

MONKTON COMBE PARISH COUNCIL

**Minutes of the Ordinary Parish Council Meeting
Held in the Village Hall on 11 July 2011 at 7pm**

Parish Council: Cllr Kevin Murphy (Chairman) (KLM), Cllr Lyn Alvis (Vice-Chairman) (LA),
Cllr Ross Buchanan (RB).
Mrs Jane Angell (Clerk).

Others Present: None

1 **APOLOGIES:** Cllr Alison Bossom

2 **DECLARATIONS OF INTEREST:** None

3 **MINUTES**

Minutes from Extraordinary Meeting 13 June 2011 approved and signed by Chairman. Ordinary Meeting 23 May 2011 were approved and signed by the Vice-Chairman.

4 **Bills and Accounts**

a. **Payments:**

01.06.11	784a	Ian Croker	Village Cleaning	243.82
11.07.11	785	Jeff Avis	Gardening	75.00
11.07.11	786	Lyn Alvis	Mileage	13.00
11.07.11	787	BJ Angell	Playground	115.00
11.07.11	788	Ross Buchanan	Mileage	9.10
11.07.11	789	HRMC	PAYE	16.60
11.07.11	790	Jane Angell	Salary/exp	78.71

b. **Receipts:**

01.06.11	227	B&NES	Village Cleaning	218.96
30.06.11	228	Nat West	Interest	1.10
30.06.11	229	Nat West	Interest	.56
01.07.11	230	B&NES	Village Cleaning	243.82

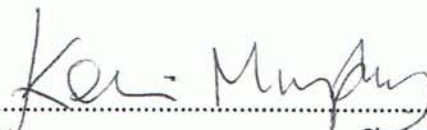
c. **Account Balances as at 30.06.2011**

Current £ 100.00
Reserve (Miss Davis) £8,380.90
Reserve (MCPC) £4,510.70

d. New signatory forms and mandate signed by councillors present with agreement for absent signatures to be collected as soon as convenient by clerk to complete mandate. Cllr Buchanan proposed Vice-Chairman Cllr Alvis as secretary for the mandate seconded by the Cllr Murphy. Mandate resolution passed to be appended.

5

Approved and signed 22 August 2011.....



Chairman Cllr Kevin Murphy

PLANNING

a

New Applications

Viaduct Hotel Brassknocker Hill 11/0172/FUL

Conversion to 9no. Residential units with associated parking (revised proposal)(retrospective)

The comments agreed and sent to Development Control B&NES.

Monkton Combe Parish Council has no objections to the current application but would wish to make the following comments:

- Further details are required of the bin stores / boundary wall to the car park and bike stores which would be visible from Brassknocker Hill to enable us to comment fully. This should be in sympathetic natural materials.
- We would appreciate clarification of the working method statement and the potential for part closure of Brassknocker Hill to ensure no impact upon traffic flows.
- Whilst not a planning issue an outline construction programme would be helpful.
- Clarification / update of proposed tree-works / maintenance required.
- We would wish to see the bus shelter repaired and the ivy removed as this seemingly forms part of the Viaduct demise.

LA

Pending Consideration by B&NES. Cllr Alvis to contact Interoute about the in/out access to the car park.

Music Block Church Lane 11/02015/COND

Discharge of conditions 3,4,9 and 11 of application 10/03615/FUL

For information only- Split decision/check files by B&NES

Combe End Trollope's Hill 11/02669/FUL

Erection of a single storey rear garden room.

CLK

The Parish Council have **No Objection** whilst it is noted that it was a further increase in the size of the building it was generally felt the extension would not be harmful due to its discreet location.

Pending Consideration by B&NES. Clerk to send comments only to B&NES

Ralph Allen School Claverton Down Road 11/02559/FUL

Erection of external canopy structure.

CLK

It was agreed there was **No Objection**. The canopy was well screened.

Pending Consideration by B&NES. Clerk to send comments only to B&NES.

Outstanding Applications

Course Of Old Somerset Coal Canal, Warminster Road. 10/02577/FUL

Application still pending consideration by B&NES. Monitor

Governor's Field Monkton Combe School Church Lane. 10/05151/FUL

Application still pending consideration by B&NES. Monitor

Ivy Cottage Shaft Road. 11/00006/LBA & 11/00005/FUL (revised submission).

Application REFUSED by B&NES. Cllr Butters had requested it to go to the Development Control Committee.

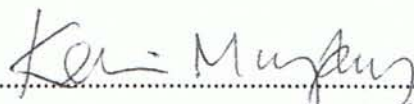
Combe Grange Shaft Road - 11/01453/TCA

NO OBJECTION by B&NES

Viaduct Hotel Brassknocker Hill - 11/01379/COND

Conditions discharged by B&NES.

