

MONKTON COMBE PARISH COUNCIL

**Minutes of the Parish Council Meeting
Held in the Village Hall on 16th July 2024 at 7.00pm**

		Parish Council Members Present: , Cllr Lyn Alvis, Cllr. Charles Carr, Cllr. Mike Wareham, Cllr Des Wighton, Mr. Geoff Davis – Clerk. Others present: Ward Cllr. Fiona Gourley			
1	218	To receive apologies for absence – Cllr. James Bradby, Cllr. Penny Tranter			
2	219	Declarations of interest and dispensations – None.			
3	220	Confidential Matters - None			
4	221	Minutes of the Annual Parish Council meeting held on 14th May 2024 approved and signed by the Chairman			
5		Financial Matters			
	222	RFO Report and Payments for Approval - The RFO Report was received, noted and signed by the Clerk and Cllr. Des Wighton.			
	223	Bank Balances as at 01.07.2024			
		Current Metro Bank	£2,305.41	Bath Building Society	£9,556.64
		Metro Bank Savings	£6,071.61	Bath Building Society (Miss Davis)	£12,034.99
	224	Receipts since meeting on 14th May 2024			
		3 Metro Bank	Interest		£3.02
		4 Metro Bank	Interest		£3.12
		5 Metro Bank	Interest		£5.49
	225	Payments approved as standing payments or at meeting on 14th May 2024 which have now been made.			
		1974 MCPC Audit	Summer lane Books	Internal Audit Fee	125.00
		MCPCMay24	Mr G. Davis	Pay 29th April to 26th May 2024	278.16
		LCO02888	Clear Councils Insurance Ltd	Insurance Renewal 2024-25	441.38
		120PH002922852502	HMRC	Month 2 Paye	69.60
		MCPC 5307	Jeff Avis Gdn Svces	Car park & Miss Davis gdn May 2024	108.00
		INVMB676	Media Bath Limited	Bath Echo Advert - Parish Sweeper	43.20
		MCPCJune24	Mr G. Davis	Pay 27th May to 30th May 2024	347.70
		120PH002922852503	HMRC	Month 3 Paye	87.00
	226	Payments for Approval at Meeting on 16th July 2024 – None			
	227	Bank Mandate and Account Access Metro Bank Online Access for Cllr. Penny Tranter has been set up. Councillors confirmed they were content with the Banking Arrangements and Payment Approval process. The Clerk will prepare the revised Financial regulations for approval at the next meeting			
6		Parish Council Matters and Works			
	228	Parish Sweeper – It is reported that Elise Rowley has been appointed as the new Parish Sweeper and has commenced the post as at 1 st July 2024. She appears to have made a very good start to her employment, and is beginning to make inroads into the backlog of vegetation clearance that built up.			
	229	Parish Council Equipment and Facilities – Checks by Councillors.			
		Village Playground – The Annual Inspection by RoSPA has yet to be carried out.			
		Lockup Repairs – Nothing to report.			
		Miss Davis Garden – Nothing to report this meeting.			
		Neighbourhood Watch – It was reported that the Churchyard wrought iron kissing gate has been stolen.			
		Village Hall – The Summer Picnic will take place on 21 st July.			
		Car Park - Possible provision of Charging Points – No further report at this point.			
		Parish Council Noticeboard – A36 Petrol station – Not yet removed.			
		Portrait of H.M. The King – This is yet to be hung. A position has been agreed.			
	230	Wheelwrights Public House – Consideration of Registration as a Community Asset – The Parish Council agreed to await the outcome of the current Leasehold offer for the premises before any further consideration.			

