MONKTON COMBE PARISH COUNCIL

Minutes of the Parish Council Meeting
Held in the Village Hall on 17th September 2024 at 7.00pm

		Parish Council Members Present:, Cllr Lyn Alvis, Cllr. James Bradby, Cllr. Adelle Brenner, Cllr. Charles Carr, Cllr. Mike Wareham, Cllr Des Wighton, Mr. Geoff Davis – Clerk. **Others present**: Ward Cllr. Matt McCabe, Ann Stewart
1	**248**	**To receive apologies for absence –** Cllr. Penny Tranter
2	**249**	**Declarations of interest and dispensations –** None.
3	**250**	**Confidential Matters -** None
4	**251**	**Minutes of the Annual Parish Council meeting held on 16th July 2024** approved and signed by the Chairman
5		**Financial Matters**
	252	**RFO Report and Payments for Approval -** The RFO Report was received, noted and signed by the Clerk and Cllr. Des Wighton.
	253	**Bank Balances as at 01.09.2024** **Current Metro Bank £652.31 Bath Building Society £9,556.64** **Metro Bank Savings £6,083.99 Bath Building Society (Miss Davis) £12,034.99**
	254	**Receipts since meeting on 16th July 2024** 6 Metro Bank Interest £6.19 7 Metro Bank Interest £6.19
	255	**Payments approved as standing payments or at meeting on 16th July 2024 which have now been made.** SweeperEquipment Mr G Davis Equipment for New Parish Sweeper 135.22 MCPCJuly24 A Rowley Pay 1st July to 28th Juy 2024 283.68 MCPCJuly24Clerk Mr G. Davis Pay 1st July to 28th Juy 2024 278.36 120PH002922852504 HMRC Month 4 Paye 69.40 MCPCAug24 A Rowley Pay 29th July to 25th August 2024 283.68 MCPCAug24Clerk Mr G. Davis Pay 29th July to 25th August 2024 278.16 81732 RoSPA RoSPA - PlaySafety Ltd Annual Playpark Inspection 2024 93.60 MCPC 5345 Jeff Avis Gdn Svces Car park & Miss Davis GDN April 2024 144.00 120PH002922852505 HMRC Month 5 Paye 69.60
	256	**Payments for Approval at Meeting on 17th September 2024 –** None
	257	**Financial Regulations –** Revised Financial Regulations were approved and adopted unanimously at the meeting. These are the new model Financial Regulations produced by NALC and they now reflect the actual arrangements for the Bank Mandate and Account Access with Metro Bank.
6		**Parish Council Matters and Works**
	258	**Parish Sweeper –** Elise Rowley has settled in well as Parish Sweeper and works well and conscientiously.
	259	The Chair has had significant success in arrangements with the School, Cotswold Volunteers and Landowners in facilitating vegetation clearance in many areas and paths. The Chair also secured the services of a private contractor to clear BC62/4 down from Shaft Road to the kissing gate above the tunnel mouth where it splits into two, each going down either side of the trackbed, BA16/1 and BA16/2, at a cost of £327. Costs for Village Cleaning and Footpaths will be £1,568 under budget, even including this cost.
	260	**Parish Council Equipment and Facilities – Checks by Councillors.** **Car Park -** Possible provision of Charging Points – No further report at this point. **Village Playground –** The Inspection report has been received, with only very minor issues to deal with. **Lockup Repairs** – We have received a Notification of Application to Amend a Designation Listing. The Chair is in discussion with Historic England about the matter. **Miss Davis Garden** – Nothing to report this meeting. **Neighbourhood Watch** – PCSO Louise Jones has provided a Crime Report for the Parish which has been circulated and received with interest. **Village Hall –** Nothing to report **Parish Council Noticeboard – A36 Petrol station** – The Board is removed and stored in the Village Hall. **Portrait of H.M. The King** – This is yet to be hung. A position has been agreed. **Wheelwrights Public House** – Nothing further to report. Outcome of the Leasehold offer is awaited.

