

**MONKTON COMBE PARISH COUNCIL**  
**Minutes of the Parish Council Meeting**  
**Held in the Village Hall on 5<sup>th</sup> March 2018 at 7.30pm**

		<b>Parish Council Members Present:</b> Cllr Lyn Alvis, Cllr Ross Buchanan, Cllr Simon Call, Cllr Des Wighton, and Mr. Geoff Davis – Clerk. <b>Also Present for part:</b> Ward Cllr. Neil Butters, Simon Wilsher																																								
1	934	<b>To receive apologies for absence:</b> Cllr Gavin Douglas, Cllr Ann Stewart, Cllr. Mike Wareham – Each Councillor having approved reasons for absence.																																								
2	935	<b>Declarations of interest and dispensations –</b> None.																																								
3	936	<b>Confidential Matters -</b> None																																								
4	937	<b>Minutes of Parish Council meeting held 8<sup>th</sup> January 2018</b> approved and signed by the Chairman.																																								
	938	<p><b>Variation of a Premises Licence - Waterhouse Hotel, 5 Waterhouse Lane, Monkton Combe, Bath, Wiltshire, BA2 7JB</b> - To amend a condition currently on the licence, in order to allow the sale of Alcohol to non-residents on any Saturday and Sunday – Mr. Simon Wilsher attended the meeting to address the Parish Council on this matter which was therefore dealt with at the start of the meeting.</p> <p>Mr. Wilsher explained that due to increasing room availability within the city of Bath and the emergence of AirB&amp;B, maintaining satisfactory occupancy was becoming increasingly difficult. It was therefore necessary to devise some viable alternative sources of revenue. The proposed variation of the licence would allow the offer of Lunch and Cream Teas to non-residents, who had not pre-booked.</p> <p>He cited the most common concerns raised being:-</p> <p>Vehicle movements – the 57 vehicle movements each way from when it was a Care Home had never been reached and was unlikely to be.</p> <p>Weddings would create a noise disturbance for neighbours – this has proven never to be the case.</p> <p>The danger of becoming a pub – There is no intention of doing so, and there is a desire to always be a positive member of the community.</p> <p>The chair responded, having canvassed opinion, that residents had no complaints with Waterhouse's activities over the last 4 years under the existing licensing arrangement but were concerned about the scale of variation being requested.</p> <p>Councillors individually shared their concerns and support of the proposals. It was suggested and Mr. Wilsher offered to finish at 8 p.m. and for the licence to be amended accordingly. Subsequently, he has offered reducing the hours from 11 to 12 to 7 and he hopes this is seen as a reasonable concession. It was also suggested that they might operate as licenced restaurant, so only offering the sale of alcohol with a meal, however Mr. Wilsher did indicate he would like to offer drinks without meals.</p> <p>The chair responded, agreeing to further consult with residents and to draft an appropriate response based upon that feedback.</p>																																								
5	939	<p><b>Financial Matters</b></p> <p><b>RFO Report and Payments for Approval</b> - The RFO Report was received and noted</p> <p><b>Bank Balances as at 01.03.2018</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Current</b></td> <td style="width: 20%; text-align: right;"><b>£5,321.98</b></td> <td style="width: 30%;"><b>Bath Building Society</b></td> <td style="width: 20%; text-align: right;"><b>£9,150.30</b></td> </tr> <tr> <td></td> <td></td> <td><b>Bath Building Society (Miss Davis)</b></td> <td style="text-align: right;"><b>£12,613.06</b></td> </tr> </table> <p><b>940 Receipts since meeting on 8<sup>th</sup> January 2018.</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">11</td> <td style="width: 40%;">B&amp;NES Council</td> <td style="width: 40%;">CEF Grant</td> <td style="width: 10%; text-align: right;">£280.00</td> </tr> </table> <p><b>941 Payments approved as standing payments or at meeting on 8<sup>th</sup> January 2018 which have now been made.</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">21:46:29</td> <td style="width: 30%;">Mr. G. Davis</td> <td style="width: 40%;">Parish Clerk 31/12 - 27/1/18</td> <td style="width: 15%; text-align: right;">171.38</td> </tr> <tr> <td>21:49:40</td> <td>HMRC</td> <td>Month 10 Paye</td> <td style="text-align: right;">42.80</td> </tr> <tr> <td>14:03:32</td> <td>Jeff Avis Gdn Svces</td> <td>Car Park and Miss Davies Garden</td> <td style="text-align: right;">140.00</td> </tr> <tr> <td>SO-FEB</td> <td>Ian Croker</td> <td>Village Cleaning</td> <td style="text-align: right;">253.67</td> </tr> <tr> <td>17:47:37</td> <td>Mr. G. Davis</td> <td>Parish Clerk 28/1/18 - 24/2/18</td> <td style="text-align: right;">171.38</td> </tr> <tr> <td>17:50:57</td> <td>HMRC</td> <td>Month 11 Paye</td> <td style="text-align: right;">42.80</td> </tr> <tr> <td>SO-MAR</td> <td>Ian Croker</td> <td>Village Cleaning</td> <td style="text-align: right;">253.67</td> </tr> </table> <p><b>942 Payments for Approval at the meeting on 5th March 2018. NONE</b></p>	<b>Current</b>	<b>£5,321.98</b>	<b>Bath Building Society</b>	<b>£9,150.30</b>			<b>Bath Building Society (Miss Davis)</b>	<b>£12,613.06</b>	11	B&NES Council	CEF Grant	£280.00	21:46:29	Mr. G. Davis	Parish Clerk 31/12 - 27/1/18	171.38	21:49:40	HMRC	Month 10 Paye	42.80	14:03:32	Jeff Avis Gdn Svces	Car Park and Miss Davies Garden	140.00	SO-FEB	Ian Croker	Village Cleaning	253.67	17:47:37	Mr. G. Davis	Parish Clerk 28/1/18 - 24/2/18	171.38	17:50:57	HMRC	Month 11 Paye	42.80	SO-MAR	Ian Croker	Village Cleaning	253.67
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Approved and signed Monday 14<sup>th</sup> May 2018 ..... Chairman

