MONKTON COMBE PARISH COUNCIL

Minutes of the Parish Council Meeting
Held in the Village Hall on 11th November 2025 at 7.00pm

		Parish Council Members Present:, Cllr. James Bradby, Cllr Adelle Brenner, Cllr. Penny Tranter, Cllr. Mike Wareham, Cllr Des Wighton, Cllr. Mark Womersley, Mr. Geoff Davis – Clerk. **Others present**: Ward Cllr. Fiona Gourley, Mr. Oli Treasure
1	**515**	**To receive apologies for absence –** None
2	**516**	**Declarations of interest and dispensations –** None.
3	**517**	**Confidential Matters -** Agenda Item 6 - The future provision of the Parish Clerk Services.
4	**518**	**Minutes of the Parish Council meeting held on 30th September 2025** approved and signed by the Chair.
5		**Financial Matters**
	519	**RFO Report and Payments for Approval -** The RFO Report was received, noted and signed by the Clerk and Cllr. Des Wighton.
	520	**Bank Balances as at 01.11.2025** Current Metro Bank £3,353.96 Bath Building Society £27,502.84 Metro Bank Savings £3,132.08 Bath Building Society (Miss Davis) £12,332.45
	521	**Receipts since meeting on 30th September 2025** 8 01/10/2025 B&NES Council Precept October 2025 6830.50 9 30/09/2025 MetroBank Interest Sep 2025 2.53 10 31/10/2025 MetroBank Interest Oct 2025 2.26 11 24/10/2031 B&NES Council CIL Mount Pleasant 2 of 3 4701.83
	522	**Payments approved as standing payments or at meeting on 30th September 2025 which have now been made.** 7612 MON052 9196 S 16/10/25 Sutcliffe Play New Rocker Handles 68.40 MCPC5549 16/10/25 Jeff Avis Gdn Svces Miss Davis Garden & Car park 126.00 3614 MCPC 16/10/25 Swan Mngmnt Svces Annual Domain Services Fee 60.00 FromPC Church Wall 16/10/25 St Michaels Church Contribution to Church wall repair 350.00 C Fund MnktonCombe 16/10/25 Cotswold Conservation Board Donation to C-Fund - Path Clearance 100.00 MCPCOct25ER 23/10/25 Elise Rowley Pay 29th September to 26th October 2025 298.80 MCPCOct25GD 23/10/25 Mr. G. Davis Pay 29th September to 26th October 2025 292.40 120PH002922852607 03/11/25 HMRC Month 7 Paye 73.00
	523	**Payments for Approval at Meeting on 11th November 2025** 20/11/25 WJP Software .gov.uk ANNUAL DOMAIN NAME RENEWAL 42.00
	524	**Community Infrastructure Report and proposed projects.** The various proposals identified on the CIL Report were discussed. The projects were agreed:- A Playpark Slide at approx. £4,000, and Ward Cllr. Fiona Gourley will contribute grant funding of £350 from her Ward Councillors Empowerment Fund. A Noticeboard for the Church Wall, which will now be provisioned from the Parish Council Noticeboard remove from the A36 garage wall, suitably repaired and refurbished.
6		**Parish Council Matters and Works**
	525	**Parish Councillor Responsibilities –** Cllrs. will review the allocation of responsibilities when the current vacancy is filled.
	526	**The future provision of Parish Clerk Services** – The Clerk having given 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 discussed the possible options to replace the Clerk and the appropriate pay necessary to secure a suitable applicant. The Clerk withdrew from the meeting in order that it could be discussed confidentially. It was agreed that the current Clerk pay point should be raised to SCP 17 with effect from 1st December. Thereafter, it should be raised to SCP 25 with effect from 1st April 2026, being the appropriate pay point for a fully qualified and highly experienced Clerk. It was then agreed that a Clerk's post should be advertised with ALCA immediately, with a salary range of SCP 17 to SCP 25 dependent on Qualifications and Experience. The Clerk was asked to draw up the advertisement and send it to ALCA.

