

MONKTON COMBE PARISH COUNCIL

**Minutes of the Ordinary Parish Council Meeting
Held in the Village Hall on 10 October 2011 at 7pm**

Parish Council: Cllr Kevin Murphy (Chairman) (KLM),
Cllr Ross Buchanan (RB), Cllr Alison Bossom (AB), Cllr Gavin Douglas (GD)
Mrs Jane Angell (Clerk).

Others Present: None

1 **APOLOGIES:** Cllr Lyn Alvis (Vice-Chairman) (LA)

2 **DECLARATIONS OF INTEREST:** Cllr Buchanan declared a personal interest. Ref: 10. New Items -
Boyer's Gate.

3 **MINUTES:** Ordinary Meeting 22 August 2011 were approved by all and signed by the Chairman.

Bills and Accounts

Payments:

4		01.09.11	797a	Ian Croker	Village Cleaning	243.82
	a.	10.10.11	798	Jeff Avis	Gardening	125.00
		10.10.11	799	CPRE	Membership	29.00
		*28.10.11	800	Jane Angell	Salary / expenses	73.32

*Post dated cheques for payments due before next meeting

note

Receipts:

	b.	01.09.11	233	B&NES	Village Cleaning	243.82
		30.09.11	234	B&NES	Precept	1800.00
		01.10.11	235	B&NES	Village Cleaning	243.82
		30.09.11	236	Nat West	Interest	1.05
		30.09.11	237	Nat West	Interest	.54

c. **Account Balances as at 30.09.2011**

Current £ 100.00
Reserve (Miss Davis) £10,105.85
Reserve (MCPC) £ 4,091.24

PLANNING

5 a. **New Applications**

Combe Grove Lodge, Brassknocker Hill. 11/04089/LBA & 11/0488/FUL

Extension and alteration to dwelling following demolition of single storey lean-to.

Work implemented without discharge of all conditions. No new proposals on application. The Council RESOLVED to support this application and look forward to seeing it brought back in use. – *Clk to send comments to B&NES*

Approved and signed 28 November 2011.....

Chairman Cllr Kevin Murphy

Outstanding Applications

Course Of Old Somerset Coal Canal, Warminster Road. 10/02577/FUL

Application still pending consideration by B&NES.

Viaduct Hotel Brassknocker Hill 11/0172/FUL

Conversion to 9 no. Residential units with associated parking (revised proposal)(retrospective)

Application PERMITTED by B&NES. – Cllr Murphy contacted David Brain Partnership reference the boundary details requested in the Parish Council consultation response but has had no response.

Monkton Combe Junior School, Church Road BA2 7ET 11/02717/FUL

Application pending Consideration by B&NES.

Monkton Combe Junior School, Church Road BA2 7ET 11/02782/FUL

Application REFUSED by B&NES

- Parish Community Plan & Localism Agenda** – A public consultation on The Neighbourhood Planning Protocol will end in December 2011 with the adoption planned for 2012. Cllr Murphy will circulate the notes from the Historic Towns Forum Conference, ‘Understanding Localism’ he attended at the Bath Preservation Trust. A further request in the newsletter for interest in the development of the Community Plan resulted in no response. For this reason the council will look at this again in the spring.

