

MONKTON COMBE PARISH COUNCIL

**Draft Minutes of the Parish Council Meeting
Held in the Village Hall on 11th November 2015 at 7.30 p.m.**

		Parish Council Members Present: Cllr Lyn Alvis, Cllr Ross Buchanan, Cllr Simon Call, Cllr Gavin Douglas, Cllr Ann Stewart, Cllr Mike Wareham, Cllr Des Wighton, Mr. Geoff Davis - Clerk			
		Others Present: B&NES Ward Councillor Neil Butters Carl Mungai, Charlotte Allard, Shuna Macintosh, Raven McNeil Chris Wordsworth, David Munn, Stuart Mitchell			
1	501	To receive apologies for absence – None			
2	502	Declarations of interest and dispensations – None.			
3	503	Confidential Matters - None			
4	504	Minutes of Annual Parish meeting held on 14th September 2015 approved and signed by the Chairman.			
5		Financial Matters			
	505	Bank Accounts – Mandates and Report on New Bank Account with HSBC - The new bank account with HSBC is now fully operational and all aspects of Internet Banking have been implemented. It is thought that the new mandate is now in place and only Ross Buchanan needing to present ID at the Branch.			
	506	RFO Report and Payments for Approval - The RFO Report was received and noted. The figure for Miss Davies Gardening was explained as a payment for the previous year. It was agreed to revise the budget for this next year as expenditure always exceeds the budget.			
		Bank Balances as at 01.09.2015			
	507	Current - HSBC	£2,553.46	Bath Building Society	
				£3,093.90	
				Bath Building Society (Miss Davis) £12,491.74	
		Receipts since meeting on 14th September 2015.			
	508	9	B&NES Council	Precept	£2,967.50
		9	B&NES Council	Local Council Support Grant	£55.00
		10	B&NES Council	Agency Services September 2015	£258.74
	509	Payments approved as standing payments or at meeting on 8th July 2015 which have now been made.			
		SO-SEPT	Ian Croker	Village Cleaning	253.67
		09:07:38	Jeff Avis	Car Park and Miss Davies Garden	75.00
		19:51:16	Lyn Alvis	Petrol Expenses	6.00
		19:53:43	Mr. G. Davis	Parish Clerk 30/8 - 26/9/2015	169.48
		SO-OCT	Ian Croker	Village Cleaning	253.67
		20:02:52	HMRC	PAYE Qtr 2 Payment	137.60
		16:54:33	Swan Mngmnt Svces	Website Domain Renewal	60.00
		16:07:45	Jeff Avis	Car Park and Miss Davies Garden	75.00
		15:34:21	Mr. G. Davis	Parish Clerk 27/9 - 31/10/2015	211.60
		SO-NOV	Ian Croker	Village Cleaning	253.67
	510	Approvals requested for expenditure before next meeting - NONE			
6		Parish Matters and Works			
	511	Workplace Pensions Act – Duties and Responsibilities. The clerk reported on Duties and Responsibilities of the Parish Council at the Staging date of 1 st November 2016. As the clerk would not wish to join a pension scheme there are no requirements of the Council at that point in time.			
	512	Parish Sweeper Scheme Review - The clerk reported that he had met with the B&NES Officer conducting this review and discussed our scheme. It was agreed that the Parish Council is operating the scheme in a satisfactory manner but there were a number of concerns arising from the method of employment.			
	513	Playground Inspections, Maintenance and Repairs – The clerk reported that B&NES will now be charging for the Playground Inspections. The Parish Council agreed that the annual inspection only would be sufficient and instructed the clerk to agree and arrange this with B&NES Council.			
	514	Re-painting of the fingerpost at junction of Summer Lane and Tucking Mill Lane. We continue to pursue and await replies from B&NES Council.			
	515	Removal of the Poly tunnel at Dundas – The clerk reported that the Poly-Tunnel has been dismantled.			