		Parish Council Equipment and Facilities – Checks by Councillors.
	527	**Car Park –** A number of Title Documents have been found which appear to show strong Title to the Land for the Parish Council. The Clerk was handed these documents and will review their importance and report to the next meeting on the possibility of raising a claim with HM Land Registry for registration with the Parish Council of the entire Car Park area, including the Play Park and Miss Davis Garden.
	528	**Village Playground –** The Chair has obtained a number of proposals from Sutcliffe Play Ltd. Each involved the removal of some equipment to make a safe are for a Slide. The least expensive option was £4,000. None of the options were satisfactory, and the Chair will seek alternative proposals from other Supplier(s). Cllr. James Bradby undertook to do a simple survey of the children using the Play Park and report back as to what they would prefer to see as an improvement to the Park. As reported above Cllr. Fiona Gourley has offered grant funding of £350 towards the cost of a Slide. **Neighbourhood Watch –** Nothing to report. **Lockup Repairs** – Nothing to report. **Miss Davis Garden** – Nothing to report **Village Hall –** Nothing to report
	529	**Church Wall Noticeboard** – The preferred solution was agreed as the repair and refurbishment of the Parish Council Noticeboard from the A36 Garage. The Chair will progress this.
	530	**A Proposal from resident David LeTall for an information Board** to also go on this wall were received. It was thought that three boards might prove too much for the Churchyard Wall, and the proposal had not been raised with the Church as yet. The Clerk pointed out to Council that such Information Boards require Advertising Consent in order to be Lawful. Such an application ensures Landowners, Highways, Conservation Officer, Residents, and the Parish Council itself all agree and support the proposal. Also, if as in this case, the Parish Council is to provide some funding, the entire proposal must be formally agreed at a Parish Council meeting. The Clerk will write to David LeTall, to highlight the above process to him, and suggest he brings a fuller proposal to the next Parish Council meeting for consideration.
	531	**Combe Down Allotments** – All Plot Holders were given formal notice to leave by B&NES Council, who were legally obliged so to do under their lease, and most if not all have now vacated the allotments.
7		**Planning** **<u>Applications Received</u>** - None
	532	**<u>Decisions Pending</u>** **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). **<u>Planning Decisions by B&NES & Wiltshire</u>** **25/04015/CONSLT - Visitor Centre, Brassknocker Basin, Warminster Road, Monkton Combe, Bath And North East Somerset -** Consultation request from The Camping and Caravanning Club for the operation of a Temporary Holiday Site (THS2613/2026). **No Objection** **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). Details approvedof 2 storey side extension following demolition of existing garage, link and outbuilding. **PERMITTED** **<u>PLANNING APPEALS</u>** - None **<u>ENFORCEMENT UPDATE</u> -** None **<u>Other Planning Matters to Report</u>**
	533	**B&NES Local Plan Options document –** The Parish Council agreed the response as drafted by the Clerk. This response focussed on the Sulis Club Option Site and identified numerous aspects of this Option which render it Unsound, and thus unsuitable as an Option for inclusion in the New Local Plan. The Clerk was instructed to submit this response to the B&NES process.
	534	**Somersetshire Coal Canal and the Wansdyke - Proposed policy maps** – Correspondence was received highlighting extensions to the Somerset Coal Canal HE2 Buffer, (protecting land from any development in order to provide a potential route for the re-opening of the canal). The Clerk identified that these concerned only Camerton, Radford and Combe Hay, with none in the Parish of Monkton Combe. It is therefore unlikely that the Parish Council will respond to this Option for the New Local Plan.

8		**Highways and Footpaths.**
	535	**Temporary Closure of Public Footpaths BA16/2 & BA22/18, Tucking Mill Reservoir and Diversion Via BA16/1** – The Clerk was asked to remind B&NES PROW and Wessex Water of the urgent need to repair the diversion route.
	536	**Midford Brook Bridge in Monkton Combe -** Repair scheduled to be carried out by B&NES contractors. within the next month.
	537	**Missing Footpaths - Mount Pleasant and Shaft Road –** Potential CIL project
	538	**Church Lane Parking issues –** Identified as a potential site for a Virtual Pavement as a CIL project.
	539	**B&NES Movement Strategy Consutlation** – Ward Cllr. Fiona Gourley drew attention to this consultation. The Parish Council will review and respond.
9		**Reports**
	540	**PARISH LIAISON MEETING –** The meeting on 15th October 2025, was reported by the Clerk as primarily a discussion on the New Local Plan Options Consulation.. **Bath Preservation Trust** – Nothing to Report **School** – Nothing to Report.
10		**Correspondence Received** - None
11		**Other matters to report - None**
12	**541**	**Date of Next Meetings -** The agreed dates for the year were confirmed:- 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 6th January 2026 ..... Chairman