

**MONKTON COMBE PARISH COUNCIL**

**Minutes of the Parish Council Meeting  
Held in the Village Hall on 11<sup>th</sup> November 2015 at 7.30 p.m.**

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|          |            | <b>Parish Council Members Present:</b> Cllr Lyn Alvis, Cllr Ross Buchanan, Cllr Simon Call, Cllr Gavin Douglas, Cllr Ann Stewart, Cllr Mike Wareham, Cllr Des Wighton, Mr. Geoff Davis - Clerk   |                   |   |                   |
|          |            | <b>Others Present:</b> B&NES Ward Councillor Neil Butters<br>Carl Mungai, Charlotte Allard, Shuna Macintosh, Raven McNeil<br>Chris Wordsworth, David Munn, Stuart Mitchell   |                   |   |                   |
| <b>1</b> | <b>501</b> | <b>To receive apologies for absence – None</b>   |                   |   |                   |
| <b>2</b> | <b>502</b> | <b>Declarations of interest and dispensations – None.</b>  |                   |   |                   |
| <b>3</b> | <b>503</b> | <b>Confidential Matters - None</b>   |                   |   |                   |
| <b>4</b> | <b>504</b> | <b>Minutes of Annual Parish meeting held on 14th September 2015 approved and signed by the Chairman.</b>   |                   |   |                   |
| <b>5</b> |            | <b>Financial Matters</b>   |                   |   |                   |
|          | <b>505</b> | <b>Bank Accounts – Mandates and Report on New Bank Account with HSBC</b> - The new bank account with HSBC is now fully operational and all aspects of Internet Banking have been implemented. It is thought that the new mandate is now in place and only Ross Buchanan needing to present ID at the Branch.       |                   |   |                   |
|          | <b>506</b> | <b>RFO Report and Payments for Approval</b> - The RFO Report was received and noted. The figure for Miss Davies Gardening was explained as a payment for the previous year. It was agreed to revise the budget for this next year as expenditure always exceeds the budget.  |                   |   |                   |
|          |            | <b>Bank Balances as at 01.09.2015</b>  |                   |   |                   |
|          | <b>507</b> | <b>Current - HSBC</b>  | <b>£2,553.46</b>  | <b>Bath Building Society</b>              | <b>£3,093.90</b>  |
|          |            |  |                   | <b>Bath Building Society (Miss Davis)</b> | <b>£12,491.74</b> |
|          |            | <b>Receipts since meeting on 14<sup>th</sup> September 2015.</b>   |                   |   |                   |
|          | <b>508</b> | 9  | B&NES Council     | Precept                                   | £2,967.50         |
|          |            | 9  | B&NES Council     | Local Council Support Grant               | £55.00            |
|          |            | 10   | B&NES Council     | Agency Services September 2015            | £258.74           |
|          | <b>509</b> | <b>Payments approved as standing payments or at meeting on 8<sup>th</sup> July 2015 which have now been made.</b>  |                   |   |                   |
|          |            | SO-SEPT  | Ian Croker        | Village Cleaning                          | 253.67            |
|          |            | 09:07:38   | Jeff Avis         | Car Park and Miss Davies Garden           | 75.00             |
|          |            | 19:51:16   | Lyn Alvis         | Petrol Expenses                           | 6.00              |
|          |            | 19:53:43   | Mr. G. Davis      | Parish Clerk 30/8 - 26/9/2015             | 169.48            |
|          |            | SO-OCT   | Ian Croker        | Village Cleaning                          | 253.67            |
|          |            | 20:02:52   | HMRC              | PAYE Qtr 2 Payment                        | 137.60            |
|          |            | 16:54:33   | Swan Mngmnt Svces | Website Domain Renewal                    | 60.00             |
|          |            | 16:07:45   | Jeff Avis         | Car Park and Miss Davies Garden           | 75.00             |
|          |            | 15:34:21   | Mr. G. Davis      | Parish Clerk 27/9 - 31/10/2015            | 211.60            |
|          |            | SO-NOV   | Ian Croker        | Village Cleaning                          | 253.67            |
|          | <b>510</b> | <b>Approvals requested for expenditure before next meeting - NONE</b>  |                   |   |                   |
| <b>6</b> |            | <b>Parish Matters and Works</b>  |                   |   |                   |
|          | <b>511</b> | <b>Workplace Pensions Act – Duties and Responsibilities.</b> The clerk reported on Duties and Responsibilities of the Parish Council at the Staging date of 1 <sup>st</sup> November 2016. As the clerk would not wish to join a pension scheme there are no requirements of the Council at that point in time.    |                   |   |                   |
|          | <b>512</b> | <b>Parish Sweeper Scheme Review</b> - The clerk reported that he had met with the B&NES Officer conducting this review and discussed our scheme. It was agreed that the Parish Council is operating the scheme in a satisfactory manner but there were a number of concerns arising from the method of employment. |                   |   |                   |
|          | <b>513</b> | <b>Playground Inspections, Maintenance and Repairs –</b> The clerk reported that B&NES will now be charging for the Playground Inspections. The Parish Council agreed that the annual inspection only would be sufficient and instructed the clerk to agree and arrange this with B&NES Council.                   |                   |   |                   |
|          | <b>514</b> | <b>Re-painting of the fingerpost</b> at junction of Summer Lane and Tucking Mill Lane. We continue to pursue and await replies from B&NES Council.   |                   |   |                   |
|          | <b>515</b> | <b>Removal of the Poly tunnel</b> at Dundas – The clerk reported that the Poly-Tunnel has been dismantled.   |                   |   |                   |