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Chairman Cllr Kevin Murphy

Clubhouse Oldfield Rugby Club Shaft Road BA2 7HP – 11/00821/VAR
PERMITTED by B&NES.

- b **KLM** **Parish Community Plan & Localism Agenda** – The VPA (Valley Parishes Alliance) will have a representative at the Historic Towns Forum meeting to be held on 21.07.11 at the Bath Preservation Trust. Understanding Localism. Cllr Murphy will also be in attendance in a professional capacity not funded by the Parish Council. This will provide an update on the government’s current thinking. A request via the newsletter and the website will ask if anyone would be interested in getting involved in developing a Community / Neighbourhood Plan for The Parish. Ideas and thoughts are needed and a quorum of people to move this forward. Councillors will gather ideas to agree a basic initial strategy to get it up and running. I.e. Set out headings, consider a mail shot to advertise and raise awareness a public meeting for people to discuss the setting up and running - *to be discussed further at the next meeting and added to next agenda. Clk to price mail shot and enquire into availability of Village Hall in September.*
- CLK**

6 MATTERS ARISING FROM MINUTES OF MEETING 23 MAY 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. – *Cllr Buchanan to speak to landowner with reference to removing the final section.*
- b. **ALL** **Allotments** – Cllr Murphy raised this matter at the Bath Preservation Trust Environs Committee. South Stoke Parish Council have organised the rental of land to be sublet to Parish residents only. It was agreed that possible provision is something to consider as part of the Community Plan.
- c. **ALL** **Village Website** – Not all profiles completed. - *Email to Di Franks website administrator.*
- d. **ALL** **Police information Point** – The location of a notice board to be added to Community Plan suggestions. The new representative for Neighbourhood Watch is trying to build a network of people to keep information flowing. The organiser may be contacted through Helen Colville via the Avon and Somerset Constabulary website.
- e. **RB/ LA** **Tucking Mill Lane** – The owner of the land has acknowledged it is his tree and has advised Cllr Buchanan that he will be dealing with it. Cllr Alvis had been in contact with B&NES and advised that it had been passed to Highways they will liaise with the land owner to make tree safe. – *to be monitored.*
- f. **LA** **Stable Block Church Farm** – It was noted the application inferred present structure would be replaced. Cllr Alvis has spoken to the owner and he has no plans to remove the original building. – *Cllr Alvis to investigate further.*
- g. **CLK** **Waterhouse** – There is an application to use Waterhouse for Hotel accommodation when not being used for conference / training. The property is in the neighbouring parish of Limpley Stoke close to the border with Monkton Combe. Limpley Stoke Parish Council have raised an objection based on the following reasons: i) the land ownership of Waterhouse Lane is uncertain, ii) increase of traffic on the lane and iii) the traffic hazard at the junction with the A36 associated with delivery vans turning into Waterhouse Lane. – *Clerk to check progress of application*
- h. **AB** **Church Lane/Summer Lane** – Is the sign in the right place? The sign is damaged Cllr Bossom will contact B&NES. – *Cllr Bossom to contact B&NES*
- i. **ALL** **Additional Councillors** – The move from five to seven councillors to spread the work load will be discussed further when all councillors are present. Following the resignation of Cllr Sturgess-Durden the Electoral Office was informed and the casual vacancy duly advertised. No applications were made. The Parish Council agreed to the co-option of Gavin Douglas. Clerk to contact Mr Douglas for the signing of the Declaration of Acceptance to be witnessed by the Clerk being the Proper Officer. - *Clerk to pass new councillor details to The Electoral Office.*
- CLK**

Approved and signed 22 August 2011..........
Chairman Cllr Kevin Murphy

- j. **CLK** **Roles and Responsibilities** – Generally, Councillors have looked after the areas of the village nearest to them whilst taking on various responsibilities as the need arises. The Chairman has previously suggested that areas of responsibility might be more clearly defined and to this end a list of areas to be covered was previously issued for discussion. With recent changes to the Parish Council it is proposed that this be explored further. – *Clerk email original draft to Cllr Buchanan*
- k. **ALL** **Annual Meeting** – The matters arising from the Annual Meeting Minutes was deferred as it was considered more appropriate to review the minutes with all councillors present. The draft minutes were approved by those Councillors present and are to be formally signed at the next annual meeting - *to be discussed next meeting.*
- l. **ALL** **Carried forward from correspondence. - Children’s Play Area** – Work completed
- CLK** **ALCA** – Councillor Packs available £5 each plus p&p –*clerk to order two packs*

