

MONKTON COMBE PARISH COUNCIL

**Minutes of the Ordinary Parish Council Meeting
Held in the Village Hall on 22 August 2011 at 7pm**

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

Others Present: None

1 **APOLOGIES:** None

2 **DECLARATIONS OF INTEREST:** None

3 **MINUTES**

Ordinary Meeting 11 July 2011 were approved by all and signed by the Chairman.

Bills and Accounts

4 **Payments:**

a.	28.07.11	791	Jane Angell	Salary	66.73
	01.07.11	791a	Ian Crocker	Village cleaning	243.82
	01.08.11	791b	Ian Crocker	Village cleaning	243.82
	28.08.11*	792	Jane Angell	Salary / exp	82.88
	28.09.11*	793	Jane Angell	Salary	66.73
	28.09.11*	794	HRMC	PAYE	49.80
	28.08.11*	795	Lyn Alvis	Mower Petrol	4.90
	22.08.11	796	Stonekraft	Lock Up maint	48.00
note	22.08.11	797	SLCC	membership	49.00

*Post dated cheques for payments due before next meeting

b. **Receipts:**

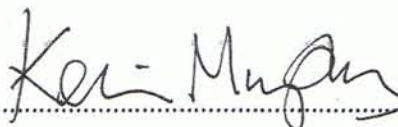
	01.08.11	231	B&NES	Village cleaning	243.82
	21.08.11	232	HRMC	VAT repayment	64.73

Account Balances as at 31.07.2011

c. Current £ 100.00
Reserve (Miss Davis) £8,165.29
Reserve (MCPC) £4,510.70

d. Mazars (external Auditors) – The Clerk confirmed she had returned the Audit to confirm balances

Approved and signed 10 October 2011.....



Chairman Cllr Kevin Murphy

5

PLANNING

a.

New Applications

Monkton Combe Junior School, Church Road BA2 7ET 11/02717/FUL

Erection of new building to accommodate the relocation of the existing pre-prep school.

Pending Consideration by B&NES.

The Parish Council has no fundamental objection and Comments Only have been sent to Development Control B&NES. Appended to minutes

Monkton Combe Junior School, Church Road BA2 7ET 11/02782/FUL

Development of access road, parking and drop-off area including revised pedestrian route and landscaping.

Pending Consideration by B&NES.

The Parish Council has no fundamental objection and Comments Only have been sent to Development Control B&NES. Appended to minutes

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 REFUSED by B&NES.

Combe End Trollope's Hill 11/02669/FUL

Application PERMITTED by B&NES.

Ralph Allen School Claverton Down Road 11/02559/FUL

Application PERMITTED by B&NES.

KLM

Viaduct Hotel Brassknocker Hill 11/0172/FUL

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

Application PERMITTED by B&NES. – No clarification was ever received from Interoute about the in/out access to the car park on to the A36. The Parish Council acknowledged the access arrangement was previously agreed with B&NES and subject to a S106 Agreement. – *Cllr Murphy to contact David Brain Partnership reference the boundary details requested in the Parish Council consultation response.*

b

KLM

Parish Community Plan & Localism Agenda – Cllr Murphy will circulate the notes from the Historic

Towns Forum Conference, 'Understanding Localism' he attended at the Bath Preservation Trust.

Another request via the newsletter and the website will ask if anyone would be interested in getting involved in the development of the Community / Neighbourhood Plan for The Parish.

The Clerk had also discussed the basis of formation with Peter Duppa Miller (clerk to Combe Hay PC and secretary of Bath and North East Somerset Local Councils Association and notes have been circulated to Councillors.

To be discussed further at the next meeting

6

MATTERS ARISING FROM MINUTES OF MEETING ~~23 MAY~~ 2011

11 July KLM

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. No further progress. Cllr Buchanan will contact B&NES highways for an update on progress.

b.

Allotments – It was agreed that possible provision is something to consider as part of the Community Plan. – *to be added to Community Plan agenda*

c.

ALL

Village Website – Councillor profiles still required, except Cllr Bossom.

d.

LA

Police information Point – The location of a notice board - *to be added to Community Plan agenda*

A new Neighbourhood Watch Coordinator has been appointed and may be contacted through Helen Colville 01225 842480 or 0845 456 7000 details on Avon and Somerset Police website.

<http://www.avonandsomerset.police.uk/LocalPages/PersonProfile>

Approved and signed 10 October 2011.....

