MONKTON COMBE PARISH COUNCIL

Minutes of the Parish Council Meeting
Held in the Village Hall on 8th July 2025 at 7.00pm

		Parish Council Members Present:, Cllr. James Bradby, Cllr. Penny Tranter, Cllr. Mike Wareham, Cllr Des Wighton, Mr. Geoff Davis – Clerk. **Others present**: Ward Cllr. Fiona Gourley
1	**440**	**To receive apologies for absence –** Cllr Lyn Alvis – Cllr. Lyn Alvis was unable to attend due to Medical reasons and their absence was duly approved.
2	**441**	**Declarations of interest and dispensations –** None.
3	**442**	**Confidential Matters -** Agenda Item 6 - The future provision of the Parish Clerk Services.
4	**443**	**Minutes of the Annual Parish Council meeting held on 27th May 2025** approved and signed by the Chairman
5		**Financial Matters**
	444	**RFO Report and Payments for Approval -** The RFO Report was received, noted and signed by the Clerk and Cllr. James Bradby.
	445	**Bank Balances as at 01.07.2025** Current Metro Bank £545.84 Bath Building Society £20,002.84 Metro Bank Savings £5,620.63 Bath Building Society (Miss Davis) £12,332.45
	446	**Receipts since meeting on 27th May 2025** 3 30/05/2025 MetroBank Interest May 2026 4.99 4 11/06/2025 B&NES Council Footpath Agency Payment 220.62 5 30/06/2025 MetroBank Interest June 2025 3.92
	447	**Payments approved as standing payments or at meeting on 27th May 2025 which have now been made.** MCPCMay25ER 22/05/25 Elise Rowley Pay 28th April to 25th May 2025 298.80 MCPCMay25GD 22/05/25 Mr. G. Davis Pay 28th April to 25th May 2025 292.40 120PH002922852602 01/06/25 HMRC Month 2 Paye 73.00 MCPC5456 22/05/25 Jeff Avis Gdn Svces Miss Davis Garden & Car park 126.00 MCPC Teak Oil 22/05/25 David LeTall Teak Oil for Bench 19.99 LCO02888 29/05/25 Clear Insurance Management Ltd Insurance Renewal 2025-26 482.20 11753 G DAVIS 29/05/25 SLCC SLCC Membership G Davis 2025/26 87.12 SUBS 2025 061 29/05/25 AVON LCA ALCA Membership 2025/26 84.97 26444 MON007 29/05/25 Community Heartbeat Trust Replacement Battery 360.00 2032 MCPC Audit 29/05/25 Summer Lane Books Ltd Internal Audit Fee 130.00
	448	**Payments for Approval at Meeting on 8th July 2025** MCPCJune25ER 26/06/25 Elise Rowley Pay 26th May to 29th June 2025 373.50 MCPCJune25GD 26/06/25 Mr. G. Davis Pay 26th May to 29th June 2025 365.35 120PH002922852603 01/07/25 HMRC Month 3 Paye 97.36 MCPC5483 26/06/25 Jeff Avis Gdn Svces Miss Davis Garden & Car park 126.00 DD-BPT 02/06/25 Bath preservation Trust Membership 2025-26 40.00
	449	**Community Infrastructure Report and proposed projects.** The various proposals identified on the CIL Report were discussed. Ward Cllr. Fiona Gourley said that Ward Cllr. Empowerment Funding was available to assist with one of these. The Clerk will obtain quotations for the provision of a Slide in the Playpark.
6		**Parish Council Matters and Works**
	450	**Parish Councillor Responsibilities –** It was agreed that Bus Service and Bath Preservation Trust are added to Cllr. Penny Tranter. The Village Sweeper Truck to be removed from Cllr. Lyn Alvis. And Parish Liaison is added to both Cllr. Des Wighton and Cllr. Mike Wareham.
	451	**The future provision of Parish Clerk Services** – No decision was reached on this matter, and it remains deferred until a later meeting.

