

MONKTON COMBE PARISH COUNCIL
Draft Minutes of the Parish Council Meeting
Held in the Village Hall on 14th March 2016 at 7.30 p.m.

		Parish Council Members Present: Cllr Lyn Alvis, Cllr Simon Call, Cllr Ann Stewart, Cllr Mike Wareham, Cllr Des Wighton, Mr. Geoff Davis - Clerk			
		Others Present: None			
1	572	To receive apologies for absence – Cllr Gavin Douglas			
2	573	Declarations of interest and dispensations – Cllr. Des Wighton reminded the meeting of his Planning Application listed in the agenda. However, the matter had already been determined outside of the meeting.			
3	574	Confidential Matters - None			
4	575	Minutes of Parish Council meeting held on 11th January 2016 approved and signed by the Chairman.			
5		Financial Matters			
	576	A Resolution to pay the Information Commissioner the Annual Data Protection Registration fee of £35 by Direct Debit was passed unanimously.			
	577	RFO Report and Payments for Approval - The RFO Report was received and noted.			
	578	Bank Balances as at 01.01.2016			
		Current - HSBC	£5,629.95		
		Bath Building Society	£3,093.90		
		Bath Building Society (Miss Davis)	£12,491.74		
	579	Receipts since meeting on 11th January 2016.			
		13	B&NES Council	Agency Services January 2016	£258.74
		14	HMRC	Vat Re-Claim 2014-15	£1,120.21
		15	B&NES Council	Agency Services February 2016	£258.74
		16	ALCA	Transparency Code Grant	£471.05
		17	South Stoke PC	Return of Grant for Computer	£120.00
	580	Payments approved as standing payments or at meeting on 11th January 2016 now made.			
		SO-JAN	Ian Croker	Village Cleaning	253.67
		13:43:46	HMRC	Qtr 3 Paye	137.60
		18:13:24	Jeff Avis	Car Park and Miss Davies Garden	145.00
		20:58:57	Mr. G. Davis	Parish Clerk 27/12 - 30/01/2016	211.60
		21:03:00	Mr. D. Wighton	Expenses - Paint	28.78
		SO-FEB	Ian Croker	Village Cleaning	253.67
		20:36:10	Mr. G. Davis	Parish Clerk 31/01 - 27/02/2016	169.28
		SO-MAR	Ian Croker	Village Cleaning	253.67
	581	Approvals requested for expenditure before next meeting			
		ALCA	Annual Subscription 2016 - 2017		£53.23
	582	Bank Mandate at HSBC The new bank mandate just requires Cllr. Ross Buchanan to make his presentation of ID at the Branch.			
6		Parish Matters and Works			
	583	Playground Inspections, Maintenance and Repairs – The clerk reported that the requested annual inspection will take place in April/May at a cost of £100.			
	584	Re-painting of the fingerpost at junction of Summer Lane and Tucking Mill Lane. It was confirmed that B&NES Council are no longer carrying out such work. The Parish Council will make enquiries to find a suitable contractor.			
	585	Broadband Improvements for Monkton Combe – The lack of any progress was discussed. It was agreed to raise the matter with the school to see if any sharing of service might be possible.			
	586	Neighbourhood Watch – It was reported that Ross Buchanan's Chickens and Chicken shed had been stolen from Summer Lane. The next Police meeting at the Wheelwright Arms is on Friday. There has been some fly-tipping of bags of offal on Tucking Mill Lane.			