6 MATTERS ARISING FROM MINUTES OF MEETING 22 AUGUST 2011

- a. **RB Fencing on Summer Lane** – Some of the barbed wire has gone but there is still a section which is considered a hazard to pedestrians and cyclists. No further progress. Cllr Buchanan will contact B&NES highways for an update on progress.
- b. **Village Website** – Councillor profiles still required, except Cllr Bossom.
- c. **Tucking Mill Lane** – The owner of the land has acknowledged it is his tree and has advised it will be removed but no date as yet. *To be monitored*
- d. **AB Church Lane/Summer Lane** – Is the sign in the right place? The sign is badly damaged. Cllr Bossom contacted B&NES the email has been forwarded to The Highways department under reference number 1021840. - *to monitor*
- e. **ALL Roles and Responsibilities** – Generally, Councillors have looked after the areas of the village nearest to them whilst taking on various responsibilities as the need arises. The Chairman has previously suggested that areas of responsibility might be more clearly defined and to this end a list of areas to be covered will be re-issued to all to decide who will be responsible for which category / items on the list. – *to be discussed / decided next meeting with all cllrs present.*
- f. **KLM Employment Contract** – Cllr Murphy has read the ALCA model contract, which is extensive, and will comment further at next meeting. Model contract and draft contract emailed to all. - *to be discussed next meeting.*
- g. **RB Ragwort** – It is down to the landowner to remove ragwort. It is not a legal requirement to remove it but it must not be allowed to spread onto adjacent land. Cllr Buchanan contacted B&NES and advised that the problem would be looked in to. – *Cllr Buchanan will contact B&NES again for an update and copy to Cllr Butters.*
- h. **AB Church Lane Closure Update** – The red brick effect kiosk which has replaced the Bath stone structure covering the gas works is not in keeping with the area. Cllr Buchanan contacted Alan Barrow the project manager from Wales and West Utilities (WWU) he advised the policy is to replace with a standard fibre glass structure. Cllr Bossom recalled an email from WWU mentioned the replacement would be of Bath stone. Mr Barrow said he knew nothing about a stone replacement and thought there had been some confusion. As he understood WWU were waiting on the Parish Council to approve the finish of a kiosk with a Bath stone effect finish. The Parish Council reluctantly except the compromise but ask that the doors be painted in a muted colour to blend in.

- i. **GD Tucking Mill, Wessex Water Works** – Cllr Douglas has spoken to residents near the site they are pleased with the Wessex Water improvements. Wessex Water will try to keep the visual impact to a minimum. – Cllr Douglas will report on progress next meeting. *–to be monitored*
- j. **Broadband in Villages Update** –Data showing fairly good theoretical average downloads speeds of 7MBPS in some areas but in reality the average speed is reported to be around 3.7MBPS. The response from the newsletter request to test speeds confirmed this. Thanks to Sue Brice and Des Wrighton and Peter Bossom for taking part.
- k. **Ralph Allen School (RAS) Planning Proposal** – Cllr Murphy has spoken to the planning consultant who advised of a poor turn out to the public consultation on the proposal and since contacted Jo Marsh, the Schools Business Manager and obtained preliminary drawings. Cllr Murphy showed the proposed plan of the new building which would push the all weather pitch to the bottom of the school site into greenbelt land. RAS are happy to discuss pending proposal. – *Cllr Murphy will arrange a site visit.*

7 ALL HIGHWAYS & FOOTPATHS

Mount Pleasant path leading to Combe Down - It has been noted in the comments sent to Development Control for the proposed work at the Monkton Combe Prep / Pre-Prep School that there are no details indicating how the footpath alongside the allotments will be improved and protected to prevent future degradation and potential casual parking. Also the Parish Council would like to see the footpath alongside Mount Pleasant Quarry resurfaced as this has been a trip hazard now for many years. *– to be monitored*

8 CORRESPONDENCE

CPRE - Newsletter. With the newsletter came a reminder that consultation on the National Planning Policy Framework (NPPF) continued until the 17 October should the Parish Council wish to comment. At this stage it is not relevant to Monkton Combe. It was RESOLVED not to respond but individuals could if they so wished. Newsletter Added to red box

Cllr Butters - Viaduct marker. Cllr Butters confirmed that the boundary marker on the viaduct has now been cleaned up. *Clk to reply with thanks and comment on how nice it now looks.*

- 9 **ALCA** – Information update. Advised that it is now possible to use the Members Section of the NALC (National Association of Local Councils) site for information.

REPORTS FROM CLUSTER / LIASION/ VALLEY PARISHES ALLIANCE (VPA)/ BATH PRESERVATION TRUST (BPT).