Approved and signed Wednesday 11th January 2016 Chairman

6	<p>516</p> <p>517</p> <p>518</p>	<p>Broadband Improvements for Monkton Combe – No further progress to report.</p> <p>Neighbourhood Watch – It was reported that a number of thefts had been carried out in various parishes by a lady driving a red Mazda car.</p> <p>Historic Documents – The documents are still with James Badby who has suggested they contain no original material. It was suggested they be added to the school archives and Cllr. Mike Wareham will arrange this.</p>
7	<p>519</p> <p>520</p> <p>521</p> <p>522</p> <p>523</p>	<p>Planning <u>Applications Received</u></p> <p>15/04598/VAR - Oldfield Rugby Football Club, Shaft Road, Monkton Combe, Bath BA2 7HP - Variation of conditions 3 and 6 of application 09/01859/FUL (Erection of single storey extensions and porch) to allow Bath Bridge Club to use the facility, excluding bar, between 12:00 on Mondays and 13:00 on Fridays. Monkton Combe Parish Council must OBJECT in PRINCIPLE to the application. Whilst it is likely that we will have no objection to the intended use that has been described to us by Bath Bridge Club, the proposed sole user, the drafting of the Application lacks any of the timing detail from which to infer this use. Furthermore, as drafted it would potentially allow almost unlimited use at any time of the day or night Monday to Friday, and we do not believe that such conditions can be applied to just one sole user, as is proposed here.</p> <p>We understand that the officer will discuss and agree precise and accurate statements to reflect the required additional use and then re-consult with the Parish Council.</p> <p>We look forward to receiving these detailed statements in due course, and insist that no variation of the existing conditions should occur until this further consultation has concluded.</p> <p>15/04218/FUL - Tudor Cottage, Mill Lane, Monkton Combe, Bath BA2 7HD - Erection of extension within the footprint of the existing garage and erection of shed.(Amendment to previously approved scheme) Monkton Combe Parish Council OBJECTS to this application as some design aspects of the proposals are not appropriate within the Conservation Area and within the setting of a Listed Building.</p> <p>Chris Wordsworth and David Munn addressed the Parish Council stating the view that the original application had been invalid is it did not seek List Building consent and pointing out a number of features which it was considered would have a detrimental impact on the setting of the Wheelwrights public house. Stuart Mitchell, the applicant then addressed the council pointing out that the latest plans constituted only a minor change in geometry from the original plans, and that he had consulted the Wheelwrights owners on these plans and received no objection. The Council discussed these points further with those present and makes the following comments:-</p> <p>The Parish Council supports the assertion that the original consent was unlawful because Listed Building Consent for works to the neighbouring property’s wall, The Wheelwrights public house, was not sought or consulted upon. We therefore wish to comment further upon all aspects of this new application.</p> <p>The Parish Council OBJECTS to the structure and form of the flat roof extension to the rear of the property, and to the number and style of the roof lights in this aspect. Both are inappropriate within the Conservation Area and within the setting of the Wheelwright Arms listed building. The Parish Council believes that a way can be found to achieve the wishes of the applicant. This should include a change in design to the rear extension, finishing in random stone tile rather than render, and the use of a lesser number of conservation roof lights.</p> <p>Finally the Parish Council asks that if the Planning Authority is minded to approve this application, it is of such a sensitive and complex nature that it should go to the Development Management Committee for a final decision to be made in Public.</p> <p><u>PLANNING DECISIONS by B&NES & WILTSHIRE</u></p> <p>15/03287/CLPU - 3 Mount Pleasant, Monkton Combe, Bath BA2 7HW - Installation of 1no. solar panel to South East elevation. (Certificate of Lawfulness for a Proposed Use). LAWFUL</p> <p><u>Decisions Pending</u></p> <p>15/02146/FUL - 7 Mount Pleasant, Monkton Combe, Bath, BA2 7HW - Demolition of single storey lean to for replacement with 2 storey rear extension – Revised. COMMENT ONLY</p> <p><u>Planning Appeals</u> - None</p>