7	<p>Planning <u>Applications Received</u></p> <p>587 16/00607/FUL - Dunelm House, Mill Lane, Monkton Combe, Bath BA2 7HD - Erection of first floor side extension. Closing Date 14/03/2016 – The Parish Council has no Objection to these proposals.</p> <p>588 16/00962/LBA - 3 Brassknocker Hill Cottages, Brassknocker Hill, Monkton Combe, Bath BA2 7HU - Internal and external work to facilitate erection of annexe to replace existing converted garage building, formation of orangery link between garage and main house, minor internal alterations and landscaping works. (Revised proposal) Closing Date 04/04/2016 - The plans will be reviewed and comments made by Cllr. Des Wighton.</p> <p>16/01034/FUL - Westbury View, Shaft Road, Monkton Combe, Bath, Bath And North East Somerset, BA2 7HN - Erection of single-storey front extension, second floor extension and alterations, internal alterations throughout the prorepty and the installation of a rear dormer window. Closing Date 07/04/2016 - The plans will be reviewed and comments made by Cllr. Gavin Douglas.</p> <p>589 <u>PLANNING DECISIONS by B&NES & WILTSHIRE</u></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) PERMITTED</p> <p>15/05790/FUL - Woodbine Cottages, Shaft Road, Monkton Combe, Bath, BA2 7HH - Extension to existing school building and associated minor external works. PERMITTED</p> <p>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. PERMITTED</p> <p>16/00135/TCA - Vine Cottage, Mill Lane, Monkton Combe, Bath BA2 7HD - 1 x Quince tree - fell. NO OBJECTION</p> <p>590 <u>Decisions Pending</u></p> <p>16/00436/LBA - Body Scents Health And Leisure Club, Combe Grove, Brassknocker Hill, Monkton Combe Bath BA2 7HS - Internal alterations and extension to the existing 1985 hotel block to create a spa facility and external timber cladding to the north and south elevation. – Cllrs Gavin Douglas and Ann Stewart met with the owner to discuss this application and other extensive future plans.</p> <p>591 <u>Planning Appeals</u></p> <p>APP/Y3940/C/16/3141801 - The Stables, Waterhouse Lane, Monkton Combe, Wiltshire - Alleged Unauthorised Building. The date for the hearing has not been set nor has a Decision Date.</p> <p>592 <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 – SUBJECT to above Appeal. <u>Other Planning Matters to Report</u> – None</p>
8	<p>Highways and Footpaths</p> <p>593 Barrier Limpley Stoke Viaduct – The barrier has now been installed. B&NES Cllr. Tony Clarke has apologized publicly for the lack of notice regarding closure of the road in both directions at this busy junction and the significant disruption that ensued.</p> <p>594 Village Car Park – The clerk has received the Non-Domestic Rate Bill (reduced to Zero Payment by Small Business Relief). Information regarding the property will be available in October 2016. The current rateable value is £1450, which is an estimate of the annual rent payable for the property. As owner of the Car Park it was noted that the signage agreed at the previous meeting has yet to be implemented.</p>
9	<p>Reports - VPA, Bath Preservation Trust & any other Meetings</p> <p>595 VPA - There was nothing further to report for the VPA.</p> <p>596 Bath Preservation Trust – The Planning Appeal for the Stables at Waterhouse were discussed and BPT has made a written submission to the appeal.</p> <p>597 Bathavon Forum – It was reported that the constitution of the forum was being questioned as it is currently too wide be effective.</p> <p>598 ALCA Area Group Meeting - The meeting dealt with the normal standing items and agreed items for the following Parishes Liaison meeting.</p> <p>599 Parishes Liaison Meeting - The clerk reported on the items dealt with, noting that the issues raised by the Parishes was not dealt with as usual and complaints were made.</p> <p>600 Cotswold Conservation Board – Appointment of Parish Member – Cllr. Penny Williamson of Hinton Charterhouse PC has been appointed.</p>

10	<p>601 Bathscape – Revitalising our Landscape – Consultation – The Parish Council does not wish to respond.</p> <p>602 Cotswold AONB Sustainable Development Fund – Applications for funding – The Parish Council does not have any appropriate projects for which this funding might apply.</p> <p>603 Queen Elizabeth Commemorative Medals – Not required by the Parish.</p> <p>604 Online Petition – Council Right to Appeal Planning Decisions – the clerk will circulate the relevant details for Councillors to follow up if they wish.</p>	
11	<p>Other matters to report</p> <p>606 Clerk’s Computer Facilities – The grant application to meet costs of compliance with the Smaller Local Councils Transparency Requirements Code 2015/494 (England) for £471.05 which meets the cost of the replacement computer for the clerk and some additional hours of work, has now been received. South Stoke Parish Council have made a similar application and received their grant so they have re-imbursed the £120 paid to them as a contribution towards the shared computer.</p> <p>607 2nd Bridge Repairs – It was reported that further works are necessary and these will require temporary removal of the bridge and closure of the footpath.</p>	
12	<p>608 Date Of Next Meetings The following dates for future meetings were agreed:- Annual Parish Meeting: April 18th 2016 Annual Parish Council Meeting: May 16th 2016</p> <p>609 The clerk and chairman will prepare the Annual Parish report for inclusion in the next edition of the Parish Newsletter.</p> <p>The Meeting closed at 21:20</p>	