Parish Cluster Group – *Apologies sent no-one available.*

VPA — *Attended by Cllr Douglas*

Cllr Paul Crossley (Leader of B&NES Council) and Cllr Butters (Ward Cllr for Bathavon South) received questions no topic related directly to the parish. Minutes have been added to red box for circulation.

Next meeting 24 November 2011

B&NES Area Group of ALCA — *Apologies sent*

Parish Forum Meeting – 26.10.11 – *postponed*

10 NEW ITEMS

Ward Councillors Initiative Scheme 2011-2012 – Newsletter responses – There was no response from the newsletter item asking residents for ideas for any possible project to be put forward for consideration.

*AB/
ALL*

Winter Maintenance Review (Salt bags/ Grit Bins) – Cllr Bossom to email Kelvin Packer at B&NES to request an update on the Winter Maintenance Strategy for Monkton Combe. Also enquire that if a damaged B&NES grit bin were to be replaced by the parish council would B&NES still be responsible for the refill of the bin. Will the grit bins be refilled? Review winter maintenance information for any dangerous areas. Check on all grit bins Cllrs Buchanan and Douglas to confirm number and location.

- GD** **Fence rear of Village Hall** – The fence has no real purpose to the Village Hall the fence is needed by the farmer using the field adjacent to the hall for guiding live stock to the field gate. Cllr Douglas will speak to John Snow of Monkton Combe Senior School. The field belongs to the school but is rented out to the farmer.
- ALL** **Welcome Letter (approval)** – The draft welcome letter with comments has been passed back to Clerk to be amended. The revised letter will be circulated for final comment and approval at the next meeting.
- AB** **Shaft Road** – (Wall damage) – The wall at the very narrow section of road that borders Combe Grove Manor is now in a poor state with a large stone protruding from the wall that could be knocked by passing traffic making the wall even more unstable. There are also whole sections that have now collapsed. – *Cllr Bossom to contact The General Manager Debbie Hibbens*
- CLRK** **Playground Signs** – The council agreed that signs would be a good idea advising of age usage for each piece of equipment for insurance purposes also to request a quote for the additional cover for theft of playground equipment due to the increase in theft of metal for scrap. – *Clk to contact ROSPA for advice and Zurich for a quote.*
- KLM** **Boyer's Field Gate Summer Lane** – Cllr Murphy will contact Rebecca Roberts of B&NES planning department to confirm if a planning application will be needed to re-instate use of gate. Cllr Douglas proposed if consent is required the Council will advise by letter to the owners. *Cllr Buchanan took no part in the discussion.*
- note** **Insurance Review** - The annual review of insurance cover has been checked by the Clerk for suitability.
- CLK** Also confirmed with contractors that their own limits of indemnity for public liability and employer's (where applicable) is adequate.

11 ANY OTHER BUSINESS

- AB** None
- GD** A metal gate at the bottom of Shaft Road that belongs to a property which is school accommodation that opens into the road has been left open and could be dangerous to passing traffic. Cllr Douglas will contact the school.
- Recycle bins are being left in the alcove at the bottom of Perry Hill they make the area look unsightly. Add a reminder to the newsletter to take bins in after collection.
- RB** None.
- KLM** From red box notice of Queen's Jubilee Weekend 2nd – 5th June 2012. Both Monday and Tuesday will be Bank Holidays (replacing than in late May). Clerk advised the notice had been forwarded to Mike Newton secretary of the Village Hall.
- The Community Orchard Project – The Chairman advised that there is a possibility of a grant to plant more trees in the parish perhaps as part of the Community Plan. This could include fruit / nut trees, similar to community 'nuttery' in Smallcombe Vale.

12 DATE OF NEXT MEETING

Monday 28 November 2011 at 7pm in the Village Hall

There being no further business, the Meeting closed at 21.37hrs