

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 Ross Buchanan, Cllr Simon Call, Cllr Gavin Douglas, Cllr Ann Stewart, Cllr Mike Wareham, Cllr Des Wighton, Mr. Geoff Davis - Clerk																				
		Others Present: David Munn, Stuart Mitchell B&NES Ward Councillor Neil Butters for part of the meeting																				
1	538	To receive apologies for absence – Cllr Lyn Alvis																				
2	539	Declarations of interest and dispensations – Cllr. Simon Call reminded the meeting of his employment by the applicant of one of the planning applications to be discussed. It was agreed that this was not a material interest and that he should participate in discussions of that matter and be allowed to vote.																				
3	540	Confidential Matters - None																				
4	541	Minutes of Parish Council meeting held on 11th November 2015 approved with minor corrections and signed by the Chairman.																				
5		Financial Matters																				
	542	Budget for 2016/17 and Parish Precept – The clerk presented a draft budget and suggested precept figure at the same level of funding as last year and which would further increase reserves to £9,500. The council discussed the level of reserves which would be appropriate going forward to cover such items of expenditure as refurbishment of the playground. A resolution to set the precept figure at £5955 as suggested by the clerk was proposed by Cllr. Gavin Douglas and seconded by Cllr. Simon Call. An alternative resolution to set the precept at £6450, and further increase reserves to £10,000 was proposed by Cllr. Ann Stewart and seconded by Cllr. Ross Buchanan. The Council voted on these two resolutions and the second resolution to set the precept at £6450 was carried by 3 votes to 2 with 1 abstention.																				
	543	A motion to adopt the budget with the revised precept figure was then proposed by the Chairman, seconded by Ross Buchanan and carried unanimously.																				
	544	RFO Report and Payments for Approval - The RFO Report was received and noted. Bank Balances as at 01.01.2016 <table border="0"> <tr> <td>Current - HSBC</td> <td>£4,854.48</td> <td>Bath Building Society</td> <td>£3,093.90</td> </tr> <tr> <td></td> <td></td> <td>Bath Building Society (Miss Davis)</td> <td>£12,491.74</td> </tr> </table>	Current - HSBC	£4,854.48	Bath Building Society	£3,093.90			Bath Building Society (Miss Davis)	£12,491.74												
Current - HSBC	£4,854.48	Bath Building Society	£3,093.90																			
		Bath Building Society (Miss Davis)	£12,491.74																			
	545	Receipts since meeting on 14th September 2015. <table border="1"> <tr> <td>11</td> <td>B&NES Council</td> <td>Agency Services October & November 2015</td> <td>£517.48</td> </tr> <tr> <td>12</td> <td>B&NES Council</td> <td>Agency Services December 2015</td> <td>£258.74</td> </tr> </table> Payments approved as standing payments or at meeting on 8th July 2015 which have now been made. <table border="1"> <tr> <td>20:07:26</td> <td>Mr. G. Davis</td> <td>Parish Clerk 1/11 - 28/11/2015</td> <td>169.28</td> </tr> <tr> <td>SO-DEC</td> <td>Ian Croker</td> <td>Village Cleaning</td> <td>253.67</td> </tr> <tr> <td>13:40:02</td> <td>Mr. G. Davis</td> <td>Parish Clerk 29/11 - 26/12/2015</td> <td>169.48</td> </tr> </table>	11	B&NES Council	Agency Services October & November 2015	£517.48	12	B&NES Council	Agency Services December 2015	£258.74	20:07:26	Mr. G. Davis	Parish Clerk 1/11 - 28/11/2015	169.28	SO-DEC	Ian Croker	Village Cleaning	253.67	13:40:02	Mr. G. Davis	Parish Clerk 29/11 - 26/12/2015	169.48
11	B&NES Council	Agency Services October & November 2015	£517.48																			
12	B&NES Council	Agency Services December 2015	£258.74																			
20:07:26	Mr. G. Davis	Parish Clerk 1/11 - 28/11/2015	169.28																			
SO-DEC	Ian Croker	Village Cleaning	253.67																			
13:40:02	Mr. G. Davis	Parish Clerk 29/11 - 26/12/2015	169.48																			
	546	Approvals requested for expenditure before next meeting – NONE Bank Mandate at 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 with all individual councillors except Ross Buchanan having made their presentation of ID at the Branch.																				
6		Parish Matters and Works																				
	547	Playground Inspections, Maintenance and Repairs – The latest report was received. The clerk reported that he had requested an annual inspection going forward, which will now be charged for, but has yet to receive an acknowledgment.																				
	548	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.																				
	549	Broadband Improvements for Monkton Combe – No further progress to report. Neighbourhood Watch – Nothing to report.																				