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| 6 | 516<br>517<br>518   | <p><b>Broadband Improvements for Monkton Combe</b> – No further progress to report.</p> <p><b>Neighbourhood Watch</b> – It was reported that a number of thefts had been carried out in various parishes by a lady driving a red Mazda car.</p> <p><b>Historic Documents</b> – The documents are still with James Badby who has suggested they contain no original material. It was suggested they be added to the school archives and Cllr. Mike Wareham will arrange this.</p>  |
| 7 | 519<br><br>520<br><br><br><br><br><br><br>521<br><br>522<br><br>523 | <p><b>Planning</b><br/><u><b>Applications Received</b></u></p> <p><b>15/04598/VAR - Oldfield Rugby Football Club, Shaft Road, Monkton Combe, Bath BA2 7HP</b> - Variation of conditions 3 and 6 of application 09/01859/FUL (Erection of single storey extensions and porch) to allow Bath Bridge Club to use the facility, excluding bar, between 12:00 on Mondays and 13:00 on Fridays. Monkton Combe Parish Council must OBJECT in PRINCIPLE to the application. Whilst it is likely that we will have no objection to the intended use that has been described to us by Bath Bridge Club, the proposed sole user, the drafting of the Application lacks any of the timing detail from which to infer this use. Furthermore, as drafted it would potentially allow almost unlimited use at any time of the day or night Monday to Friday, and we do not believe that such conditions can be applied to just one sole user, as is proposed here.</p> <p>We understand that the officer will discuss and agree precise and accurate statements to reflect the required additional use and then re-consult with the Parish Council.</p> <p>We look forward to receiving these detailed statements in due course, and insist that no variation of the existing conditions should occur until this further consultation has concluded.</p> <p><b>15/04218/FUL - Tudor Cottage, Mill Lane, Monkton Combe, Bath BA2 7HD</b> - Erection of extension within the footprint of the existing garage and erection of shed.(Amendment to previously approved scheme)<br/>Monkton Combe Parish Council OBJECTS to this application as some design aspects of the proposals are not appropriate within the Conservation Area and within the setting of a Listed Building.</p> <p>Chris Wordsworth and David Munn addressed the Parish Council stating the view that the original application had been invalid is it did not seek List Building consent and pointing out a number of features which it was considered would have a detrimental impact on the setting of the Wheelwrights public house. Stuart Mitchell, the applicant then addressed the council pointing out that the latest plans constituted only a minor change in geometry from the original plans, and that he had consulted the Wheelwrights owners on these plans and received no objection. The Council discussed these points further with those present and makes the following comments:-</p> <p>The Parish Council supports the assertion that the original consent was unlawful because Listed Building Consent for works to the neighbouring property's wall, The Wheelwrights public house, was not sought or consulted upon. We therefore wish to comment further upon all aspects of this new application.</p> <p>The Parish Council OBJECTS to the structure and form of the flat roof extension to the rear of the property, and to the number and style of the roof lights in this aspect. Both are inappropriate within the Conservation Area and within the setting of the Wheelwright Arms listed building. The Parish Council believes that a way can be found to achieve the wishes of the applicant. This should include a change in design to the rear extension, finishing in random stone tile rather than render, and the use of a lesser number of conservation roof lights.</p> <p>Finally the Parish Council asks that if the Planning Authority is minded to approve this application, it is of such a sensitive and complex nature that it should go to the Development Management Committee for a final decision to be made in Public.</p> <p><u><b>PLANNING DECISIONS by B&amp;NES &amp; WILTSHIRE</b></u></p> <p><b>15/03287/CLPU - 3 Mount Pleasant, Monkton Combe, Bath BA2 7HW</b> - Installation of 1no. solar panel to South East elevation. (Certificate of Lawfulness for a Proposed Use). <b>LAWFUL</b></p> <p><u><b>Decisions Pending</b></u></p> <p><b>15/02146/FUL - 7 Mount Pleasant, Monkton Combe, Bath, BA2 7HW</b> - Demolition of single storey lean to for replacement with 2 storey rear extension – Revised. <b>COMMENT ONLY</b></p> <p><u><b>Planning Appeals</b></u> - None</p> |