Approved and signed Tuesday 19th November 2024 ..... Chairman

7		**Planning**
		Applications Received None
	261	**Decisions Pending**
		24/02749/COND - Mount Pleasant Quarry, Mount Pleasant, Monkton Combe, Bath - Discharge of condition(s) 4 (Bat Mitigation and Compensation Scheme), 8 (Hard and Soft Landscape), 10 (Arboricultural Method Statement), 12 (Ground Investigation and Contamination Assessment), 13 (Remediation Strategy), 22 (Bike Storage), 23 (Construction Management Plan), 25 (External Walling Materials) for application 24/01952/VAR (Erection of four dwellings and associated access, landscaping works and ancillary development following demolition of existing buildings, retention of two buildings as bat roosts.)
		24/01413/FUL - Little Dale, Mill Lane, Monkton Combe, Bath BA2 7HD - Renovation of the existing home. Demolition of original one-storey building consisting of garage, storage, storage room and outdoor restroom and replace with a two-storey addition. N**o further comment on recent revisions.**
		PLANNING DECISIONS by B&NES & WILTSHIRE
	262	**24/01952/VAR - Mount Pleasant Quarry, Mount Pleasant, Monkton Combe, Bath -** Variation of conditions 7 (External & Internal Lighting) and 28 (Plans List) of application 22/04505/FUL (Erection of four dwellings and associated access, landscaping works and ancillary development following demolition of existing buildings, retention of two buildings as bat roosts). **PERMITTED**
		24/02381/TCA - The Old Farmhouse , Shaft Road, Monkton Combe, Bath BA2 7HL - Removal of approx 20m of leylandii hedge and replacement with new hedge (photonia red robin). **NO OBJECTION**
		24/01706/COND - Mount Pleasant Quarry, Mount Pleasant, Monkton Combe, Bath - Discharge of conditions 2 and 5 of application 22/04505/FUL (Erection of four dwellings and associated access, landscaping works and ancillary development following demolition of existing buildings, retention of two buildings as bat roosts) **Condition Discharged**
		PLANNING APPEALS
	263	**22/01630/FUL - Address: De Montalt Mill, Summer Lane, Combe Down, Bath -** Conversion of modern hipped roof to flat roof terrace **– Appeal Allowed**
		ENFORCEMENT UPDATE None
		Other Planning Matters to Report
	264	**B&NES Cabinet to consider increased housing figure targets** - The new government target would see a significant uplift in the housing numbers that B&NES needs to plan for going from the current 717 houses per annum to 1,466 per annum. These new targets would require a reset of the Council's Local Plan, including a review of the Green Belt and a stronger focus on housing affordability to meet needs of those on lower incomes. In addition, the report says the new targets would need a commitment to regional/strategic planning to ensure sustainable communities with the right infrastructure to thrive.
8		**Highways and Footpaths.**
	265	**A36 Closure – Impacts on Tucking Mill Lane and elsewhere.** Ann Stewart reported on behalf of residents of Tucking Mill Lane in respect of severe congestion, aggressive driving, confrontation and accidents. She highlighted that the road was designated as a 'Single Track Road with Passing Places' and that it simply cannot cope with the volume of traffic, particularly in respect of number of vehicles, speed, and large size. The problems being extremely severe between Tucking Mill and the village of Monkton Combe. There has been an average of 1 car per week, slipping down the embankment to the old canal. Cllr. Mike Wareham undertook to report these accidents, of cars slipping of the road, to FixMyStreet with supporting photos. The signage of 'Access Only – Unsuitable for Diverted Traffic' was highlighted as being used for Freshford and Limpley Stoke, albeit with less than 100% effectiveness. The Parish Council will request such signage for Tucking Mill Lane, with Marshals for an initial trial period to re-inforce them. The Clerk will report this to B&NES Officers at the Parishes Liaison meeting the following evening.
	266	**Temporary Closure of Public Bridleway BA16/18, Mill Lane, Monkton Combe –** The Bridge and Footpath are now fully re-opened and the Bridge is sound.
	267	**Church Drung Fencing in poor condition –** The potential to fall into the footway and become a danger to pedestrians has been reported to the owner.
	268	**Brassknocker Hill Speed Limits and Weight Restrictions** – Cllr. Charles Carr reported that as the road is now much quieter because of the A36 closure, that no progress can be made for the time being.
	269	**Shaft Road - Tarmac drive extension protruding into road –** No progress to report in spite of continual chasing. The Clerk will follow up with Highways at the Parishes Liaison meeting the following evening.
	270	**Combe Down Allotments** – It was reported that the Allotments have been registered as an Asset of Community Value. Otherwise nothing further to report.

9		**Reports**
	271	**PARISH LIAISON MEETING –** The next meeting is 17th July 2024, the following evening, which the Clerk will attend.
	272	**Bath Preservation Trust** – There have been no meetings recently.
	273	**School** – Minutes of the recent meeting on 13th August have been circulated.
10		**Correspondence Received** - None
11	**274**	**Other matters to report** The poor condition due to flooding of Footpath BA16/12 (Brassknocker Hill to Dundas) following the fencing of field was highlighted. It has been reported to B&NES PROW. The Clerk will follow up with the Officer Tim Haynes.
12	**275**	**Date of Next Meetings** The Following Dates were confirmed, all at 7:00 p.m. other than the Annual Parish Meeting Tuesday 19th November 2024 Tuesday 14th January 2025 – Budget & Precept meeting (Precept deadline is 1st February 2025). Tuesday 18th March 2025 Tuesday 15th April 2025 at 7:30 p.m. Annual Parish Meeting Tuesday 13th May 2025 – Annual Parish Council Meeting (Audit and Annual Return).
		The meeting Closed at 20:48

Approved and signed Tuesday 19th November 2024 ..... Chairman