Approved and signed Wednesday 11th January 2016 Chairman

7	<p>Planning</p> <p><u>Applications Received</u></p> <p>550 15/05790/FUL - Woodbine Cottages, Shaft Road, Monkton Combe, Bath BA2 7HH – Extension to existing school building and associated minor external works. – It was noted that the property is not in the Conservation Area and the Parish Council has No Comment to make.</p> <p>551 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) (Revised Plans)</p> <p>Stuart Mitchell, the applicant addressed the council pointing out the changes that had been made to accommodate the previous objections. David Munn then addressed the Parish Council highlighting issues which he thought remained and that he considered would have a detrimental impact on the setting of the Wheelwrights public house.</p> <p>The Council discussed these points further with those present and makes the following comments:- The Parish Council considers the revised plans to be an improvement on the previous application, which go much of the way to address most of the concerns raised previously. The issue of finishing in render rather than in random stone tile, to the rear elevations, remains a concern as inappropriate and causing harm to Conservation Area and the setting of the Wheelwright Arms listed building. The Parish Council therefore OBJECTS to this application unless the following conditions are made:-</p> <ul style="list-style-type: none"> • That the render to rear elevations should be an artistically applied render in the vernacular to match the style of the surrounding stone. • That a sample of materials, in particular of the render, should be provided to the Planning Officer and the Parish Council for approval prior to commencement of works. • That any future over-coating of these rendered surfaces should require further planning consent. <p>Finally the Parish Council asks that if the Planning Authority is minded to approve this application without these conditions, it is of such a sensitive nature that it should go to the Development Management Committee for a final decision to be made in Public.</p> <p>552 15/05813/FUL - Combe Grove, Brassknocker Hill, Monkton Combe, Bath, BA2 7HS - Erection of single storey extension and internal alterations to existing block to create a spa facility and external timber cladding to the north and south elevation. Cllr. Ann Stewart will contact the applicants and arrange a site visit prior to making our comments.</p> <p>553 <u>PLANNING DECISIONS by B&NES & WILTSHIRE</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. PERMITTED for a period of 1 year. Re-application then required.</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 – PERMITTED</p> <p><u>Decisions Pending</u> - None</p> <p><u>Planning Appeals</u> - None</p> <p>554 <u>ENFORCEMENT UPDATE</u></p> <p>14/08543/FUL - The Stables Waterhouse Lane Monkton Combe Bath BA2 7JA - The retention of two equestrian buildings; retention of amended driveway position. APPROVED with CONDITIONS NO WORK HAS BEEN CARRIED OUT TO MEET THESE CONDITIONS</p> <p>Waiting for a consultation response from the Team Leader, Michael Kilmister, who imposed the condition relating to the unauthorised elements of the development. The Council will be serving a Breach of Condition Notice or an Enforcement Notice to progress the matter. Once the notice type has been determined an update on a timescale for the service of the notice will be available.</p> <p>555 <u>Other Planning Matters to Report</u></p> <p>The clerk reminded the council of the remaining Planning Training events.</p> <p>556 Draft Place making Plan Consultation - The consultation was noted</p> <p>557 West of England Joint Spatial Plan Consultation - The consultation was noted</p> <p>558 West of England Joint Transport Study Consultation - The consultation was noted</p>
---	---

