

**MONKTON COMBE PARISH COUNCIL**

**Minutes of the Ordinary Parish Council Meeting  
Held in the Village Hall on 23 January 2012 at 7pm**

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

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

1 **TO RECEIVE APOLOGIES:** None

2 **DECLARATIONS OF INTEREST:** None.

3 **MINUTES:** Ordinary Meeting 28 November 2011. These were approved by all and signed by the  
Chairman

4

a.

**Bills and Accounts**

**Payments:**

01.12.12	803a	Ian Croker	Village cleaning	243.82
01.01.12	803b	Ian Croker	Village cleaning	243.82
23.01.12	804	Jane Angell	Salary/expenses	168.91
23.01.12	805	Jeff Avis	Gardening	120.00
23.01.12	806	Mazars	Audit fees	186.00
28.01.12*	807	Jane Angell	Salary/expenses	86.51
28.02.12*	808	Jane Angell	Salary	66.73
23.01.12	809	Lyn Alvis	Mileage	13.00

*note*

*\*Post dated*

b.

**Receipts:**

01.12.11	239	B&NES	Village cleaning	243.82
01.01.12	240	B&NES	Village cleaning	243.82
30.12.11	241	Nat West	Interest	1.21
30.12.11	242	Nat West	Interest	0.51

c.

**Account Balances as at 31.10.2011**

Current £100.00  
Reserve (MCPC) £9568.21  
Reserve (Miss Davies ) £4091.75

5

a

**PLANNING**

**New Applications**

**Hillcrest, Warminster Road 11/05240/FUL.**

Erection of a rear/side extension, rear conservatory and provision of a first floor and

**Hillcrest Warminster Road 11/05049/FUL.**

Erection of a rear conservatory and a single storey rear extension following demolition of existing conservatory.

Having considered both the above application the Parish Council has no objection to either of the proposals. Comments only sent to B&NES. Application 11/05240/FUL REFUSED by B&NES  
Application 11/05049/FUL PERMITTED by B&NES.

Approved and signed 12 March 2012.....

Chairman Cllr Kevin Murphy

**6 South View, Church Lane, Monkton Combe 11/05245/FUL**

Erection of two storey side extension, alterations to existing rear extension and demolition of existing garden room extension.

Having considered this application the Parish Council has no objection to the proposal. We would like to advise that there is no dedicated car parking in the car park as seems to be inferred in the briefing statement. Comments only sent to B&NES – *Application pending.*

**Ralph Allen School, Claverton Down Road 11/05199/REG03**

Erection of a school building to provide an Applied Learning Centre and provision of an All Weather Sports Pitch with associated works and landscaping.

Having considered this application the Parish Council has no objection to the proposal in principal provided no flood lighting is provided with the all weather pitch. We also would seek reassurance that no mechanical plant and / or photovoltaic / solar panels that may be located at roof level will not be visible when viewed from the road or surrounding countryside. Comments only sent to B&NES.

*Application Pending.*

**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 WITHDRAWN.

**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. Application PERMITTED by 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.* Application CONSENT given by B&NES.

**Planning Application Appeal**

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

Awaiting outcome. Inspector visiting site 23 January 2012

- 6 **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 **CLK Tucking Mill Lane Tree** – 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. Email received from Nick Sperring. Highway Inspector B&NES advised he had met with Mr Horler on site and he said the tree was not on his land, this was checked on B&NES mapping by Nick Sperring and the tree is on Mr Horler's land. So far this year Mr Holer has not been contactable. - *Clk to contact Nick Sperring to ask if it is possible for B&NES to take action to make the tree safe.*
- c **AB Church Lane/Summer Lane** – The replacement sign is now in place. It is unlikely that it will be changed for an older style sign.
- d **ALL Roles and Responsibilities** – Add as an agenda item for full discussion at next meeting. *Clk to send a copy to all councillors.*
- e **Employment Contract** – Amend draft copy to include job description details for signing at next meeting.
- f **GD Tucking Mill, Wessex Water Works** – Cllr Douglas will check that residents are happy that the work to date is satisfactory and will report back next meeting.
- g **Winter Maintenance Review (Grit Bins)** – Cllr Bossom emailed Kelvin Packer at B&NES to enquire 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? No response as yet. The grit bin on Trollope's Hill has not been refilled – *Clk to contact B&NES for a reply and to request the grit bin on Trollope's Hill be refilled.*
- CLK**

Approved and signed 12 March 2012.....

Chairman Cllr Kevin Murphy

- h. **RB** **Fence rear of Village Hall** – Brian Godwin rents the field from Monkton Combe School, he uses the fence to guide live stock into the field as it is not possible to drive the trailer to the gate. Mr Godwin has offered to take the concrete post out to make fence safe. Cllr Buchanan will check Land Registry to establish if it is a boundary fence, also check who the Hall is registered to.
- i. **LA** **Shaft Road** – (Wall damage) – Cllr Alvis met with The General Manager Debbie Hibbens of Combe Grove Hotel and was advised that there had been a survey done and the report was with the hotel owners, awaiting their response as to what will be done. *Cllr Alvis to follow up.*
- j. **CLK** **Playground Signs/ Quarterly Report** – The council agreed that signs would be a good idea advising of age usage for each piece of equipment for insurance purposes. The additional cover for theft of playground equipment to include Public Liability and ‘all risks’ was quoted by Zurich to be £116.05.
- k. **KLM** **Boyer’s Field Gate Summer Lane** – Cllr Murphy awaiting response from Rebecca Roberts of B&NES planning department to confirm if a planning application will be needed to re-instate use of gate.- *Cllr Murphy to follow up.*
- GD** **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.

