

**MONKTON COMBE PARISH COUNCIL**

**Minutes of the Parish Council Meeting held in the Village Hall on 7 March 2011 at 7pm**

**Parish Council:** Cllr Kevin Murphy (KLM) (Chairman), Cllr Lyn Alvis (LA),  
Cllr Ray Franks (RF), Cllr Alison Bossom (AB),  
Cllr Alison Sturgess-Durden (ASD), Mrs Jane Angell (Clerk)

**Others Present:** Mr Buchanan (Resident) (from 7.45pm)  
Cllr Neil Butters (NB) (Bathavon South) (from 9pm)

1 **APOLOGIES:** None

2 **DECLARATIONS OF INTEREST:** None

3 **MINUTES**

Minutes from Ordinary Meeting 17 January 2011 were approved and signed by the Chairman.

4 a. **Bills and Accounts**

<b>Payments</b>	29.01.11	770a	Jane Angell	Salary	83.33
	01.02.11	770b	Ian Croker	Village Cleaning	241.31
	29.02.11	770c	Jane Angell	Salary	83.33
	01.03.11	770d	Ian Croker	Village Cleaning	241.31
	07.03.11	771	Ray Franks	mileage	23.40
	07.03.11	772	Lyn Alvis	mileage	13.00
	07.03.11	773	Ian Croker	Village Cleaning	30.12

b. It was RESOLVED that payment to Ian Croker for village cleaning would be set for the next financial year 2011/12 at £243.82 in line with B&NES payments. New DD instruction duly signed.

c. **Receipts** 01.02.11 221 B&NES Village Cleaning 243.82

**Account Balances as at 28.02.2011**

Current	100.00
Reserve (Miss Davis)	4509.62
Reserve (MCPC)	7504.34

d. **LA** Cllr Alvis to look into investments. To investigate investing part of Miss Davis account to take advantage of an improved interest rate now the previous investment has matured.

e. **Clk** The Local Council Administration reference book is out of date. It was agreed that this should be replaced. – *clerk to purchase a new book.*

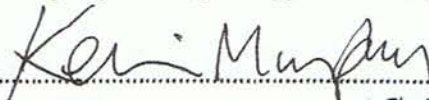
**PLANNING**

Applications

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

Change of use of land from car park to the stationing of 15 no touring caravans for a period of no more than 7 days each year during July and August. Application still pending consideration by B&NES.

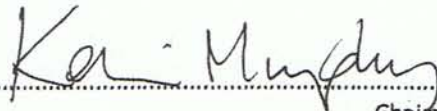
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Chairman Cllr Kevin Murphy

- b       **Music Block Monkton Combe School Church Lane. 10/ 03615/FUL**  
Alterations and extensions to existing music school to provide new teaching practice and recording rooms and rehearsal and performance space together with landscaping. Permitted by B&NES.
  
- c       **Governor’s Field Monkton Combe School Church Lane.10/05151/FUL**  
Provision of access road, parking and drop-off area including new pedestrian route and landscaping. Taking into consideration the views and comments received the Parish Council does not consider that the case for ‘very special circumstances’ has been adequately or clearly demonstrated. Neither has the application demonstrated that the ‘harm’ caused by the proposals is outweighed by the benefits suggested in the Planning Statement. It also considers that the proposal will have an adverse visual impact upon the settlement with the AONB, most noticeable upon entering and leaving the village, which will have a potentially urbanising effect. Therefore it was **RESOLVED** that comments were returned to B&NES with an **OBJECTION** to the plans in their current form. - Pending consideration by B&NES
  
- d       **Ivy Cottage Shaft Road. 11/00006/LBA & 11/00005/FUL (revised submission).**  
Internal and external alterations to include the erection of rear extensions. Pending consideration by B&NES  
It was **RESOLVED** to support these applications with no objections
  
- e.       **Combe Grange Shaft Road 11/00516/FUL**  
Change of use from school to domestic dwelling. (Use class 3). - Whilst a number of the proposed alterations are considered sympathetic and will enhance the character of the Listed Building the Parish Council has concerns predominantly about the design of the dormer windows, link to the Stable and the proposed car port / garage redevelopment. The Parish Council **RESOLVED** to **OBJECT** to the application in its current form. - Pending consideration by B&NES.
  
