

MONKTON COMBE PARISH COUNCIL

**Minutes of the Ordinary Parish Council Meeting
Held in the Village Hall on 28 November 2011 at 7pm**

Parish Council: Cllr Kevin Murphy (Chairman) (KLM), Cllr Lyn Alvis (Vice-Chairman) (LA)
Cllr Ross Buchanan (RB), Cllr Gavin Douglas (GD)
Mrs Jane Angell (Clerk).

Others Present: Cllr Neil Butters (Ward Cllr – Bathavon South) (In Part)

- 1 **APOLOGIES:** Cllr Alison Bossom (AB) – Unavailable. Cllr Gavin Douglas (GD) – advised of late arrival.
- 2 **DECLARATIONS OF INTEREST:** Cllr Buchanan declared a personal interest. Ref: Boyer’s Gate.
- 3 **MINUTES:** Ordinary Meeting 10 October 2011 These were approved by all and signed by the Chairman

note

Typing Error – Ref: minutes 22 August 2011 4a. Bills and Accounts

28.08.11*	795	Lyn Alvis	Mower Petrol	4.90
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Should read

22.08.11	795	Lyn Alvis	Mower Petrol	6.90
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And

Item 4c. Account Balances as at 31.07.2011

Current	£100
Reserve (Miss Davies)	£8,165.29
Reserve (MCPC)	£4,510.70
Should read:	
Current	£100
Reserve (MCPC)	£8,165.29
Reserve (Miss Davies)	£4,510.70

Bills and Accounts

Payments:

4 a.	01.11.11	800a	Ian Croker	village cleaning	243.82
	28.11.11	801	Jeff Avis	gardening	75.00
	28.11.11.	802	SLCC	training	95.00
	28.11.11	803	HMRC	paye	50.00

Receipts:

b.	01.11.11	238	B&NES	village cleaning	243.82
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Account Balances as at 31.10.2011

c.	Current	£100.00
	Reserve (MCPC)	£9864.32
	Reserve (Miss Davies)	£4091.24

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Chairman Cllr Kevin Murphy

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PLANNING

New Applications

Ralph Allen School Claverton Down Road 11/04111/FUL

Installation of solar panels on roofs. The Parish Council had **No Objection**, comments only sent to B&NES.

Monks Retreat, Church Lane, BA2 7EX 11/04585/FUL

Internal alterations to openings between the conservatory and the kitchen and demolition of internal partitions and installation of rooflights over kitchen. The Parish Council has **No Objections**. – *Clk to send comments only.*

Outstanding Applications

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

Application still pending consideration by B&NES.

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

Application still pending consideration by B&NES.

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 looked forward to seeing it brought back in use – Application PERMITTED.

Note

Cllr Butters arrived.

Planning Application Appeal

Ivy Cottage – Ref APP/FO114/A/11/2161918

The Parish Council have previously considered two planning and Listed Building applications for proposed alterations to 1 Ivy Cottages, Monkton Combe and do not consider these proposals are harmful to the character of the Conservation Area and the wider Monkton Combe setting as they are substantially invisible from outside of the property boundary. The Parish Council support these proposals and would propose that this Appeal be allowed. – *Clk to send comments by letter to The Planning Inspectorate.*

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MATTERS ARISING FROM MINUTES OF MEETING 10 OCTOBER 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** – Remaining Councillor profiles still required.
- c. **CLK Tucking Mill Lane** – The owner of the land has acknowledged it is his tree and has advised it will be removed but no date agreed as yet. The tree looks to be in a dangerous state. - *Clk to contact Denise Hart, Arboricultural Officer, Parks and Green Spaces Dept, B&NES*

note

Cllr Douglas arrived

- d. **AB Church Lane/Summer Lane** – Cllr Bossom has been advised by Lyn Parfitt from B&NES who deals with road signs that the sign is in the right place according to their records. When Church Lane was named it was agreed that Summer Lane started from Tucking Mill Lane onwards and the properties between Tucking Mill Lane and the drung (Perryhill) are actually listed as being on Church Lane. Therefore the replacement sign will be located in the same place as the damaged sign. It was suggested that because the sign needed to be replaced an ‘older style’ sign could be used to stay in keeping with the area. Cllr Bossom to discuss with Lyn Parfitt.
- e. **ALL Roles and Responsibilities** – Generally, Councillors have looked after the areas of the village nearest to

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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 Councillors 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** – Growing season now finished Cllr Buchanan will monitor the situation next year.
- h. **AB** **Church Lane Closure Update** – The ‘stone effect’ kiosk is now in place and although not ideal it is an improvement on the red brick effect.
- i. **GD** **Tucking Mill, Wessex Water Works** – Cllr Douglas has spoken to residents. There has been a lot of improvement and visually more acceptable. The residents are pleased that the work is almost completed. Further landscape works being discussed.
- j. **KLM** **Ralph Allen School (RAS) Planning Proposal** – It was agreed to await plans being submitted for full discussion. There is a concern that the school is extending along the roadside rather than behind existing buildings. It was thought this could ultimately have an urbanising effect and lose the through view to the valley from Claverton Down Road.
- k. **AB** **Winter Maintenance Review (Salt bags/ Grit Bins)** – Cllr Bossom emailed Kelvin Packer at B&NES to request an update on the Winter Maintenance Strategy for Monkton Combe. Also enquired that if a damaged B&NES grit bin were to be replaced by the Parish Council would B&NES still be responsible for the refilling of the bin. Will the grit bins be refilled? Waiting on response. Review of grit bins:
- 1. Trollope’s Hill – ¼ full with grit but salt has washed away
 - 2. Shaft Road – (The Croft) – Full.
 - 3. Shaft Road – (Head Masters House Corner) – ¾ full
 - 4. Shaft Road – (Opposite Ivy Cottage) – Full
 - 5. Shaft Road – (Mount Pleasant turning) – Full
 - 6. Mill Lane – Empty
 - 7. Church Lane – (Bottom of Perryhill drung) – Empty
 - 8, Summer Lane – (Tumblers Batch) – Full
 - 9. Summer Lane – (Upper Boyer’s Gate) – Full

Item to go into January newsletter to give advice on usage as it is not generally known that a little goes a long way. Under normal winter conditions a tablespoon of salt should treat one square metre. Always clear the snow from the path or road before you spread salt.