		Parish Council Equipment and Facilities – Checks by Councillors.
	452	**Move to monktoncombe-pc.gov.uk domain and e-mail address changes –** Cllr. Penny Tranter and Cllr. James Bradby still require assistance to complete this change.
		Car Park – No report
	454	**Village Playground –** Awaiting Inspection Report.
		Neighbourhood Watch – Nothing to report.
	455	**Lockup Repairs** – The Notification of Designation Decision LISTING AMENDMENT has been received. The Lockup is now only a Listed Buildiing.
		Miss Davis Garden – Nothing to report
		Village Hall – No Report.
	456	**Wheelwrights Public House** – Continues to be doing well now It has re-opened.
	457	**Combe Down Allotments** – The update available at:- https://newsroom.bathnes.gov.uk/news/combe-down-allotments-update-0 was reported.
7		**Planning**
		Applications Received
	458	**25/02102/TCA - Land At Combe Grange, Shaft Road, Monkton Combe, Bath - Cherry (T1) -** Reduce by 2m. No Comment.
	459	**25/02028/FUL - Little Dale , Mill Lane, Monkton Combe, Bath BA2 7HD** - Erection of 2 storey side extension following demolition of existing garage, link and outbuilding. Monkton Combe Parish Council express concern regarding the validity of this application as it is a proposal to extend a building that has not yet been built. Should it have been properly presented as a modification to the Permitted application 24/01413/FUL - Renovation of the existing home. Demolition of original one-storey building consisting of garage, storage, storage room and outdoor restroom and replace with two-storey additions ? Of further concern is that this current application 25/02028/FUL appears to re-instate the volume, scale and massing that was removed, following the concerns raised regarding visual impact with 24/01413/FUL. In consequence it also re-instates the concerns of Conservation Historic Environment BANES (with which we agree):- The proposed roof plan and side elevations indicate areas of flat roof. Due to lie of the land and proposed increase in building height the roofscape of the remodelled dwelling would be highly visible from the Churchyard; the flat roof that is incorporated as part of the main roof would detract from key views/outlook from the Churchyard, conservation area, and setting of St. Michaels Church. In this vein we are particularly unhappy with the huge chimney at the east end - it wasn't there on the permitted application 24/01413/FUL. As the tallest part of the development it must be even more obvious from the churchyard.
	460	**25/01804/LBA - Combe Hill House, Brassknocker Hill, Monkton Combe, Bath BA2 7HU** - Internal and external works to improve accessibility and energy efficiency. No Comment
	461	25/01778/FUL - Rivendell , Mill Lane, Monkton Combe, Bath BA2 7HD - Partial demolition of existing glazed conservatory to rear of property and construction of new garden room with solid roof and associated internal and external works. No Comment
	462	**Decisions Pending**
		25/01377/LBA - Combe Hill House , Brassknocker Hill, Monkton Combe, Bath BA2 7HU - Repair vehicle impact damage to boundary wall.
	463	**PLANNING DECISIONS by B&NES & WILTSHIRE**
		25/02102/TCA - Land At Combe Grange, Shaft Road, Monkton Combe, Bath - Cherry (T1) - Reduce by 2m. **NO OBJECTION**
		25/01395/TCA - Street Record, Mill Lane, Monkton Combe, Bath And North East Somerset T2 Cherry Tree, T8 Purple Cherry Plum, G10 2 x Cherry Trees and T11 Fastigate Beech - Remove. Five trees will be replanted. Line of trees - prune to provide a minimum 1m clearance area from the edge of a verge. **No Objection**
		25/00194/COND - Mount Pleasant Quarry, Mount Pleasant, Monkton Combe, Bath - Discharge of conditions 12 Contaminated Land - Investigation and Risk Assessment (Pre-commencement), 13 (Contaminated Land - Remediation Scheme (Pre-commencement)) and 18 (Rainwater Harvesting (Pre-occupation)) of application 24/01952/VAR (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)). **Condition Discharged**

		PLANNING APPEALS - None
	464	**ENFORCEMENT UPDATE - Oldfield RFC Car Park arrangements with Wessex water to park 50 vehicles during the working day –** The Clerk was asked to make a Referral to Planning Enforcement to check conformity with Planning and Highways regulation.
		Other Planning Matters to Report
	465	**B&NES New Local Plan Consultation Events –** Noted following attendance at some.
	466	**Local Plan: Housing Development Boundary Review –** Required by Wednesday 6th August. The Council will respond appropriately.
	467	**The Somerset Coal Canal provisions within the new Local Plan** - Main points noted.
8		**Highways and Footpaths.**
	467	**Missing Footpaths - Mount Pleasant and Shaft Road –** Noted as a potential CIL project. Contact will be made with B&NES Highways to discuss.
	468	**A36 Closure – Impacts on Tucking Mill Lane and elsewhere.** It is now reported that the A36 is fully open.
	469	**Shaft Road - Tarmac drive extension protruding into road –** It is now reported that this has been remedied in a satisfactory manner.
	470	**Brassknocker Hill** – The Residents who have raised concerns have been referred to Speed watch by Ward Cllr. Fiona Gourley:- https://www.avonandsomerset.police.uk/apply/community-speedwatch/
9		**Reports**
	471	**PARISH LIAISON MEETING –** The next meeting is 16th July 2025, at the Keynsham Space. Cllr. Des Wighton and Cllr. Mike Wareham will attend.
	472	**Bath Preservation Trust** – Newsletters have been circulated.
	473	**School** – The Report from the meeting on June 11th has been circulated.
10		**Correspondence Received**
	474	**WERN update: further grant funding for rural community buildings** – Noted by Cllr. Des Wighton.
	475	**Your Parish's Invitation to join the Green Canopy Project: Planting Trees, Growing Communities** – Noted by Cllr. Mike Wareham.
11		**Other matters to report**
	476	**Church Lane Parking issues** – Identified as a potential site for a Virtual Pavement as a CIL project.
12		**Date of Next Meetings**
	477	The agreed dates for the year were confirmed:- Tuesday 30th September 2025 - Parish Council Meeting Tuesday 11th November 2025 - Parish Council Meeting Tuesday 6th January 2026 – Parish Council Budget & Precept meeting. Tuesday 10th March 2026 - Parish Council Meeting Tuesday 7th April 2026 at 7:30 p.m. Annual Parish Meeting Tuesday 19th May 2026 – Annual Parish Council Meeting - Audit and Annual Return.
		The meeting Closed at 20:58

Approved and signed Tuesday 30th September 2025 ..... Chairman