

Minutes of the Dunkerton & Tunley Parish Council Meeting 12 September 2024 7.30 pm Dunkerton Parish Hall

Ref	Agenda Item	Minute	Action
	ATTENDANCE	Cllr Orme, Cllr Robinson, Cllr Mannings, Cllr Willert, and the Clerk Kathryn Manchee	
1	APOLOGIES FOR ABSENCE	Cllrs Prescott, Batchelor and Thring.	
2	DECLARATIONS OF INTEREST AND DISPENSATIONS	Cllr Willert declared an interest in Planning Application 24/03366/VAR Fosseway , Old Fosseway, Dunkerton Variation of condition 4 (Demolition of Garage and Carport (Compliance)) of application 23/00762/FUL (Erection of a two storey extension following demolition of existing carport, garage and lean-to. Alterations and improvements to dwelling). The parish council has already responded to this consultation with its support. Cllr Willert had no involvement in resolving to approve this support response.	
3	APPROVAL OF MINUTES OF PREVIOUS MEETINGS	The minutes of the Parish Council meeting held on 30 July 2024 were approved and signed by the chair of the meeting.	

4	MATTERS ARISING		
4.1	Update on the CPR & Defibrillator Training	Cllrs Prescott and Robinson decided the first aid training set up was too formal so the session has been cancelled. An alternative provider to be contacted.	Cllrs Robinson/Prescott
4.2	Update on the Wessex Water Infrastructure Remedial Action on Blind Lane Tunley	Wessex Water has been inspecting the manholes so hopefully the work will be completed soon. Agenda item to be closed.	
5	URGENT BUSINESS AS AGREED BY THE CHAIRMAN	Cllr Willert reported on her attendance at BANES Community Resilience Day and what useful information should be provided to BANES. The parish council already has a flood report and both halls are registered with BANES for emergency use. Updated key holder information to be submitted to BANES.	Clerk
6	FINANCE		
6.1	Financial Report	The balance of funds as at 12 September is £12,595.44.	

6.2	Payments for Approval	Approved. Details can be found in Appendix 1.	Clerk
6.3	Consideration of the quote for work to replace Manders Orchard gate	Due to the concerns over public safety it was agreed to approve the work before this meeting based on receipt of the one quote of £140. Again because of the urgent nature of the work and its low cost other quotes not requested.	
7	PLANNING		
7.1	BANES Planning Decisions	Planning Application REF 24/02802/VAR 2 The Close Palmers Lane Tunley Bath Variation of condition 2 (Plans List (Compliance)) of application 21/00708/FUL (Proposed erection of a single storey rear infill extension, following the demolition of existing extension and conservatory, and insertion of new windows). APPROVED. Parish Council SUPPORTED Planning Application REF 24/02586/FUL 2 Belmont Cottages Bath Road Tunley Erection of two storey rear extensions to numbers 1 and 2 Belmont Cottages PENDING DECISION. Parish Council SUPPORTED Planning Application REF 23/04142/FUL 1 North Hill Cottages Tunley Road Tunley Conversion of existing garage to a holiday let PENDING DECISION. Parish Council SUPPORTED.	

		Planning Application 24/01841/FUL Tunley Equestrian Centre, Withyditch Lane, Dunkerton Erection of agricultural building for storage of straw and machinery at Manor Farm Barn. PENDING DECISION. Parish Council OBJECTED due to location. Planning Application 24/03366/VAR Fosseway , Old Fosseway, Dunkerton Variation of condition 4 (Demolition of Garage and Carport (Compliance)) of application 23/00762/FUL (Erection of a two storey extension following demolition of existing carport, garage and lean-to. Alterations and improvements to dwelling). PENDING DECISION. Parish Council SUPPORTED. 23/00462/NONCOM -New Farm, Marksbury Lane, Priston. The owner has appointed a lighting consultant in response to the planning breach. 22/00378/UNAUTH Tunley Batch. Enforcement is serving a planning contravention notice.	
7.2	Planning Correspondence and other Planning Related Matters	Responses to the active travel and sustainable communities' consultations have been submitted. For information only - 24/01495/LATEN North Hill Farm - application for a temporary event licence to serve alcohol for consumption on the premises to a maximum number of 140	

		people at a wedding event on 14.09.24, 13.30 to 23.45. There will be a bar area in a marquee The parish council has been notified of a planning appeal re Parcel 4234 Combe Hay Lane Combe Hay Bath Description of Proposal: (i) Outline application for Phases 3 and 4 for up to 290 dwellings; landscaping; drainage; open space; allotments; footpaths and emergency access; all matters reserved, except access from Combe Hay Lane via the approved Phase 1 spine road (details of internal roads and footpaths reserved); (ii) Detailed application for the continuation of the spine road (from Phase 1), to and through Sulis Manor and associated works comprising: the demolition of existing dilapidated buildings and tree removal; drainage; landscaping; lighting; boundary treatment; and, the erection of 4 x Bat Night Roosts; to enable construction of the spine road; with the ecologic mitigation on Derrymans and the field known as 30Acres (edged blue on the Location Plan). Appeal Ref: 24/00036/RF	
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		Application Ref: 22/02169/EOUT Planning Inspectorate Appeal Ref: 3349501 The parish council to submit a response to the appeal.	Cllr Robinson
8	NEW ISSUES RAISED BY COUNCILLORS/PARISHIONERS		
8.1	Consideration of Further Vegetation Clearance including work to trees at Manders Orchard	As a result of the site meeting (by Cllrs Orme, Robinson and Batchelor) it was agreed that annual vegetation clearance along the eastern wall would be sufficient to achieve and maintain at least the 100m minimum visibility advised by BANES as being appropriate for the Church Lane/A367 junction. As regards the possibility of clearing a much longer line of sight “up the hill” towards PSJ, it was noted that to secure visibility as far as the bend by Home Farm would require felling the large Russet apple tree. However, additional visibility beyond the 100m minimum towards the bend could be secured by a professional, balanced reduction of the tree – it was agreed it needs attention. It was agreed that the parish council would get a quote from a tree surgeon and look to get that done over winter. No other quotes were to be obtained as we have a good quality, cost effective, local supplier who has been used before.	Cllr Orme/the Clerk

		It was further agreed that work needs to be undertaken along the length of the hedge adjoining the cricket pitch. This issue to be on the agenda for the October meeting.	
8.2	Report on Suspicious Activity on the Lane Above Withyditch	A quantity of litter, appearing to be related to regular drug-related activity, has been noted in the 2 pull-in spaces by the field gates on the right hand side of Withyditch Lane going uphill from the hamlet itself. It has been reported to the police who will be monitoring the situation. A notice was also been posted on Dunkerton WhatsApp group asking for details of any cars parked in the layby for lengthy periods, especially after dark.	
9	OTHER ISSUES FOR THE ATTENTION OF DISTRICT WARD COUNCILLORS	None.	
10	DATE OF NEXT MEETING Tuesday 22 October 7.30 pm Tunley Recreation Centre		

Appendix 1 - Payments for Approval 30 July 2024

Payments to Ratify

31 July	Standing Order	Clerk Net Salary July	£586.08
1 August	Bank Transfer	Vegetation Clearance Bus Shelters and Manders Orchard	£1,190.00
22 August	Direct Debit	Cricket Club Electricity Bill April to July	£149.48
31 August	Standing Order	Clerk Net Salary August	£586.08

Payments for Approval

12 September	Bank Transfer	Clerks Expenses June July	£98.42
12 September	Bank Transfer	DPH Hire May meeting	£20.00
12 September	Bank Transfer	Manders Orchard Gate Work	£140.00