7	<p>231 Planning <u>Applications Received</u> 24/02381/TCA - The Old Farmhouse , Shaft Road, Monkton Combe, Bath BA2 7HL - Removal of approx 20m of leylandii hedge and replacement with new hedge (photonia red robin). No Comment to make as this is considered an improvement. 24/01952/VAR - Mount Pleasant Quarry, Mount Pleasant, Monkton Combe, Bath - Variation of conditions 7 (External & Internal Lighting) and 28 (Plans List) of application 22/04505/FUL (Erection of four dwellings and associated access, landscaping works and ancillary development following demolition of existing buildings, retention of two buildings as bat roosts). No Comment as this is considered a matter between the B&NES Ecology Officer and the Developer.</p> <p>232 Decisions Pending 24/01706/COND - Mount Pleasant Quarry, Mount Pleasant, Monkton Combe, Bath - Discharge of conditions 2 and 5 of application 22/04505/FUL (Erection of four dwellings and associated access, landscaping works and ancillary development following demolition of existing buildings, retention of two buildings as bat roosts) 24/01413/FUL - Little Dale, Mill Lane, Monkton Combe, Bath BA2 7HD - Renovation of the existing home. Demolition of original one-storey building consisting of garage, storage, storage room and outdoor restroom and replace with a two-storey addition.</p> <p>233 PLANNING DECISIONS by B&NES & WILTSHIRE 24/01606/CLEU - Monkswell House, Mill Lane, Monkton Combe, Bath BA2 7HD - Application for the stationing of 4 shipping containers sited on land adjacent to Monkswell House (Certificate of Lawfulness of Existing Use) LAWFUL 24/00949/FUL - Combe Hill House, Brassknocker Hill, Monkton Combe, Bath BA2 7HU - Repair and alteration to the former Coach House and Stables in the grounds of Combe Hill House. Alterations include replacing internal stairs, construction of new entrance lobbies, internal insulation and new timber windows, and alterations to internal walls and openings. PERMITTED 24/00950/LBA - Combe Hill House, Brassknocker Hill, Monkton Combe, Bath BA2 7HU - Repair and alteration to the former Coach House and Stables in the grounds of Combe Hill House. Alterations include replacing internal stairs, construction of new entrance lobbies, internal insulation and new timber windows, and alterations to internal walls and openings. CONSENT 24/00775/TCA - Monks Hill, Shaft Road, Monkton Combe, Bath, BA2 7HL - T1-Beech, remove major deadwood, lift lower canopy to 4.5m above ground level (measured from top lawn), clear out canopy of crossing limbs where practical. Thin out canopy, removing up to 10% of tertiary branches; end weight reduction of lateral limb over footpath beyond boundary way, as it has historic damage. T2-Foxglove tree, reduce lateral limbs of canopy over pond by no more than 2.5m to improve light. Balance remaining canopy, removing no more than 1.5m of growth. No Objection</p> <p>234 PLANNING APPEALS 22/01630/FUL - Address: De Montalt Mill, Summer Lane, Combe Down, Bath - Conversion of modern hipped roof to flat roof terrace – Appeal Allowed</p> <p>235 ENFORCEMENT UPDATE The Midford Castle Appeal was dismissed and the owner no has 18 months to re-instate the grounds to their previous condition. The Chair will collect evidence for a possible Enforcement Case in the Parish.</p> <p>236 Other Planning Matters to Report Creating Sustainable Communities for North East Somerset - consultation extension. Sustainable Construction Checklist Supplementary Planning Document consultation Publishing of the latest version of the Local Development Scheme, effective from May 2024, at:- https://beta.bathnes.gov.uk/policy-and-documents-library/local-development-scheme Local Plan Option Consultation responses and Statement of Common Ground to be published shortly.</p>
8	<p>Highways and Footpaths.</p> <p>237 Temporary Closure of Public Bridleway BA16/18, Mill Lane, Monkton Combe – The Bridge and Footpath has been re-opened following a small repair. The Bridge is sound.</p> <p>238 Church Drung Fencing in poor condition – When briefing the new Parish Sweeper the very poor condition of this wrought iron fencing was noted. It having the potential to fall into the footway and become a danger to pedestrians. It will be reported to the owner.</p>

	239	Brassknocker Hill Speed Limits and Weight Restrictions – Cllr. Charles Carr has no further progress to report.
	240	Shaft Road - Tarmac drive extension protruding into road – No progress from last meeting B&NES Highways are now aware of this issue and have contacted the homeowner. The works that have taken place are unauthorised. The homeowner is working with us to revise the works, the first submission has been found to be unacceptable and we are awaiting a revised design submission. The homeowner is receptive and eager to work with B&NES Highways to resolve this issue to everyone's satisfaction. The Parish Council will continue to chase this Highway safety matter.
	241	Combe Down Allotments – Nothing further to report. The Chair continues to monitor the matter.
	242	A36 Closure – The prolonged closure of the A36 for repairs to Limpley Stoke Hill have been noted with concern. Ward Cllr. Fiona Gourley and B&NES Highways continue to discuss the matter with National Highways in respect if the alternative routes that will be used.
9		Reports
	243	PARISH LIAISON MEETING – The next meeting is 17th July 2024 which the Clerk and Chair will attend.
	244	Bath Preservation Trust – There have been no meetings recently.
	245	School – The Chair will contact the School to arrange the next meeting.
10		Correspondence Received
	246	Bath and North East Somerset Community Resilience Day - September 6th 2024 – The Clerk will recirculate details so Councillors can register for this event if they wish.
11		Other matters to report - None
12	247	Date of Next Meetings The Following Dates were confirmed, all at 7:00 p.m. other than the Annual Parish Meeting Tuesday 17th September 2024 Tuesday 19th November 2024 Tuesday 14th January 2025 – Budget & Precept meeting (Precept deadline is 1st February 2025). Tuesday 18th March 2025 Tuesday 15th April 2025 at 7:30 p.m. Annual Parish Meeting Tuesday 13th May 2025 – Annual Parish Council Meeting (Audit and Annual Return).
		The meeting Closed at 20:44