

MONKTON COMBE PARISH COUNCIL

**Minutes of the Parish Council Meeting
Held in the Village Hall on 21st November 2022 at 7.30pm**

		Parish Council Members Present: Cllr Lyn Alvis, Cllr. James Bradby, Cllr. Adelle Brenner, Cllr Charles Carr, Cllr. Mike Wareham, Cllr Des Wighton, Mr. Geoff Davis – Clerk. Others Present: - Chantal Young - Your Village Agent, Lynda Devenish, Clare Fox, Ann Stewart, Michael Shepherd – Tucking Mill Toads (TMT)																												
1	864	To receive apologies for absence – Cllr Penny Tranter																												
2	865	Declarations of interest and dispensations – None.																												
3	866	Confidential Matters – The Parish Council resolved to exclude the public and the press for:- Item 15 on the agenda - EA/2022/0254; Monkton Combe Parish Council vs Information Commissioner Item 16 on the agenda – 2022-23 National salary Award – New payscales																												
4	867	Minutes of Annual Parish Council meeting held on 13th September 2022. Approved and signed by the Chairman.																												
5	868	Village Agent to Monkton Combe – Presentation from Chantal Young Chantal Young explained the role and services offered by the Village Agent, describing the support available and the individuals who might be in need of such. She asked the Parish Council to assist her in her role by identifying those in our community who might need or benefit from such support, and then ask those individuals to make contact with her via the public phone number or website.																												
6	869	Parish Council Matters Declarations of Members Interests – New Councillors to provide completed declarations. Cllrs will make these available to the Clerk shortly.																												
7	870	Financial Matters RFO Report and Payments for Approval - The RFO Report was received, noted and signed by the clerk and Cllr. Charles Carr																												
	871	Bank Balances as at 01.11.2022 Current Metro Bank £1,704.66 Bath Building Society £9,331.88 Metro Bank Savings £5,502.09 Bath Building Society (Miss Davis) £11,751.68																												
	872	Receipts since meeting on 13th September 2022 <table border="1"> <tr> <td>Sept Int</td> <td>MetroBank</td> <td>Interest</td> <td>£0.31</td> </tr> <tr> <td>3</td> <td>B&NES COUNCIL</td> <td>October Precept Payment</td> <td>£5491.50</td> </tr> <tr> <td>Oct Int</td> <td>MetroBank</td> <td>Interest</td> <td>£1.07</td> </tr> </table>	Sept Int	MetroBank	Interest	£0.31	3	B&NES COUNCIL	October Precept Payment	£5491.50	Oct Int	MetroBank	Interest	£1.07																
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	873	Payments approved as standing payments or at meeting on 13th September 2022 which have now been made. <table border="1"> <tr> <td>MCPCSept22</td> <td>Mr G Davis</td> <td>Parish Clerk 28/08 to 30/09/22</td> <td>291.70</td> </tr> <tr> <td>MCPCVlgeClnAug</td> <td>Ian Croker</td> <td>Village Cleaning August 2022</td> <td>319.15</td> </tr> <tr> <td>120PH002922852306</td> <td>HMRC</td> <td>Month 6 Paye</td> <td>73.00</td> </tr> <tr> <td>3475MCPC</td> <td>Swan Mngmnt Svces</td> <td>Website Hosting 2022</td> <td>60.00</td> </tr> <tr> <td>MPCPOct22</td> <td>Mr G Davis</td> <td>Parish Clerk 1/10 to 29/10/22</td> <td>233.36</td> </tr> <tr> <td>MCPCVlgeClnOct</td> <td>Ian Croker</td> <td>Village Cleaning Oct 2022</td> <td>319.15</td> </tr> <tr> <td>120PH002922852307</td> <td>HMRC</td> <td>Month 7 Paye</td> <td>58.40</td> </tr> </table>	MCPCSept22	Mr G Davis	Parish Clerk 28/08 to 30/09/22	291.70	MCPCVlgeClnAug	Ian Croker	Village Cleaning August 2022	319.15	120PH002922852306	HMRC	Month 6 Paye	73.00	3475MCPC	Swan Mngmnt Svces	Website Hosting 2022	60.00	MPCPOct22	Mr G Davis	Parish Clerk 1/10 to 29/10/22	233.36	MCPCVlgeClnOct	Ian Croker	Village Cleaning Oct 2022	319.15	120PH002922852307	HMRC	Month 7 Paye	58.40
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8		Parish Matters and Works Parish Council Equipment and Facilities – Checks by Councillors. Village Playground – No actions to report.																												
