

MONKTON COMBE PARISH COUNCIL

**Minutes of the Parish Council Meeting
Held in the Village Hall – On 17th January 2022 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: Mr. Patrick Bunton – Oldfield Rugby Football Club, Mr. Simon Woollen – Resident of Tucking Mill, Becki Mckinlay - Monkton Combe School</p>																																								
1	684	<p>To receive apologies for absence – Cllr. James Bradby The Online attendance by Cllr. Andreea Imecs was approved by the Council.</p>																																								
2	685	<p>Declarations of interest and dispensations – None.</p>																																								
3	686	<p>Confidential Matters - None</p>																																								
4	687	<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	688 689	<p>Minutes of Parish Council meeting held 22nd November 2021. Approved and signed by the Chairman. Cllr. Mike Wareham requested minutes be sent to him in a PDF Format.</p>																																								
6	690 691 692 693 694 695 696	<p>Financial Matters</p> <p>RFO Report and Payments for Approval – The RFO Report was received, noted with minor corrections, and signed by the clerk and Cllr. Andreea Imecs.</p> <p>Bank Balances as at 01.01.2022</p> <table border="0"> <tr> <td>Current</td> <td>£5,973.29</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> <p>Receipts since meeting on 22nd November 2021</p> <table border="0"> <tr> <td>4 HMRC</td> <td>VAT ReClaim Payment</td> <td></td> <td>£148.78</td> </tr> </table> <p>Payments approved as standing payments or at meeting on 22nd November 2021 which have now been made.</p> <table border="0"> <tr> <td>12:02:32</td> <td>Mr. G. Davis</td> <td>CartridgeSave - Print Cartridge</td> <td>46.20</td> </tr> <tr> <td>10:54:23</td> <td>Mr G Davis</td> <td>Parish Clerk 31/10 to 27/11/21</td> <td>229.32</td> </tr> <tr> <td>10:56:41</td> <td>HMRC</td> <td>Month 8 Paye</td> <td>57.40</td> </tr> <tr> <td>SO-Dec</td> <td>Ian Croker</td> <td>Village Cleaning</td> <td>313.63</td> </tr> <tr> <td>19:48:15</td> <td>Mr G Davis</td> <td>Parish Clerk 28/11 to 25/12/21</td> <td>229.52</td> </tr> <tr> <td>19:50:25</td> <td>HMRC</td> <td>Month 9 Paye</td> <td>57.20</td> </tr> <tr> <td>SO-Jan</td> <td>Ian Croker</td> <td>Village Cleaning</td> <td>313.63</td> </tr> </table> <p>Payments for Approval at Meeting on 17th January 2022 - None</p> <p>Budget for 2022/23 and Parish Precept – The Clerk presented a draft balanced budget, but asked that Councillors consider if there were any substantive works required in the coming financial year, pointing out that reserves were at a particularly modest level just above the safe threshold of 1 x Precept. Councillors identified the poor state of repair of the Bus Shelter on the A36, for which the Parish Council is responsible. They resolved to increase the proposed Precept to £10,983 in order to secure a provision of £1,000, placed in the Parish Works (Repairs & Replacements) in anticipation of those works. £10,983 represents an increase of £1,595, an average contribution of £63.20 for a Band D Household, being an increase of 18.51%, or £9.87 per household, on the previous year.</p> <p>Bank Account Monkton Combe Parish Council will resolve to continue with the process of opening a new Community Account with Metro Bank in the name of Monkton Combe Parish Council and to make this minute for Metro Bank, to confirm what they do and how they operate. <i>Monkton Combe Parish Council has discretionary legal powers and rights to take action, and with responsibilities more limited than B&NES District Council, they represent the interests of local people and improving the quality of life and the local environment. Councillors are democratically-elected leaders representing their communities and enable local engagement to drive strong, connected communities.</i></p>	Current	£5,973.29	Bath Building Society	£9,327.52			Bath Building Society (Miss Davis)	£12,046.87	4 HMRC	VAT ReClaim Payment		£148.78	12:02:32	Mr. G. Davis	CartridgeSave - Print Cartridge	46.20	10:54:23	Mr G Davis	Parish Clerk 31/10 to 27/11/21	229.32	10:56:41	HMRC	Month 8 Paye	57.40	SO-Dec	Ian Croker	Village Cleaning	313.63	19:48:15	Mr G Davis	Parish Clerk 28/11 to 25/12/21	229.52	19:50:25	HMRC	Month 9 Paye	57.20	SO-Jan	Ian Croker	Village Cleaning	313.63
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<p>7</p>	<p><i>Their legal obligations are:</i></p> <ul style="list-style-type: none"> • <i>To hold an annual meeting and at least three other meetings each year;</i> • <i>Appoint such officers as necessary for the proper discharge of their functions, e.g. the Parish Clerk and the Parish Sweeper;</i> • <i>make standing orders for the supply of goods and services,</i> • <i>and to adhere to local government legislation.