MONKTON COMBE PARISH COUNCIL

Minutes of the Parish Council Meeting
Held in the Village Hall on 30th September 2025 at 7.00pm

		Parish Council Members Present:, Cllr. James Bradby, Cllr. Penny Tranter, Cllr. Mike Wareham, Cllr Des Wighton, Cllr. Mark Womersley, Mr. Geoff Davis – Clerk. **Others present**: Ward Cllr. Fiona Gourley, Simon Woollen, Bridget Woollen
1	**478**	**To receive apologies for absence –** Cllr Adelle Brenner.
2	**479**	**Declarations of interest and dispensations –** None.
3	**480**	**Confidential Matters -** Agenda Item 6 - The future provision of the Parish Clerk Services.
4	**481**	**Minutes of the Parish Council meeting held on 8th July 2025** approved and signed by the Chairman
5		**Financial Matters**
	482	**RFO Report and Payments for Approval -** The RFO Report was received, noted and signed by the Clerk and Cllr. Des Wighton.
	483	**Bank Balances as at 30.09.2025** Current Metro Bank £378.79 Bath Building Society £20,002.84 Metro Bank Savings £4,127.29 Bath Building Society (Miss Davis) £12,332.45
	484	**Receipts since meeting on 8th July 2025** 6 31/07/2025 MetroBank Interest July 2025 3.68 7 31/08/2025 MetroBank Interest Aug 2025 2.98
	485	**Payments approved as standing payments or at meeting on 8th July 2025 which have now been made.** MCPCJuly25ER 24/07/25 Elise Rowley Pay 30th June to 27th July 2025 298.80 MCPCJuly25GD 24/07/25 Mr. G. Davis Pay 30th June to 27th July 2025 292.40 120PH002922852604 21/07/25 HMRC Month 4 Paye 73.00 MCPC5515 28/08/25 Jeff Avis Gdn Svces Miss Davis Garden & Car park 168.00 91365MonktonCombe 28/08/25 RoSPA PlaySafety Annual Playground Inspection 2025 96.00 MCPCAug25ER 28/08/25 Elise Rowley Pay 28th July to 31st August 2025 373.50 MCPCAug25GD 28/08/25 Mr. G. Davis Pay 28th July to 31st August 2025 365.35 120PH002922852605 28/08/25 HMRC Month 5 Paye 97.36 MCPCSep25ER 25/09/25 Elise Rowley Pay 1st September to 28th September 2025 298.80 MCPCSep25GD 25/09/25 Mr. G. Davis Pay 1st September to 28th September 2025 292.20 120PH002922852606 01/10/25 HMRC Month 6 Paye 73.20
	486	**Payments for Approval at Meeting on 8th July 2025 - None**
	487	**Community Infrastructure Report and proposed projects.** The various proposals identified on the CIL Report were discussed. Two projects were agreed:- A Playpark Slide at approx. £2,500, Ward Cllr. Fiona Gourley said that Ward Cllr. Empowerment Funding was available to assist with this. A Noticeboard for the Church Wall, with an estimate of £1,500. Feasibility, quotations and estimates will be sought for the next meeting.
6		**Parish Council Matters and Works**
	488	**The Chair reported the sad loss of Councillor Lyn Alvis** and acknowledged his very many years of Service to the Parish and the Council express their condolences to his family.
	489	**Parish Councillor Responsibilities –** Cllrs. Will review their current allocation of responsibilities as published on the website, with a further review next meeting.
	490	**The future provision of Parish Clerk Services** – The Clerk gave Notice of his intention to terminate his present contract of employment, as 1st April 2026, with a view to a phased retirement from the post. The Council will meet confidentially to formulate a plan for the services of Clerk, for approval at the November meeting and allocating at the budget at the January meeting. **Parish Council Equipment and Facilities – Checks by Councillors.**
	491	**Move to monktoncombe-pc.gov.uk domain and e-mail address changes –** Cllr. Penny Tranter will be setting her e-mail account up again on a Windows 11 laptop.