Chairman Cllr Kevin Murphy

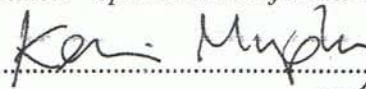
- e. **Tucking Mill Lane** – The owner of the land has acknowledged it is his tree and has advised it will be removed but no date as yet. *To be monitored*
- f. **Stable Block Church Farm** – Cllr Murphy to check original application to see if it should be reviewed.
- g. **Waterhouse** – The application to use Waterhouse for Hotel accommodation when not being used for conference / training has been permitted by Wiltshire Council and the associated road improvements have been carried out.
- 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. **CLK Additional Councillors** – It was RESOLVED not to increase the number of councillors from five to seven for the foreseeable future.
- j. **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 will be re-issued to all to decide who will be responsible for which category / items on the list. – *to be discussed / decided next meeting.*
Note
Cllr Alvis leaves the meeting.
- k. **CLK Additional Items arising from Annual Meeting** – The review of the annual minutes noted that grit bins / salt bags will be discussed at the next meeting under winter maintenance. Also the fence at rear of the village hall.- *both items to be added to next agenda*
- l. **ALCA** – Councillor Packs available £5 each plus p&p. Two packs ordered but not received. – *Clerk to contact ALCA*

7 **ALL HIGHWAYS & FOOTPATHS**

Mount Pleasant path leading to Combe Down - It has been noted in the comments sent to Development Control for the proposed work at the Monkton Combe Prep / Pre-Prep School that there are no details indicating how the footpath alongside the allotments will be improved and protected to prevent future degradation and potential casual parking. Also the Parish Council would like to see the footpath alongside Mount Pleasant Quarry resurfaced as this has been a trip hazard now for many years.

8 **CORRESPONDENCE**

- CLK Ward Councillors Initiative Scheme 2011-2012** – Item for newsletter to ask if any projects in the area could be put forward for funding application in February 2012 – *add to next agenda*
- Leiston-cum-Sizewell proposal** – A request to support the proposal put forward that would empower local councils, when in receipt of major planning applications from developers, by requiring them, as a matter of planning procedure to:
 - (i) Attend a council meeting to answer questions about their planning application if the council wishes
 - (ii) Provide resources (if councils wish) to enable councils to assess their applications – which could be over 1000 pages long – based on a professional critique of their evidence.
 It was RESOVLED to support the proposal – *Clerk to reply to email.*
- CLK The Open Spaces Society** - added to red box
- CLK CPRE – membership** – It was RESOVLED to continue membership
- CLK Highway Winter Maintenance** – Notice received to advise that the Winter Maintenance Plan will be forwarded in August from B&NES – *add to next agenda.*
- CLK SLCC (Society of Local Council Clerks) membership** – It was RESOLVED that membership would be a useful tool to aid the role of Clerk.
- CLK Broadband in Villages Update** – It is believed that there is a mix of links to Combe Down and Limpley Stoke exchanges. There is no Virgin Media coverage, No plans for BT fibre to cabinet infrastructure upgrades for these exchanges. Data showing fairly good theoretical average download speeds of 7MBPS in some areas but in reality the average speed is reported to be around 3.7MBPS. - *add item to newsletter asking for residents and the School / local businesses to test their download speeds via BT website and report details to clerk.*
- AB / CLK PSMA Membership Confirmation** – *Update Details of Parish Online to be add to red box*

Approved and signed 10 October 2011.....

Chairman Cllr Kevin Murphy

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

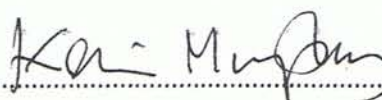
- 9 **RB** **South & West Wards PACT Meeting 18.07.11 – Attended by Cllr Buchanan**
Cllr Buchanan reported this focused on the A36 with the issue of speeding traffic was raised again for all areas. A farmer in Englishcombe village has had problems with dog owners cutting fences for access. Cllr Buchanan will circulate a summery note.
Parish Cluster Group – Next Meeting 06.09.11 6.30pm Hinton Charterhouse
VPA – Next Meeting 22.09.11 12.30pm Monkton Combe Village Hall
B&NES Area Group of ALCA – Next meeting 7.30pm Conygne Hall Timsbury
ALCA AGM – 13.10.11 7.30pm Long Ashton Community Hall
Parish Liaison – Next Meeting 6.30pm Keynsham