	874	Neighbourhood Watch – There was a report of a Burglary in St. Winifred’s Drive. Lockup Repairs – No actions to report.																												
	875	Drung Handrails – The replacement handrails are complete. There remains a small issue with some of the fixing brackets which the Chair will follow up.																												
	876	Bus Shelter – The Parish Council formally approved the quotation of £600 for Roof Repairs and the Clerk is instructed to issue a Purchase Order for the works. Miss Davis Garden – No actions to report.																												

9	<p>Planning</p> <p><u>Applications Received</u></p> <p>877 22/04505/FUL - Mount Pleasant Quarry, Mount Pleasant, Monkton Combe, Bath - Erection of four dwellings and associated access, landscaping works and ancillary development following demolition of existing buildings, retention of two buildings as bat roosts. This application will be considered via e-mail as it had not been received in time for the meeting. Attention was drawn to the Issue of Development Obligations and Community Infrastructure Levy, as the Applicant was claiming exemption. The Clerk will raise this matter with the B&NES Development Obligations Officer, as the Parish Council believes the houses will be offered for Private Sale.</p> <p>878 22/03708/FUL - 3 Tucking Mill Cottages, Tucking Mill Lane, Monkton Combe, Bath BA2 7DB - Conversion of two cottages, 3 and 4 Tucking Mill Cottages into one dwelling with extensions to front and rear. Erection of detached garage. (Revised proposal). – The Parish Council has further responded highlighting discrepancies in the Root Protection plans.</p> <p>879 22/04374/CLEU – Overdale, Warminster Road, Monkton Combe, Bath BA2 7HY - Garage extension, carport, dormer window, single storey rear extension, terraced decking and outbuilding complex in the rear garden (Certificate of Lawfulness of Existing Use). – The Parish Council OBJECTS to this application on the grounds that it has been a matter of continual dispute since the original Unlawful Development, and has re-affirmed the Objection Comments made to the earlier Retrospective Application 20/04196/FUL which sought to regularise the Unlawful position, and which was Refused.</p> <p>880 22/03480/REM - Oldfield Rugby Football Club, Shaft Road, Monkton Combe, Bath - Variation of conditions 1 attached to permission 12/04276/VAR (Variation of condition 1 and 2 of application 11/00821/VAR (Variation of condition 3 of application 09/01859/FUL to amend the hours of use (Erection of single storey extensions and porch)). Combe Parish Council re-affirms its OBJECTION to these proposals to extend the operating times of this business, and fully supports the significant number of neighbouring residents who have also Objected.</p> <p>881 <u>PLANNING DECISIONS by B&NES & WILTSHIRE</u></p> <p>22/03205/FUL - 8-9 The Croft, Monkton Combe, Bath BA2 7HQ - Improvements to car parking including excavation and construction of retaining wall - Permitted</p> <p>22/03136/FUL - The Orchard, Trollope's Hill, Monkton Combe, Bath BA2 7HX - Erection of a car port – Permitted</p> <p>21/05478/FUL - Grey Gables, Shaft Road, Combe Down, Bath BA2 7HP - Single-storey side and rear extensions, open front porch, new windows and doors, new roof covering and various internal alterations. – Permitted</p> <p>22/02908/FUL - Hatton House, Monkton Combe Junior School, Church Road, Combe Down, Bath - Erection of timber shelter to be used as an outdoor classroom; reprofiling of the existing grass bank to provide tiered grass seating areas for use in association with an outdoor theatre space; and footpath. - Application Refused</p> <p>882 <u>Decisions Pending</u></p> <p>22/01630/FUL - De Montalt Mill, Summer Lane, Combe Down, Bath - Conversion of modern hipped roof to flat roof terrace</p> <p>22/03749/VAR - Combe Grove, Brassknocker Hill, Monkton Combe, Bath BA2 7HS - Variation of condition 7 (Plans List) of application 20/03553/FUL (The reconfiguration of the existing car park and associated landscaping works to provide mitigation, biodiversity and to improve the sense of arrival to Combe Grove via the principal entrance. (Resubmission))</p> <p><u>PLANNING APPEALS</u> - None</p> <p>883 <u>ENFORCEMENT UPDATE</u></p> <p>The Clerk has written to B&NES Planning Officers chasing long standing enforcement cases, on behalf of South Stoke PC.</p> <p>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><u>Other Planning Matters to Report</u></p> <p>884 <u>New Local Plan - Parish/Town Council Engagement</u> – The Parish Council is invited to attend Workshops to be organised in the New Year.</p>