- f       **Parish Planning Procedures** – The Chairman had previously handed out a revised draft procedure for discussion. This procedure has been amended to take into account the changes made by B&NES, which means that hard copies of planning applications may not be automatically sent as most applications are submitted to B&NES via the web. It was **RESOLVED** to adopt these new procedures and review them at regular intervals.
  
- g       **ASD Parish Community Plan** – The idea of a Community Plan had been discussed at the previous Annual Meeting and it was agreed that a strategic plan for the Parish could be useful. Cllr Sturgess-Durden will put her initial thoughts down on paper for discussion at next meeting. The use of Parish Online is seen as a potentially useful tool in this work.
  
- 6       **MATTERS ARISING:**
  - a.   **AB**   Contacting School –Contact out of hours with the school is still not very good.
  
  - b.   **LA**   **Fencing on Summer Lane** – No improvement to barbed wire section which is considered a hazard to pedestrians and cyclists. – *Cllr Alvis will continue to chase.*

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c AB **Brassknocker Hill** – It was reported that water is again running across Brassknocker Hill at the crossroads with Church Lane and Trollope’s Hill. Cllr Bossom advised that the new manhole cover fitted recently at the crossroads has lifted up with the amount of running water. There is no progress on the problem. B&NES now looking to re-do the work subject to confirming location of pipes. Cllr Bossom to contact B&NES again at the end of the summer to check on progress. This could be a very hazardous spot if it is not dealt with before the next winter. – *To be monitored*

7 LA **HIGHWAYS & FOOTPATHS**  
**Mount Pleasant path leading to Combe Down** – It was reported to the Clerk that further large pot holes have appeared. The path has been cleared of leaves and tidied. *Monitor.*

8 **CORRESPONDENCE**

Note **Cllr Franks Resignation** – Letter received from Cllr Franks to confirm his decision not to stand for re-election in May.

Clk **Life Cycle UK- ‘Take a Stand’** is a scheme that has been set up to encourage cycling to become a central part of travel culture. With this in mind organisations can obtain cycle parking stands free of charge, open to voluntary sector groups, schools, small businesses, churches and surgeries. The stands are delivered free leaving only the installation cost to cover. – *Clerk to find out availability.*

NB **From Cllr Butters** – Ref summer encampments. – *Following comments raised by parishioners Cllr Butter was requested to ask B&NES for more specific information.*

KLM **Western Power** – Emergency Planning – Power cuts. – *Cllr Murphy to look into this*

Clk **Election Process** – A summary of guidance notes were handed out by the Clerk. Full details would be included in the Nomination packs to be issued by B&NES. These are to be returned by midday 4 April.

Clk **Children’s Play Area** – Quarterly inspection – *handed to Cllr Alvis for review*

Note **Parish On-line** – B&NES will be paying annual fee for 2011/12

Note **From Cllr Butters** – Additional Councillors. The advice from B&NES was that if a request was made there would not be enough time this side of the elections to complete the process. The process for increasing numbers requires a Community Governance Review. To be considered post election.

9 **CLUSTER / LIASION/ VALLEY PARISHES ALLIANCE(VPA)**

RF **Police Parish Forum Meeting 19.01.11**

- The farm / horse watch scheme is still ongoing and relies heavily on neighbourhood watch and a messaging service.
- Beat surgeries have not been too successful and the police are looking for village events to attend. It is intended to introduce one hour long beat patrols by PCSO’s on a trial basis. Details to follow.
- Distraction burglaries and
- rogue traders still very active in our area. Vigilance is required.
- Telephone cold calling – even if a caller withholds their number BT can still trace them. Persistent cold calling should therefore be reported to BT.
- Dave White our PCSO has retired. No replacement yet.
- Police cuts – some stations are closing their front offices and some are cutting back on opening times. Appointments can however still be made.

Next meeting July 2011 date to be confirmed.

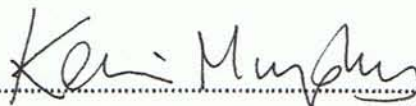
LA **Bath Preservation Trust (BPT) 25.01.11 - Cllr Alvis report**

BPT- Response to B&NES Core Strategy

- Fewer extra dwellings
- Much more emphasis on brown field sites rather than green field sites.
- B&NES need to deliver on WHS promise.
- The setting of the WHS needs upgrading
- Enforcement of refusal of planning applications

Monkton Combe Parish Council advised

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- The Viaduct Hotel now sold
- Secondary sewage pumping station up and running
- Monkton Combe School has submitted Planning Application for Governor's Field which breaks the Development Line due to "special circumstances".
- The School proposing to build pre-prep next to Monkton Combe Junior School, selling Glenburnie and the Chapel at the end of Church Road, Combe Down.