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HIGHWAYS & FOOTPATHS

Mount Pleasant path leading to Combe Down – The plans for the proposed work at the Monkton Combe Prep / Pre-Prep School have just been submitted. It is understood these will indicate how the path will be disrupted whilst work is being carried out and the outcome on completion.– *to be commented upon formal receipt of application.*

8

CORRESPONDENCE

CLK B&NES – NHS AGM – added to red box
Waste Operations B&NES – added to red box
B&NES – Community Awards – added to red box
VPA - 'Strategies' and 'Priorities' proposal – added to red box
Parish Online – update – added to red box

9

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

B&NES Area ALCA Group Meeting 25.05.11 – *Attended by- no-one available*

Parish Liaison Meeting 15.06.11 – *Attended by Cllr Alvis*

Notes added to red box. Parish Online did a presentation at the Liaison Meeting which was very similar to the previous two. Some parishes have signed up to it, but Cllr Alvis remains unconvinced it will be of benefit to our Parish.

PACT Meeting - 29.06.11 *Attended by Cllr Buchanan*

It was suggested that contact with parishes could be enhanced through police visits to Parish Council Meeting or Parish Meetings. Avon and Somerset Police are shedding jobs by not replacing people to budget for the cut backs. Crime levels for the last quarter are down in B&NES. It was reported that there had been a spate of scrap metal thefts across the region. Councils were asked if they were interested in the Community Speed Watch Scheme but this has already been looked into for the village but found not to be suitable due to the twisting nature of the roads through the village.

BPT 04.07.11 - *Attended by Cllr Alvis*

There was further discussion about a warmer Bath and the installation of double glazing in listed buildings. No Environs Committee members attended the meeting. A booklet was collected to go in to the red box.

VPA 11.07.11- *Attended by Cllr Alvis*

Notes have been added to red box. The B&NES area is behind with the implementation of faster broadband. Questionnaire for B&NES Green Infrastructure Strategy returned by VPA there was no time for the VPA to consult but if the Parish Councils do not agree they can respond separately. There will be another meeting on the A36 with Cllr Crossley of B&NES attending. Any questions for Cllr Crossley to be sent to Cllr Alvis or the secretary Andrea Griffiths. The VPA will be funding the attendance of a representative to the Localism Meeting as mentioned under 5b. The B&NES Transport Plan (BTP) is due for submission. The Bus Rapid Transport Scheme will not now go ahead. The three

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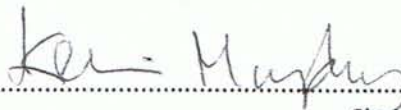

Chairman Cllr Kevin Murphy

Park and Ride sites at Odd Down, Newbridge and Lansdown will be expanded. The A36/46 link is still on the VPA agenda.

- 10 **NEW ITEMS**
- KLM* **Core Strategy Report** – Received from B&NES. No further comments to be made.
 Employment Contract – Cllr Murphy to read and comment at next meeting – *add to agenda*
- 11 **ANY OTHER BUSINESS**
- RB* **Ragwort** – It has been brought to Monkton Combe School’s attention that there has been an increase in ragwort in the area. Cllr Buchanan to investigate whether it is listed as a controlled weed and if so how to manage it. – *add to agenda for next meeting*
- RB* **Gate in Summer Lane.** – Cllr Buchanan has been approached by owners to see how the Parish Council would respond to a new larger gate. – *add to agenda to discuss at next meeting.*
- LA* **Church Lane Road Closure** – Due to road works being carried out by Wales and West Utilities to replace a gas pipe there are concerns about disruption to bus route, refuse and deliveries trucks. Cllr Alvis has been invited to a meeting by John Snow of Monkton Combe School with representative Erik Muriithi of Wales and West Utilities tomorrow.
- LA* **Tucking Mill Wessex Water** – A resident has enquired into the extent and outcome of the works that have been going on at Tucking Mill Treatment Works. – *Add to agenda for next meeting.*
- LA* **Fly Tipping Tucking Mill Lane.** - Cllr Alvis has reported it to B&NES.
 Suggested a gathering for recently departed councillor.
- LA* **2nd Bridge Mill Lane** – Cllr Alvis received a request for it to be officially named the Millennium Bridge – *add to agenda for next meeting*
- 12 **DATE OF NEXT MEETING**
 Monday 22 August 2011 at 7pm in the Village Hall

There being no further business, the Meeting closed at 22.07hrs

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Chairman Cllr Kevin Murphy