Approved and signed Tuesday 11th November 2025 ..... Chairman

		Equipment and Facilities **Car Park –** Nothing to report
	492	**Village Playground –** The Inspection Report only highlighted minor problems, all of which are being addressed. The Council approved the expenditure on the new handles for the Rocker at a cost of £68.40.
	493	**The New Slide -** As detailed above the Chair is meeting a supplier tomorrow, to determine feasibility.
	494	**Neighbourhood Watch –** The Council noted the Avon & Somerset Police - Events and Security Update - January 2025 (Note to Local Authorities), observing that the planned Remembrance Day service was not exposed to a risk of this type. **Lockup Repairs** – Nothing to report. **Miss Davis Garden** – Nothing to report **Village Hall –** Nothing to report
	495	**Contribution to Church Wall for Noticeboard** – The Council resolved to make a contribution of £350 to the Church in respect of the repairs to the wall. They also agreed to research a replacement Notice Board, and allocated a budget of £1,500 from the CIL Funds. **Combe Down Allotments** – No further report
7		**Planning** **<u>Applications Received</u>**
	496	**25/03452/CLPU - Westbury View , Shaft Road, Monkton Combe, Bath BA2 7HN -** Proposed siting of a 'Caravan' within the curtilage of dwellinghouse to be used as ancillary accommodation incidental to existing main dwellinghouse (Certificate of Lawfulness for a Proposed Development). Although the Parish Council notes this application is 'Not for Comment' the Council nonetheless resolved to write to the Officer with the following Concerns, Comments and Observations, and will also let the immediate neighbours know about the application, as no Neighbourhood Consultation requests are sent for this type of application. Nor does it appear on the Weekly Planning Lists. **Monkton Combe Parish Council** wish to draw the attention of the Planning Officer to the very large size of the proposed 'Caravan' (Mobile Home) and the consequent impact this will have on:- Access Arrangements to Westbury View and Bathite Cottages; the reduction in the number of 'Off-Road Parking' spaces for this host property, the impact on access for emergency vehicles, and the very substantial loss of Residential Amenity for the Neighbours arising from what is essentially a large extension to Westbury View. We consider this to be an entirely unsuitable location for such a large caravan/mobile home, and trust that the above and other considerations, render this Unlawful Use of this property's driveway.
	497	**<u>Decisions Pending</u>** **25/03475/COND - Mount Pleasant Quarry, Mount Pleasant, Monkton Combe, Bath -** Discharge of condition 7 (External & Internal Lighting) 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).
	498	**<u>Planning Decisions by B&NES & Wiltshire</u>** **25/01377/LBA - Combe Hill House, Brassknocker Hill, Monkton Combe, Bath BA2 7HU-** Repair vehicle impact damage to boundary wall. **CONSENT** **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. **PERMITTED** **25/01804/LBA - Combe Hill House, Brassknocker Hill, Monkton Combe, Bath BA2 7HU -** Internal and external works to improve accessibility and energy efficiency. **CONSENT** **25/02102/TCA - Land At Combe Grange, Shaft Road, Monkton Combe, Bath -** Cherry (T1) - Reduce by 2m. **No Objection** **25/02870/TCA - The Manor House, Mill Lane, Monkton Combe, Bath BA2 7HD -** Mature Weeping Willow tree (Salix babylonica) - to reduce canopy by 2 - 2.5 meters all around, top to be reduced by 1 -1.5 meters, removal of deadwood and removal of crossing branches. **NO OBJECTION** **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. **PERMITTED** **<u>PLANNING APPEALS</u>** - None

	499	**<u>ENFORCEMENT UPDATE</u> - Oldfield RFC Car Park arrangements with Wessex water to park 50 vehicles during the working day – Planning Enforcement response:-** Thank you for raising this matter with us. Based on the scale of the carpark, and therefore the number of cars that would be parking there on a daily basis, it is unlikely that a material change of use has occurred as the land is already in use as a carpark and the use of it as such is not limited only to times when events are being held at the Rugby Club. Additionally, the number of buses coming to and from the site each day would unlikely have any adverse impact on traffic in the area or amenity. For example, the scale of the site and intensity of use is different from a park and ride, such as at Odd Down, where the buses run multiple times an hour and there are large numbers of parking spaces. If you have any information about specific incidents that have resulted from the current use, or if the situation changes and the parking area expands and you think this is having a greater impact, please let us know and we may investigate further
		<u>Other Planning Matters to Report</u>
	500	**B&NES Local Plan Options document -** Public consultation on the Reset Local Plan Options document will still take place from 2nd October to 13th November. The Parish Council will carefully review this document and make comments as appropriate.
	501	**Planning Obligations Supplementary Planning Document (SPD) Update - Draft for Consultation –** No response from parish Council required.
	502	**Local Plan: Housing Development Boundary Review –** The Parish Council Responded to indicate that they were satisfied with the Boundary as it is.
	503	**The Somerset Coal Canal -** Local Plan Reset update- Noted again.
8		**Highways and Footpaths.**
	504	**Footpath Maintenance -** Contribution to Cotswold National Landscapes – In a similar fashion to South Stoke Parish Council for whom the Wardens carried out similar voluntary clearance work, the Parish Council resolved to make a donation of £100 to the Cotswolds National Landscape Countryside Fund for future Warden initiated projects.
	505	**Footpath across the Island –** This has now been cleared.
	506	**Midford Brook Bridge in Monkton Combe -** Repair scheduled to be carried out by B&NES contractors. within the next month.
	507	**Temporary Closure of Public Footpaths BA16/2 & BA22/18, Tucking Mill Reservoir and Diversion Via BA16/1** – Bridgett Woolen highlighted to the meeting the very poor condition of this path. This being especially important as it forms the Footpath Diversion for the closure of BA16/2 & BA22/18, now extended to May 2026. The Clerk will write to B&NES PROW and request that Wessex Water make all necessary improvements to BA16/1 for its increased use as the Diversion of these well used paths.
	508	**Missing Footpaths - Mount Pleasant and Shaft Road –** Potential CIL project
	509	**Church Lane Parking issues –** Identified as a potential site for a Virtual Pavement as a CIL project.
9		**Reports**
	510	**PARISH LIAISON MEETING –** The next meeting is 15th October 2025, at the Keynsham Space.
	511	**Bath Preservation Trust** – The next meeting of the Bath Rural Area Forum will be held on 15 October 2025 at the Museum of Bath Architecture (MoBA). **School** – Nothing to Report.
10		**Correspondence Received**
	512	**Parish and Town Council Election Recharges -** The Council has received notice that any Contested Election or By-Election will be re-charged at £1,156 and £1,540 respectively.
	513	**Letter from Sharen Hunt –** Enclosing historical books about Monkton Combe, a copy of 'Portrait of a Parish' and 'A Short History of the Village' – The Clerk will write to thank her for these books, and they will be placed in the Village Hall.
11		**Other matters to report**
12	**514**	**Date of Next Meetings -** The agreed dates for the year were confirmed:- 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 21:10

Approved and signed Tuesday 11th November 2025 ..... Chairman

Approved and signed Tuesday 11th November 2025 ..... Chairman