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10	885	<p>Highways and Footpaths. Footpath / Bridleway /Restricted Byway* No. BC62/3 - PUBLIC FOOTPATH DIVERSION – Issues with this proposed Footpath Diversion in Combe Down have been brought to the attention of the Parish Council by electors of this Parish who regularly use this path. The footpath in question forms a continuous tarmac surfaced footway from our Parish, linking Mount Pleasant and beyond, into Bath with a wholly accessible path for wheelchairs and other mobility aides. We therefore consider that the Surface of Rolled gravel, for the New Path to be provided, is inappropriate as it is not ‘at least as commodious’ as the existing path. Therefore the diversion of the path should only be allowed if the landowner and applicant undertake to construct this new path to the same standard as the existing path, with a tarmac surface or equivalent.</p>
11	886 887 888 889	<p>Reports PARISH LIAISON MEETING – The Clerk reported on the B&NES Initiatives to Install Electric Vehicle Charging Points and for the establishment of Green Corridors. The Parish Council will explore both these initiatives further when the Minutes are issued with the necessary points of contact. VPA – The ‘winding up’ Constitution has been received, and the Reserves are to be dispersed to the member Parish Councils. The Chair will pursue this matter again in order to ensure it is not over-looked and funds returned to the Parish where they are more urgently needed. Bath Preservation Trust & any other Meetings – The only matter of significance to the Parish is the current Enforcement Action and Appeal on Midford Castle. School – The Chair will circulate the minutes.</p>
12	890 891 892	<p>Correspondence Received Tucking Mill Toads – Tucking Mill Lane Road Closure – Lynda Devenish addressed the meeting on behalf of the TMT group. She highlighted and explained the issues with reptile crossings at Tucking Mill Lane with a higher crossing rate than at Charlcombe Lane (in Bath) where there is already a Road Closure in place. The group is seeking a Road Closure for Tucking Mill Lane, for six weeks, from mid February to the end of March. They have secured from B&NES Highways an undertaking to provide signage for February 2023, and are wanting a Temporary Traffic Regulation Order (TTRO), in place for 2024 and each year thereafter. The cost of such a TTRO is £1500 every year, for which funding is being sought. Monkton Combe Parish Council support the objectives of the group, including the proposed TTRO and Road Closure, but would not have funds available to contribute towards the cost. There was also some doubt expressed by Councillors as to whether commuters who regularly use Tucking Mill Lane in the mornings would adhere to such a road closure. Commemorative plaque celebrating Queen Elizabeth reign – The Chair will investigate incorporating this into the existing plaque on the Village Hall wall, as a cost effective/free option. Cotswolds National Landscape Management Plan Consultation - Noted</p>
13	893 894	<p>Other matters to report Bus 94 Service Update – No further progress to report. Boundary Commission for England – Consultation on proposals for revised constituency boundaries for 2023 has opened at https://www.bcereviews.org.uk/ until 5 December 2022. The Clerk will resubmit our previous comments to this new consultation.</p>
14	895	<p>Date of Next Meetings The following REVISED dates were agreed:- Parish Council Meeting – Tuesday 17th January 2023 7:30 Parish Council Meeting – Tuesday 21st March 2023 7:30 Annual Parish Meeting: Tuesday April 18th 2023 7:30 Annual Parish Council Meeting: Monday May 15th 2023 7:30 – Councillors will confirm availability for this Essential Meeting</p>
15	896	<p>EA/2022/0254; Monkton Combe Parish Council vs Information Commissioner (ICO Case Reference: IC-160435-H5M4).This Item was discussed as a Confidential Matter. The Parish Council awaits further correspondence from the Tribunal.</p>
16	897	<p>2022-23 National salary Award – New payscales – Review of pay for Clerk and Parish Sweeper – The Parish Council unanimously approved the revised Payscales and Backpay.</p>