6.	<p><b>Parish Matters and Works</b></p> <p><b>943 Village Hall Floor Replacement</b> – The Village Hall Management Committee (VHMC) is in the process of obtaining quotations on behalf of the Parish Council, from four different suppliers. One has been received and the others are expected over the next month. From these quotations the VHMC will firm up their requirements, and anticipate that the cost for the Kitchen Floor will be about £5,000 and the Main Hall about £12,000. It is intended to proceed with the kitchen floor first, with the main hall being consider for the following year. The VHMC will provide a grant of an appropriate amount for each of the projects. The Parish Council approved of this process.</p> <p><b>944 Broadband Improvements for Monkton Combe</b> – In response to contact with OpenReach there has been a meeting with the Wheelwright Arms and the School. It is intended to put a proposal to OpenReach for the central area of the village to include the school.</p> <p><b>945 Neighbourhood Watch</b> – It was reported that problems which occurred in Combe Down, such as the Co-op robbery, were not relayed to Monkton Combe. The Police have now changed the allocations so that Monkton Combe is include in the same area as Combe Down.</p> <p><b>946 Phone Box Mill Lane</b> – The failure of the light is being investigated to ensure that it is not a failure of the supply. Refurbishment of the telephone box is scheduled for the Spring.</p>
7	<p><b>Planning</b></p> <p><b><u>Applications Received</u></b></p> <p><b>947 18/00448/FUL - 2 Rose Cottages, St Michael's Court, Monkton Combe, Bath BA2 7EZ</b> - Repairs to windows and internal refurbishment. - Comment only that assurance is sought that the windows will not be altered in appearance from that prevailing currently.</p> <p><b>948 18/00449/LBA - 2 Rose Cottages, St Michael's Court, Monkton Combe, Bath BA2 7EZ</b> - Internal and external alterations for re-wiring of property (including chasing walls as required), installation of gas central heating, repair of the windows throughout, installation of damp-proofing and general refurbishment. NO COMMENT</p> <p><b>949 18/00684/FUL – Hillcrest, Warminster Road, Monkton Combe, Bath BA2 7HY</b> - Erection of single storey rear extension with raised decking. NO COMMENT</p> <p><b>938 Variation of a Premises Licence - Waterhouse Hotel, 5 Waterhouse Lane, Monkton Combe, Bath, Wiltshire, BA2 7JB</b> - To amend a condition currently on the licence, in order to allow the sale of Alcohol to non-residents on any Saturday and Sunday – See Above</p> <p><b>950 18/00710/LBA - 2 Brassknocker Hill Cottages, Brassknocker Hill, Monkton Combe, Bath BA2 7HU</b> - External works to repair and update the underlying roof covering. NO COMMENT</p> <p><b><u>PLANNING DECISIONS by B&amp;NES &amp; WILTSHIRE</u></b></p> <p><b>951 17/06154/FUL - 7 Mount Pleasant, Monkton Combe, Bath BA2 7HW</b> - Erection of a timber outbuilding (Retrospective). <b>PERMITTED</b></p> <p><b>16/05548/MINW - Upper Lawn Quarry, St Winifred's Drive, Combe Down, Bath, BA2 7HR</b> - Extension to quarry. The application has been revised to include provision for replacement allotments. <b>PERMITTED</b></p> <p><b>17/07884/FUL - Land at Disused Former Great Western Railway Embankment, Midford Lane, Limpley Stoke, Wilts</b> - Erection of a new dwelling. <b>REFUSED</b></p> <p><b>18/00077/TCA - The Tithe Barn, Shaft Road, Monkton Combe, Bath BA2 7HL</b> - T1 Larch - Fell to ground level <b>NO OBJECTION</b></p> <p><b>18/00078/TCA - The Old Farmhouse, Shaft Road, Monkton Combe, Bath BA2 7HL</b> - Weston Red Cedar - fell to ground level. <b>NO OBJECTION</b></p> <p><b><u>DECISIONS PENDING - NONE</u></b></p> <p><b>952 <u>PLANNING APPEALS</u> - 17/00100/RF - APP/F0114/W/17/3184780 - 17/00264/FUL - Parcel 6785 Summer Lane Monkton Combe Bath</b> - Erection of a disabled accessible agricultural dwelling. - Informal Hearing 23rd January 2018 at 9.00am The Brunswick Room, The Guildhall, High Street, Bath, BA1 5AW</p> <p><b>DECISION PENDING</b></p> <p><b><u>ENFORCEMENT UPDATE</u></b> – Nothing Further to Report</p> <p><b><u>Other Planning Matters to Report</u></b> –NONE</p>
8	<p><b>Highways and Footpaths</b> – Nothing to Report</p>