</i> <p>The services delivered are Statutory Consultee on Planning matters, Litter & Street Cleaning, Highways and Traffic liaison, Community Safety, Play Ground, Public Park and Car Park, Village Hall, Community Phone Box & Book Exchange, Seats, Bus shelter, Historic Building (Lockup) and Public Rights of Way. The Parish Council has an unfettered right to raise money for the services they provide by precept (which is a mandatory demand) on the district council. The precept required is then collected by this collection authority as part of the Council Tax levied on local tax payers in that parish. Parish Councillors are required to act ethically in carrying out their role, using a code of conduct that requires councillors to act openly and honourably in the public interest. They must also do nothing to bring their council into disrepute and must never use their position to secure personal advantage for themselves, their family or friends. They must declare any personal or prejudicial interests as part of this ethical framework.</p> <p>Parish Matters and Works</p> <p>697 Coronavirus Situation –The situation for the village is as for the country with nothing significantly different to report.</p> <p>Equipment and Facilities – Checks by Councillors.</p> <p>698 Village Playground – The spare parts for the swings have arrived and will be fitted shortly. Payment was authorised.</p> <p>699 Neighbourhood Watch – The comments from Simon Woollen (below) will be discussed with the PCSOs at the next meeting in the Wheelwrights.</p> <p>700 Lockup Repairs and Maintenance – The Repair Works and Contractor have been approved by Historic England and the work has been ordered.</p> <p>701 Bus Shelter – In the absence of any further meaningful dialogue with B&NES the Parish Council agreed to carry out the repair works itself in the interest of public safety.</p> <p>Miss Davis Garden – Nothing further to report</p> <p>Car Park – Nothing further to report</p>
<p>8</p>	<p>Planning</p> <p><u>Applications Received</u></p> <p>702 21/05484/FUL - Clubhouse Oldfield Rugby Football Club, Shaft Road, Monkton Combe, Bath BA2 7HP</p> <p>Erection and siting of fibre exchange telecommunications infrastructure to provide a full fibre (gigabit) to the premises service.</p> <p>Cllr. Lyn Alvis abstained from discussion and decision as he considered he might have a personal or prejudicial interest in the matter.</p> <p>Mr. Patrick Bunton addressed the meeting and described the financial benefit to the Oldfield Rugby Club that would accrue from the development, and asked the Parish Council to support the application. The Parish Council explained that in acting as a Statutory Consultee it must consider Planning Applications on Planning Policy alone and cannot consider any financial implications in its response.</p> <p>Monkton Combe Parish Council find that we must OBJECT to this application as it is Inappropriate Development in this GreenBelt Location, and we consider there is a risk of an adverse impact on the Health and Well Being of local residents from pervasive Low Level Noise.</p> <p>The Parish Council is not the Planning Authority, but a Statutory Consultee. In commenting on any Planning Application, it has a duty, first and foremost, to protect the Environment of the Parish, and the Well Being of its Electors. This Planning Application is asking that the Parish accept the harm that this development will cause, and the risk to the well-being of some of our Electors, for the benefit of the residents of the City of Bath who it is proposed would need the expansion of electronic communications networks this development brings, and residents of Bath and North East Somerset who are members of, or use the Oldfield Rugby Football Club for whom this represents a considerable financial benefit.</p> <p>There is no benefit to the Parish from the expanded electronic communications network this would bring, as we are already served by the Truespeed network. Also, very few of our residents are members of, or make use of the Rugby Club.</p>

	<p>Having considered this application at some considerable length, and heard lengthy representations from the owner of the site in support of the application, we still find that we must OBJECT to this application on Planning Policy grounds as we cannot accept 'the need to support the expansion of electronic communications networks' as the Very Special Circumstances put forward as justification for the Harm that by Definition and in Actuality will be done to the Openness of the GreenBelt, the Cotswold National Landscape designation, the Bath World Heritage Setting, and the Setting of the Parish, Village and Conservation Area of Monkton Combe. We have become aware that the Applicant has already obtained Planning Permission for just such a fibre exchange (21/03978/FUL) which is not constrained by any of these extremely important Planning Policies. We therefore question the necessity for a second such fibre exchange to be built in this location as the Planning Authority has already provided the necessary support for the expansion of electronic communications networks into the City of Bath with this approved application.</p> <p>Accordingly, we ask that if the Officer considers there is Merit in this application, then it is referred to the Bath and North East Somerset Development Management Committee for determination. They are the most appropriate, democratic means for considering the needs of, and benefits to, the residents of the City of Bath, and Bath and North East Somerset, and whether these wider Needs and Benefits do represent the 'Very Special Circumstances' which would justify the Harm and Risk to our Parish and its Residents. The Development Management Committee would also be able to hear proper democratic representation from CityFibre and Oldfield Rugby Football Club if appropriate.