10 **NEW ITEMS**

- KLM** **Employment Contract** – Cllr Murphy has read the draft ALCA standard format contract, which is extensive, and will comment further at next meeting. CLK will also research alternative form from SLCC.
CLK *add to agenda*
- RB** **Ragwort** – It is down to the landowner to remove ragwort. It is not a legal requirement to remove it but it must not be allowed to spread onto adjacent land. – *Cllr Buchanan to contact DEFRA for a data sheet and then to contact B&NES for their recommendations.*
- KLM** **Gate in Summer Lane** –Cllr Buchanan reported that an old gate to Boyer’s Field has been reinstated on the north side of Summer Lane. It has been in place for many years but over time has become dilapidated and been hidden by natural overgrowth. It had been uncovered and brought back in to use for animal access. – *Cllr Murphy to contact B&NES to enquire whether planning permission is required.*
Church Lane Closure Update – No problems have been reported the road was only fully closed at the beginning of the work for a couple of days. Since then the buses, refuse and delivery lorries have had access to the village. It will be necessary to close the road for a minimal amount of time again for closing the hole and reinstating the road at the end of the August.
- GD** **Tucking Mill, Wessex Water Works** – There are strong feelings as to the extent of the works being carried out at the site. The problems with construction traffic will be monitored. The large tanks that were installed previously are still not working but will be commissioned at some point in the future. It was felt that more could be done to limit the visual impact, possibly using netting or other landscape features. Cllr Douglas is maintaining contact with Wessex Water on the progress of work. It is understood that these works are being carried out under Permitted Development rights.
- 2nd Bridge naming (Mill Lane Bridge)** – It has been put forward by a resident that the bridge installed several years ago over the Leat be named the Millennium Bridge. At present, owing to the continuing sorry state of the Leat it was felt by Councillors that the naming should be associated with a larger project aimed at tidying up the whole area. This is one of the projects that might be considered as part of the Community Plan.

11 **ANY OTHER BUSINESS**

- GD** To reintroduce the welcome letter from the Parish Council. Clerk handed out draft letter for approval – *add to agenda*
- AB** Wall in Shaft Road on the Combe Grove boundary is damaged again. – *Cllr Bossom to contact Combe Grove Manor Hotel - add to next agenda*
- KLM** The Chairman has been advised that Ralph Allen School are preparing a planning application to put a new building on the hard pitch area which it is understood will be re-located to the bottom of the site which is in

Approved and signed 10 October 2011..........
Chairman Cllr Kevin Murphy

the Greenbelt. The school's planning consultants will be in touch in due course to explain the proposals prior to an application being submitted.

12

DATE OF NEXT MEETING

Monday 10 October 2011 at 7pm in the Village Hall

There being no further business, the Meeting closed at 21.50hrs

Approved and signed 10 October 2011.....



Chairman Cllr Kevin Murphy

Proposed New Pre-Prep: 11/02717/FUL

Comments Only

The application is generally both comprehensive and well presented. Some members of the Parish Council have also seen earlier iterations at previous public consultation events. Whilst we have no Objection in principle to the application we make the following comments:

Site Layout and Location:

It is acknowledged that the proposed siting of the building and car parking have been considered to mitigate potential harm upon the Green Belt and local environment.

However, the Parish Council have received comments expressing concern over the potential for further development taking place in the Quarry. (See also note below)

Boundary & Footpath to Mount Pleasant Quarry

The application does not make clear the proposed boundary treatment to the footpath running along the quarry. MCPC would welcome an improvement over the existing chain link fencing, which is constantly needing repair. We would also encourage the School / B&NES Council to undertake a resurfacing of this footpath between the school and Mount Pleasant. This has been raised previously by the Parish Council. The proposed car park, whilst potentially having some visual impact, should hopefully ensure improved management, in terms of litter, along this important historic, pedestrian link.

Lighting:

No details of the proposed car park lighting have been submitted. We would expect low levels to be provided in accordance with NE recommendations for SSSI bat habitats. We assume significant mid-storey shrub planting is being introduced to screen the car park from the footpath?

Trees:

Whilst it is unfortunate that a small number of good quality trees (a Lime and a Beech) will be removed we acknowledge that most of those being removed are groups of low value and that the majority of those providing screening (group G7 along the footpath for example) will be retained. However, the drawings indicate retention of group G7 will be 'subject to construction'. Any trees of reasonable quality MUST be retained with construction / parking layout adjusted, as necessary to ensure this is achieved. The potential loss of this group or indeed the opening up of the views to the school buildings from the east across the Oldfield Rugby Club fields is considered harmful to the character of this rural area. Similarly retained / proposed tree planting within the quarry itself should ensure a visual separation from Bathite Cottages and the new development.