7 **HIGHWAYS & FOOTPATHS**

- KLM** **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 **ITEMS FOR DISCUSSION**

- CLK** **Playground Inspection Report** - B&NES do still carry out quarterly inspections followed by an annual report. The new contact is Jeremy Dymond Play & Community Development Officer, Parks and Open Spaces, B&NES. The quarterly report advised nut caps missing from cradle swing seat. *Clk to look into finding replacements.*
- Parish Precept Requirement** – Cllr Alvis proposed to leave the precept at the present rate seconded by Cllr Douglas it was RESOLVED that the precept should stay at £3,600 for the coming year 2012/13 a full review will be made of all necessary maintenance required at next meeting. – *add review to agenda*
- CLK** **Library Service Consultation** – The mobile library vans are under threat of being taken out of use and being replaced with some other form of local access to the library services. Since the loss of the village mobile library service the Combe Down mobile visits has taken its place for users. Now this is also under threat and there is a concern that the only library services for Monkton Combe parish would be the city centre library. Cllr Butters advised that he is pushing to retain at least of one van so that the present system of spreading the library access to all may continue. Cllr Bossom will make enquiries at Monkton Combe School library to see if there maybe some possible usage of their library to residents at appointed times. Cllr Butters will investigate the possibility of funding to help in keeping a supply of books at a suitable location for residents use. It was RESOVLED to support keeping Combe Down van in use. – *Clk to write to B&NES*
- GD** **Barclays signatory Update** – Cllr Douglas will investigate the required route to request additional signatory forms as the clerk has not received the forms after several requests made to bank.
- CLK** **Annual Parish Meeting Dates** - The 2 May has been chosen to hold both annual meetings this will conform with the requirements that the Annual Parish Meeting must be held between 1 March and 1 June inclusive and the Annual Parish Council Meeting must be held in May. – *Clk to book the Village Hall.*

Approved and signed 12 March 2012.....

Chairman Cllr Kevin Murphy

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

**Neighbourhood Planning Protocol (NPP) - Attended by Cllr Alvis 12.12.11**

A town and parish council update covering The Localism Act, the new planning framework, explaining what the Neighbourhood Plan (NP) is about, Development Orders, Community Right to Build Orders and the process for developing a Neighbourhood Plan. The Neighbourhood Plan is not led by the local planning authority but by the Parish Council or similar to positively support strategic policies of the Core Strategy (CS), a permissive tool to enable more development not less. Not compulsory but NP takes precedence over CS except it must conform generally to CS. The Campaign to Protect Rural England (CPRE) have produced a booklet a guide Planning Explained. The Princes Foundation, Locality, CPRE and RTPI Planning Aid already have funding to assist local groups. Date of importance public consultation March/April 2012 adoption July 2012.

**BPT - Attended by Cllr Alvis 12.01.12**

It was reported the Local Development Framework Core Strategy started 17.01.12 to run for 2 weeks. World Heritage Sites (WHS), Valley Parishes Alliance (VPA), Newton St Loe all have speaking slots. The WHS imposing constraints on development. Gypsies and Travellers sites currently run by District Council being reviewed. Planning Applications it is difficult to get application to committee. Cllrs Tim Ball and Gerry Curran will present thoughts at Liaison Meeting 22.02.12. It may be worth having a Conservation Area Appraisal carried out, details from Historic Environment Team B&NES. Cllr Alvis raised the Ralph Allen planning application and that comments only had been sent the BPT will also be commenting. The next meetings 20.03.12 and 17.05.12.

**Village Hall – 17.01.12 Cancelled**

**Monkton Combe School - Attended by Cllr Murphy, Cllr Alvis and Cllr Douglas 17.01.12**

Music Block – Due to complete end of January beginning of February. The roof top plant is quite an eyesore the school were surprised at the extent and are looking into some form of screening.

Governor’s Field – Enforcement Officer has been advised of new planning application with reduced car park, new landscaping with better screening. Advised this is imminent.

Mill Area – no plans as yet to how this will be used.

Pre Prep – Access application refused. New building application withdrawn.

Village Traffic – The issue of road safety has been raised. Road markings, signs possible change in road surface to cobbles to reduce and calm traffic have been proposed the school are still considering the options. The Parish Council will reply with informal thoughts and views.

*Note* Cllr Butters leaves

10                   **CORRESPONDENCE RECEIVED**

Community Events Advice – From B&NES it is recommended that any events involving the public on a volunteer basis should be expressly approved by the Council so it is covered by the Council’s insurance arrangements. – *added to red box*

Parish Sweeping – B&NES advised there would be no increase for the 2012/13 financial year. – *added to red box*

11                   **ANY OTHER BUSINESS**

*LA*                   VPA – Worried about highway – proposed to meet Highways Agency end of February

*GD*                   Noted bank being eroded at passing point in Shaft Road just above Tabora. To be monitored.

*AB*                   Cllr Bossom advised she would like to resign as a Councillor from the May meeting.

12                   **DATE OF NEXT MEETING**

Monday 12 March 2012 at 7pm in the Village Hall

There being no further business, the Meeting closed at 21.58hr

Approved and signed 12 March 2012.....

Chairman Cllr Kevin Murphy