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|    | 524               | <p><b>ENFORCEMENT UPDATE</b><br/> <b>14/08543/FUL - The Stables Waterhouse Lane Monkton Combe Bath BA2 7JA</b> - The retention of two equestrian buildings; retention of amended driveway position. <b>APPROVED with CONDITIONS</b><br/> <b>NO WORK HAS BEEN CARRIED OUT TO MEET THESE CONDITIONS</b><br/>         Waiting for a consultation response from the Team Leader, Michael Kilmister, who imposed the condition relating to the unauthorised elements of the development. The Council will be serving a Breach of Condition Notice or an Enforcement Notice to progress the matter. Once the notice type has been determined an update on a timescale for the service of the notice will be available.<br/> <b>Other Planning Matters to Report</b></p> <p>525 The clerk reminded the council of the remaining <b>Planning Training events.</b></p> <p>526 <b>West of England Joint Spatial Plan</b> – The briefing and consultation was noted.</p>   |
| 8  | 527               | <p><b>Highways and Footpaths</b></p> <p><b>Access South View / Fox Cottages – creation of a temporary vehicle unloading space.</b><br/>         Carl Mungai addressed the council on behalf of the residents of Southview and Fox Cottages about their concern that access to their properties is extremely restricted and that increased traffic has added to the problem of residents wishing to move any large goods and regular deliveries of internet ordered grocery shopping. They proposed a solution by relocating items to create a temporary vehicle unloading space at the bottom of the bridle path. They asked the Parish Council to consider approaching BANES Council on their behalf to request this improvement.<br/>         The Parish Council discussed this matter further with Mr. Mungai and the other residents present. The Parish Council made the observations that: - B&amp;NES Highways may not be agreeable to such a change, the area was within the Conservation Area, B&amp;NES Council would be unlikely to fund such works, the Parish Council does not have the funds to carry out such works, and that therefore, if permitted, the cost was likely to be borne by the residents themselves.<br/>         The Parish Council agreed that it would approach B&amp;NES highways to ask if such a scheme would be permissible.</p> <p>528 <b>Brassknocker crossroads</b> – It was reported that the signage is to be repaired.</p> <p>529 <b>Barrier at Limpley Stoke viaduct</b> – It is now being targeted for January for the road closure and works.</p> |
| 9  | 530<br>531<br>532 | <p><b>Reports - VPA, Bath Preservation Trust &amp; any other Meetings</b> – It was reported that the VPA are meeting with Jacob Rees-Mogg MP to discuss the proposed Park and Ride scheme to the East of Bath and the A46/A36 link, and the Bath Preservation Trust has the next Environs meeting on 17<sup>th</sup> November.</p> <p><b>Parishes Liaison Meeting 21st October 2015</b> - The clerk reported on the main agenda items.</p>  |
| 10 | 533<br>534<br>535 | <p><b>Correspondence Received</b></p> <p>533 <b>Parish Council Local Council Tax Support Grant 2016/17 onwards</b> – Proposed reduction - Noted<br/> <b>Notice of CPRE AGM 17th November 2015</b> – Noted</p> <p>534 <b>B&amp;NES Council Budget Consultation Meetings</b> - the meeting at on 19th November 6 p.m. at St. Gregory’s school was noted and the new connecting communities forum was explained by Cllr. Lyn Alvis.</p> <p>535 <b>B&amp;NES Drainage &amp; Flooding - Riparian Ownership and watercourse maintenance</b> – Discussed and the process noted.</p>  |
| 11 | 536               | <p><b>Other matters to report</b></p> <p>536 <b>Clerk’s Computer Facilities</b> – The clerk reported that the grant application would shortly be made and presented the application for approval. The council approved the application. The following other items were noted.</p>   |
| 12 | 537               | <p><b>Date Of Next Meetings</b><br/>         The following dates for future meetings were agreed:-<br/>         Parish Council Meetings: Monday January 11<sup>th</sup> 2016, March 14<sup>th</sup><br/>         Annual Parish Meeting: April 18<sup>th</sup> 2016    Annual Parish Council Meeting: May 16<sup>th</sup> 2016</p> <p><b>The Meeting closed at 22:29</b></p>   |