Car Parking:

Have alternative, permeable surface treatments (and sustainable drainage) been considered in lieu of tarmac?

Ecology:

We note that bat, badger and bird surveys have been undertaken and that badgers and birds are largely unaffected. The greatest impact is potentially upon the bats and we acknowledge a mitigation strategy has been put forward for the Councils Ecologist and Natural England to approve. This involves some further landscaping within the quarry. However no details are provided and the redline has been drawn to explicitly exclude this. We would ask that full details be submitted as part of this application and that they are not left as a condition to subsequently be discharged.

Building Design: Scale & Massing

We recognise that various building locations have been explored and that the proposed site appears to provide the most appropriate compromise notwithstanding the intrusion of the car park into the Green Belt. It is stated that the size of building required provides for the existing provision whilst satisfying current design standards although the Transport Statement and Planning Statement suggest that scope for expansion of class sizes has been factored in.

We note also the building height has been kept down as far as practicable although it is higher than the existing swimming pool building it adjoins. A longer context elevation showing the full school elevation to the south, together with long distant views, as part of a Landscape and Visual Impact Assessment would be welcomed to enable further consideration.

Building Design: Materials

An appropriate palette of materials appears to have been selected and the building design generally responds well to its setting although we question the use of 'duck egg' blue GRP ventilation chimneys. We assume the Bath stone indicated is natural stone rather than reconstructed? Whilst the zinc roof will dull down over time we would suggest a pre-patinated zinc finish be used to minimise reflectivity from the outset. We note that cedar cladding (which will silver / grey over time) has been selected to soften the south elevation and we query whether the architects have considered returning this at first floor level (in lieu of cream render) on the east elevation. This might reduce the visual impact of the two storey building when viewed through the trees from the Mount Pleasant footpath.

Mount Pleasant Quarry:

No indication is given as to what will happen with the remainder of the quarry apart from the part will be given over to bat mitigation measures.

The Masterplan indicates use of the Quarry as existing car-parking but this is incorrect; the site has not been accessed for many years, has limited access via a narrow, private road and is now a quiet haven for wildlife, forming a natural buffer between Mount Pleasant / Bathite Cottages and the school grounds. The Parish Council would object to the use of the Quarry as a car park. We have received a number complaints from residents about school parents using this private road as drop off and casual parking at various times of the day and at weekend.

New School Access Road: 11/02782/FUL

Comments Only

In principle Monkton Combe Parish Council have no objections to the proposed new access arrangement and recognise this will enable improve access to the school and potentially reduced traffic impact within the village of Combe Down. However, we wish to make the following observations:

1. The proposed extent of pupil numbers and car parking spaces requires some clarification. The proposals appear to assume an increase in car parking spaces from the existing parking capacity. It is not clear if the increase is driven by an increase in pupil numbers (assuming future expansion?) or a current higher demand. The Transport Statement quotes various figures from '100 to 120' and 'up to 160' for pupils and 312 to 372 spaces. In order to mitigate the unfortunate visual and physical impact of the proposals, particularly the parking, we would suggest a minimum required level be determined and any anticipated future excess be seen as supplementary, perhaps a later phase as and if required. The intent of the Travel Plan is to reduce reliance upon car usage rather than encourage it.
2. Whilst two way access is necessary is a 5.5m wide black top estate type road really required?
3. What provisions are to be made for maintaining low speeds across this relatively straight, estate type road?

4. What provision is being made to encourage cycle access to the School? Will this share the road or footpath?
5. What are the proposed lighting details?
6. The 63 spaces and coach lay-by on Glen Field will be visually intrusive when occupied in what is an otherwise open green space. (We note that parking spaces will be laid out on a web type construction.) Has consideration been given to other soft landscaping of the car park on Glen Field?
7. The proposals suggest 'event day' parking only will use the echelon parking on the return loop. How is this controlled?
8. The proposed plans of Glen Field do not show the wider context of the proposals and adjoining residential properties and public right of way to St Winifred's Drive.
9. The future of Glenburnie remains unclear. If this is retained by the School as ancillary accommodation will this have an additional impact upon parking provision?
10. Finally, of prime importance to the Parish Council, no details have been submitted indicating how the footpath alongside the allotments will be improved and protected to prevent future degradation and potential, casual parking. There is no indication as to how the reinstatement of the footpath will be secured. Will this be by Planning Condition of a Section 106 contribution? Ideally we would wish to see the Council's footpath from Mount Pleasant alongside the Mount Pleasant Quarry (also owned by the School) resurfaced as this has been a trip hazard now for many years.