- l. **LA** **Fence rear of Village Hall** – The fence has no real purpose and is in a poor state. Cllr Alvis will speak to the farmer to see if it still needed for guiding live stock to the field. Cllr Buchanan will check land registry to establish if it is a boundary fence, also check who the hall is registered to.
- m. **LA** **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 emailed The General Manager Debbie Hibbens but no reply as yet. Cllr Alvis will contact maintenance manager to see if wall could be made safe.
- n. **CLK** **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 emailed Council Connect to enquire if B&NES still carry out quarterly inspections. There has been no notice to say this has ceased. **Ref no 15295** details forwarded to Parks and Open Spaces. Cllr Douglas will ring B&NES for information. ROPA have set dates for each area throughout the year for inspections this area would be covered in June. The cost of an out of set date inspection by ROSPA would be £210 + VAT. This includes a risk assessment and inspection. It would take 2-6 weeks to action. – *Clk to contact Zurich for a quote to cover theft.*

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Chairman Cllr Kevin Murphy

- o. **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.
KLM note Cllr Buchanan took no part in the discussion.

7 **HIGHWAYS & FOOTPATHS**

Mount Pleasant path leading to Combe Down – The whole path from Mount Pleasant through to the end of the Monkton Combe Junior School road is in need of repair. If the building of the new school goes ahead this will cause disruption and likely more damage to the path adjacent to the school road. - *to be monitored* . Cllr Murphy will contact school for an update.

8 **CORRESPONDENCE**

Cllr Butters – Road Safety Marking. Cllrs Murphy and Alvis to meet with the Bursar of Monkton Combe Junior School mid January. – *add to agenda*

Di Franks – Bridge naming. After discussion Leat Bridge or Mill Bridge are two names thought most appropriate. Cllr Douglas will contact Di Franks to put these names forward and suggest a plaque reading Erected by Monkton Combe Parish Council in 2000.

B&NES Planning Policy – Neighbourhood Protocol Briefing. Meeting to be held 12.12.11 Clerk sent confirmation Cllr Alvis and Cllr Buchanan will be attending.

Cllr Butters – Two Tunnels Greenway Timetable Update. Cllr Butters reported that unfortunately there have been more delays with rebuilding the bridges at Monksdale Road and Millmead Road. The deadline for completion are now 20.03.12 and 07.05.12 respectively. Work on the tunnels will not be completed until 01.10.12. Work due to commence on Tucking Mill Viaduct on 14.05.12. Sustrans' ultimate deadline is Spring 2013. If not finished by then they will have to repay £1m to the Big Lottery.

Cllr Butters – Broadband Update & Mobile Phone Coverage. Cllr Butters advised that the majority of B&NES Cabinet seem to be taking the view that it would not be worthwhile taking the matching funding available from the Government, as the overall cost would impact on existing Council services, but are considering a study themselves that would not lock them into the Government scheme. New technology could help improve mobile phone coverage in rural areas.

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

VPA — Attended by Cllr Alvis 24.11.11

The VPA now have a new secretary.

- VPA website has been approved and will be run by the secretary.
- A36 issues headway is being made on speed problems VPA sub-committee will invite the Highway Agency to a preliminary meeting.
- Kennet and Avon (K&A) Canal the mooring zone maps have been agreed. The VPA are still trying to get a representative on the K&A Local Partnership Board.
- B&NES Core Strategy reminder that VPA is invited to make representations in key areas at the hearing sessions which begin 17.01.12.

Next meeting 09.02.12

BPT – attended by Cllr Alvis 08.11.11

BPT has responded to the National Planning Policy Framework (NPPF). Government statement expected on NPPF by April 2012. Current planning policy and procedures stand until then. BPT will support housing numbers in Core Strategy (CS) which advocates no development on greenbelt. The CS states brownfield sites should be used first. B&NES has to deal with provision of traveller sites. Parish Councils may be asked for sites.

10 NEW ITEMS

11 ANY OTHER BUSINESS

LA Leaflet received from Ian Franklin advertising the installation of a clothes recycling bin. Not thought necessary as the village has a good recycling collection which includes this. Neighbourhood Watch (NHW) expenses would the Parish Council cover cost of printing? NHW is run by Avon & Somerset Police do they have provisions for this?

GD The music block of Monkton Combe School has a large air conditioning unit with aluminium ductwork and plant on the roof it is an unsightly view from the bench at the top of Perryhill. Cllr Murphy will raise this with the bursar. There was another accident at the crossroads on Brassknocker Hill recently.

KLM The clerk of Limply Stoke Parish Council (LSPC) forwarded a planning application at Waterhouse Lane – Certificate of Lawfulness for existing use of land for siting of one residential caravan. Monkton Combe Parish Council (MCPC) concerned that it could lead to further development. MCPC would like to thank the clerk for forwarding the application.

12 DATE OF NEXT MEETING

Monday 23 January 2012 at 7pm in the Village Hall

There being no further business, the Meeting closed at 21.40hrs

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Chairman Cllr Kevin Murphy