

Minutes of the Dunkerton & Tunley Parish Council Meeting 22 February 2024 7.30 pm Dunkerton Parish Hall

Ref	Agenda Item	Minute	Action
	ATTENDANCE	Cllr Orme, Cllr Robinson, Cllr Prescott, Cllr Willert, Cllr Thring, Ward Cllrs Matt McCabe and Fiona Gourley, the Clerk Kathryn Manchee	
1	APOLOGIES FOR ABSENCE	Cllrs Mannings, Batchelor and Ashley.	
2	DECLARATIONS OF INTEREST AND DISPENSATIONS	None.	
3	APPROVAL OF MINUTES OF PREVIOUS MEETINGS	The minutes of the Parish Council meeting held on 11 January were approved and signed by the chairman.	
4	MATTERS ARISING		
4.1	Update on Progress on Reintroducing a Bus Service to Tunley – Ward Cllr Fiona Gourley	There has been some success in getting the introduction of bus services back. There is now a 94 route for Freshford and Limpley Stoke and a new WestLocal Two Valleys route which links Paulton and Midsomer Norton with the Odd Down Park and Ride via several	

		villages include Timsbury, Tunley and Camerton. First Bus is considering a new 179 serving the A39 and B3115 into Bath. However because of the new WestLocal route this may not happen. Ward Cllr Gourley is trying to get the two routes to work together. Action open.	
4.2	Update on Possible Change of Use of the Tunley Recreation Centre (TRC)	The parish council has now heard from the TRC that BANES planning has advised the TRC that they are satisfied that as The Meadow is a social club for home-schooled children its use of the hall is a community related use that falls within use class F2 of The Use Classes Order (As amended). As this is a community use within the same use class (F2) as established at the hall, this would not represent a material change of use or development. Further planning permission would therefore not be necessary for this use to operate from the community hall. Action Closed.	
4.3	Update on Review of the Tunley traffic Calming Scheme	The review of the Tunley traffic Calming Scheme didn't make it into the 2024/25 Highways Maintenance Programme. In the interim Cllr Robinson has requested that the 20 MPH proposals be implemented during 2024, in the hope that we will be successful next year with the full review being included in the	Cllr Robinson

		2025/26 programme. Action closed for now.	
5	URGENT BUSINESS AS AGREED BY THE CHAIRMAN	None.	
6	FINANCE		
6.1	Financial Report	The balance of funds as at 22 February 2024 is £12,954.71.	
6.2	Payments for Approval	Approved. Details can be found in Appendix 1.	Clerk
7	PLANNING		
7.1	BANES Planning Decisions	Planning Application REF 22/02169/EOUT Parcel 4234 Combe Hay Lane Combe Hay Outline application for Phases 3 and 4 for up to 300 dwellings; landscaping; drainage; open space; footpaths and emergency access; all matters reserved, except access from Coombe 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; and boundary treatment; to enable construction of the spine road, and (iii)	

		Detailed application for landscaping; mitigation works; allotments; including access; on the field known as Derrymans. Additional information has been submitted which is on the agenda for the meeting. Planning Application REF 23/04142/FUL 1 North Hill Cottages Tunley Road Tunley Conversion of existing garage to a holiday let PENDING DECISION. Planning Application REF 23/03554/FUL Greenways Stoneage Lane Tunley Erection of 1no 2 storey dwelling to replace existing bungalow. PENDING DECISION and will be going to the planning committee. 22/00378/UNAUTH - The Batch Tunley – nothing new to report. 23/00462/NONCOM - New Farm, Marksbury Lane – nothing new to report	
7.2	Planning Correspondence and other Planning Related Matters	Nothing to report.	
7.3	Consideration of a Response to the new Local Plan Options	Information on the local plan options consultation has been circulated prior to this meeting. Responses required by 8 April.	All

	Document Consultation	The parish council will consider its response following the briefing being held by Ward Cllrs Gourley and McCabe 5 March 7 pm Camerton Community Hall.	
7.4	Consideration of a Response to the Consultation on Planning Application REF 4/00425/ADCOU Severcombe Farm Fosseway Dunkerton Prior approval request for change of use from Agricultural Buildings to 1no. dwelling and 1no dwelling with a connected workshop and associated operational development (Resubmission).	The parish council do not consider the application meets the requirements of a class Q application and therefore the proposed work should be the subject of a full planning application. This is because substantial and extensive building work would be required to convert the barns to a residential property and there is a lack of documentation to substantiate the agricultural use. A response to be submitted to BANES in line with this view.	Clerk
7.5	Consideration of a Response to Additional Information submitted regarding Planning Application REF 22/02169/EOUT Parcel 4234 Combe Hay Lane Combe Hay	It was unanimously resolved to submit comments challenging the updated transport assessment as it doesn't address the resulting traffic issues that affect Dunkerton & Tunley parish.	Clerk

	Outline application for Phases 3 and 4 for up to 300 dwelling		
8	NEW ISSUES RAISED BY COUNCILLORS/PARISHIONERS		
8.1	Consideration of Future Use of and Revenue Generation from Manders Orchard	It was agreed to canvass ideas from parishioners on how this piece of land could be best brought into community use.	Clerk/Cllrs
8.2	Consideration of Progressing Moving Upper Tunley into Dunkerton & Tunley Parish	This agenda to be deferred until the next meeting.	
8.3	Consideration of the Future Use of the Land to the east of All Saints Churchyard Dunkerton	It was agreed to also canvass ideas from parishioners on how this piece of land could be best brought into community use.	Clerk/Cllrs
9	HIGHWAYS, PUBLIC TRANSPORT, PUBLIC RIGHTS OF WAY AND WASTE RECYCLING – ANY NEW ISSUES FOR D&TPC CONSIDERATION AND/OR DECISION		
9.1	Consideration of inclusion in the Bid to WestLocal for a new bus service between Bath and Wells	It was resolved that the parish council would respond by supporting the initiative but asking for more information on what would actually be involved in inclusion in the bid.	Clerk

10	OTHER ISSUES FOR THE ATTENTION OF DISTRICT WARD COUNCILLORS	None.	
11	DATE OF NEXT MEETING Tuesday 26 March 7.30 pm Tunley Recreation Centre		

Appendix 1 – Payments for Approval

Dunkerton & Tunley Parish Council Payments for approval at meeting 22 February 2024

Payments to Ratify

10 January	Bank Transfer	HMRC Tax Due Oct to Dec	£96.42
31 January	Standing Order	Clerk's Net Salary	£564.10

Payments for Approval

22 February	Bank Transfer	Clerks Expenses Dec Jan	£74.48
22 February	Bank Transfer	Tunley Bus Shelter last cleaning	£30.00
22 February	Bank Transfer	TRC Hire Oct and Nov meetings	£56.00