Junior School, Church Road, Combe Down, Bath BA2 7ET - Installation of 14 external lighting bollards along the path from North Road across Glen Field to the existing public right of way.</p> <p>21/03315/FUL - 6 Mount Pleasant, Monkton Combe, Bath BA2 7HW - Replacement of an existing outbuilding.</p> <p><u>PLANNING APPEALS</u> - None</p>

	670	ENFORCEMENT UPDATE 21/00428/NONCOM - Tabora Shaft Road Monkton Combe Bath - Non-compliance with condition 7 of 20/00501/FUL - Within 6 months of the commencement of the development the existing porch and garage shall be demolished. 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 was submitted:- 20/04025/FUL and this has now been Withdrawn. We continue to await the next step in this long running case. Other Planning Matters to Report None
9	671 672 673	Highways and Footpaths. – Street Lighting A36 – Brassknocker Hill to Trollopes Hill – Mr. Onkar Saini described a disturbing encounter along this stretch of the A36. As it could be regarded as a built up area, he asked if Street Lighting could be considered. The Chair agreed to write B&NES Highways and National Highways to explore the possibility. Trollopes Hill – A recent incident where an unsuitably large lorry attempted to travel down Trollopes Hill was reported, as it damaged both the verge and a parked van trying to push through a far too narrow space. Whilst this has given rise to a renewed call for double yellow lines along the entirety of Trollopes Hill, the Parish Council will continue to review the situation until next October, when the next opportunity for proposed Traffic Regulation Orders becomes available. Water on Brassknocker Hill – The problem of water running across the road on Brassknocker Hill will be reported again.
10	674 675 676 677 678	Reports PARISH LIAISON MEETING – Minutes from Meeting 13th October 2021 have been circulated. The meeting consisted of presentations from Mark Shelford - Police and Crime Commissioner for Avon and Somerset, and Dan Norris - West of England Metro Mayor. Bathavon Area Forum next meeting, on 24th November 2021 (6PM) – Where the topics of Village Agents, and Climate Emergency will be discussed. VPA – Support for the Cleanwater Campaign was reported. Bath Preservation Trust – Nothing to report School – The Chair will circulate a report of the meeting, there being nothing of an urgent nature to report.
11	679 680	Correspondence Received Brought forward from previous meeting - The Queen’s Platinum Jubilee Central Weekend 2022 - The Queen’s Platinum Jubilee Beacons - 2nd June 2022 WECA Supported Bus Service Survey – Although this survey does not specifically cover the 94 Bus, Councillors will each respond to it and reference the 94 service.
12	681 682	Other matters to report Bus 94 Service Update – Turning place at school, not the Pub. This remains unresolved but there is signage at the Wheelwrights to indicate that the Bus Stop has moved. Boundary Commission for England – Consultation on proposals for revised constituency boundaries for 2023 – The Parish Council has responded and awaits the further round of consultation, and retains the item on the agenda in preparation.
13	683	Date of Next Meetings To Confirm the following dates :- Parish Council Meeting – Monday 17th January 2022 7:30 Parish Council Meeting – Monday 21st March 2022 7:30 Annual Parish Meeting: Monday April 25th 2022 7:30 Annual Parish Council Meeting: Monday May 16th 2022 7:30 The meeting Closed at 21:46