</p> <p>Also, in our considerations, the Parish Council had significant concerns about the environmental and ecological impact of this Industrial Infrastructure in this very quiet, peaceful, semi-rural Green Belt location. Of particular concern was the potential pervasive impact of low frequency, low level sound, emanating from cooling fans and similar equipment, particularly in the small hours of the morning, when the location would otherwise be silent. We did not see that this was properly addressed in the Noise Assessment. Indeed it did seem to suggest that 'Tonality' and 'Impulsivity' could contribute to a Sound Rating Level that exceeds the background noise level by around +5dB and is likely an indication of Adverse Impact.</p> <p>Without further evidence, guarantees and possible Planning Conditions on this matter we must OBJECT to the application as it represents an unacceptable risk to Health and Well Being of Local Residents.</p> <p>We also note that the application gives no consideration to the ecological impact of Noise in this location and that the B&NES Ecological Officer has not yet provided a Consultation Response.</p> <p>703 <u>PLANNING DECISIONS by B&NES & WILTSHIRE</u> 21/05056/TCA - The Tithe Barn, Shaft Road, Monkton Combe, Bath, BA2 7HL - Cypress - Fell. No Objection 21/03315/FUL - 6 Mount Pleasant, Monkton Combe, Bath BA2 7HW - Replacement of an existing outbuilding. Permitted</p> <p>704 <u>Decisions Pending</u> 21/05279/FUL - Monkton Combe Junior School, Church Road, Combe Down, Bath BA2 7ET - Erection of timber shelters and associated landscaping works. 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. 21/05148/FUL - 8 The Viaduct, Brassknocker Hill, Monkton Combe, Bath, BA2 7JD - Erection of side and rear extension. 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. <u>PLANNING APPEALS - None</u></p> <p>705 <u>ENFORCEMENT UPDATE</u> 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.</p> <p>706 <u>Other Planning Matters to Report</u> B&NES Local Plan Partial Update Consultation has closed and now proceeding to the Examination in Public which will take place Spring 2022.</p>
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	707	Mr. Simon Woollen Highlighted the need for Planning decisions to consider the declared Climate Emergency , particularly when considering the Energy Efficiency of old buildings such as exist throughout the Parish of Monkton Combe. He was referred to the B&NES website where the Planning Authority describes what it has and is doing on this issue.
9	708	Highways and Footpaths. – Traffic Issues on Tucking Mill Lane and other Lanes – Mr. Simon Woollen addressed the meeting on this matter. He highlighted the generally poor standard of driving and high volume of traffic, particularly in the morning along Tucking Mill Lane and elsewhere. Illustrated by the accident in which his wife was involved. He asked the Parish Council to look at the possibility of improving the structure of the Passing Places, including their number and the provision of reflective bollards where there is a steep drop. He also suggested signage that indicated the expectation to reverse, and the distances to the next available passing place. At the bottom of Shaft Road he considered that a STOP sign should be in place rather than very faded Give-way signage.
	709	Street Lighting A36 – Brassknocker Hill to Trollopes Hill – It was reported that this is the responsibility of Highways England and that they are not prepared to consider this matter.
	710	Trollopes Hill – The TRO has been received for consultation. The Parish Council is happy with the proposal as described, and has responded as such, and to request that narrow Double Yellow lines are painted in order to respect the rural nature of this location.
10	711	Reports PARISH LIAISON MEETING – Notices of the next three meetings have been received and will be circulated nearer the time. They are all scheduled as ZOOM meetings:- 23 March 2022 18:30-20:30, 13 July 2022 18:30-20:30, 12 October 2022 18:30-20:30
	712	Bathavon Area Forum next meeting, next meeting 8th February 2022
	713	VPA – The Parish Council has been asked for a response to the question ‘The Status of the VPA – Where do we go from here’ by the end of January. The Parish Council agreed that the VPA should become a dormant organisation with no further payment of membership fees, and it should continue to hold its Bank Account balances for the time-being. The next meeting will be held on 8 th February 2022 at 19:30.
	714	Bath Preservation Trust – Next meeting 18 th January.
	715	School – Becki Mckinlay represented the School at the meeting.
11	716	Correspondence Received The Queen’s Platinum Jubilee Central Weekend 2022 - The Queen’s Platinum Jubilee Beacons - 2nd June 2022 – This will be celebrated with the Village Barbeque.
12	717	Other matters to report Bus 94 Service Update – No further progress to report on turning place at school. It was reported that it is a protected service.
	718	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	719	Date of Next Meetings To Confirm the following dates :- 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 22:05