**RF ALCA B&NES Group Meeting 26.01.2011 – Cllr Franks report**  
**Re-organisation**

- A new cheaper office has opened just outside Blagdon.
- The new executive members have been identified and duties allocated.
- Communication from 3<sup>rd</sup> March by e-mail and will e targeted only at relevant councils
- All Clerks have been notified of progress in a bulletin dated 20.01.1.

*Parish Charter* being re-drafted should be ready for adoption after consultation sometime in June 2011.

*World Heritage Site* – at present parts of Combe Hay, Englishcombe and Newton St Loe have not been included because it has been illegal to encircle Bath completely. The law had now changed and efforts will be made to include these three areas.

**Clk** *Future Development* – Details of developers who have expressed an interest in developing land are available parish by parish. Website details passed to Clerk to be circulated in Red Box.

*Localism Bill* – Going through Parliament now. – "A plain English guide" attached to agenda for the Parish Liaison meeting attended by Cllr Alvis.

*Grit Bins* – Adam Spring has been found to be the best person to speak to bins usually refilled with 48hours of request being made.

**Next meeting 25.05.11.**

**Parish Liaison Meeting 16.02.11**

**Bath Transportation Package** – Final application will be submitted in the Autumn no major changes are expected.

**Clk** *Localism Bill* – A plain English guide supplied. This has gone into the Red Box the guide has links for taking part in consultation and feedback.

**Review of the Parish Charter** - This has been on hold pending completion of the Localism Bill.

**Draft Core Strategy** - Analysis of responses now taking place. Plan will be produced before election movement should start in September.

**Empty Properties** – Policy defines as one being unoccupied for six months or more and is substantially unfurnished. There are approximately 500 empty properties with the B&NES area. Second homes fall outside this policy.

**Bath Community Energy (BCE)** are currently developing several projects: a hydro power scheme at Bathampton Weir is included along with fitting solar panels to a school roof and a car park. BCE is currently looking for further sites for solar, hydro and wind turbines.

**AB** **Home Electricity Monitor Loan Scheme** - Energy monitors can be borrowed from a library to check electricity use. Note to be added to newsletter and website.

**10 RED BOX**

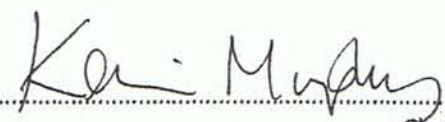
**NB** **Mobile Library** – Service deleted due to occasional users only and very difficult road danger of vehicle damage. – Cllr Butters confirmed this was the case and that he had not received any complaints of lost of service.

**11 ANY OTHER BUSINESS**

**LA** **Mill Lane** - B&NES agreed the most badly damaged kerb stones need to be replaced. There was a break-in on the Music Block site, LA not sure if it was reported.

**LA** **Shaft Road** – A resident reported that there had once been a grit bin located just above Ivy Cottage. This is where an ambulance became stuck during the bad weather. – *Cllr Alvis to look into this.*

**Monkton Combe School** – Amanda Cracknell (Bursar) stressed that the outdoor performance area is part of



the landscaping only. The Parish Council were concerned that this had remained within the consented scheme with justification by the Schools Planning Consultant despite being told it not part of the scheme. The planning consent has acoustic not amplified music permissible five times a year.

**RF**

The present Chairman of the Neighbourhood Watch is to stand down leaving a vacancy.

It will now be necessary for the Parish Council to register as an employer and set up a PAYE scheme – *the Clerk advised that this was in hand and discussions had taken place with the Tax Office. However, this cannot be completed for another couple of weeks.*

**AB**

Clr Bossom reported that there had been an attempted break in at the shop on the A36.

**Clerk**

Mr Buchanan requested that the Parish Council consider the topics of Allotments and sustainable local food production be added to next agenda. It was agreed this would be discussed at the next meeting.

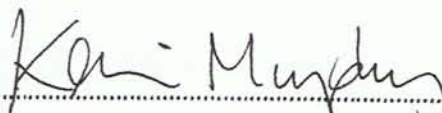
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**DATE OF NEXT MEETING**

Monday 18 April 2011 at 7pm in the Village Hall

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

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Chairman Clr Kevin Murphy