

Minutes of the Dunkerton & Tunley Parish Council Meeting 25 February 2025 7.30 pm Tunley Recreation Centre

Ref	Agenda Item	Minute	Action
	ATTENDANCE	Cllr Orme, Cllr Robinson, Cllr Willert, Cllr Prescott, and the Clerk Kathryn Manchee	
1	APOLOGIES FOR ABSENCE	Cllrs Thring, Batchelor and Mannings and Ward Cllrs McCabe and Gourley	
2	DECLARATIONS OF INTEREST AND DISPENSATIONS	None.	
3	APPROVAL OF MINUTES OF PREVIOUS MEETINGS	The minutes of the Parish Council meeting held on 9 January were approved and signed by the chair of the meeting.	
4	MATTERS ARISING		
4.1	Update on the CPR & Defibrillator Training	Parish Clerk to start arranging this on return from leave next month.	Clerk
4.2	Update on Response from BANES re future of the A367 Dunkerton Bus Shelter Street Light	The parish council has heard nothing further since receiving the quote so an update via our ward councillors to be requested now that the Somer Valley links	Cllr Orme

		consultation has been launched.	
4.3	Consideration of Action Re Agreement with Bristol Lions following Parish Council site meeting	Recently representatives of DTPC met with reps from Bristol Lions (BL) Cricket Club. Cllrs Willert, Batchelor, Orme and Robinson met BL's Chairman, Vice Chair and their Captain. Also present was a parishioner who often acts as liaison between the club and the parish council. It was a constructive meeting. Bristol Lions brought a serious flooding problem to the parish council's attention where the culvert which carries highway surface runoff and which runs along the side of the bank below the retaining wall of Dunkerton bridge, has become silted up, resulting in water over spilling and flooding the cricket pitch outfield. A pipe then carries the culvert where it runs under the old garage in the corner of the field, this pipe is blocked and is, as a consequence, seriously adding to the flooding problem. It was agreed that at the site meeting the parish council must be realistic and accept that this issue is obviously very low on B&NES list of outstanding flooding matters, and is a situation which, as responsible landlords, the parish council should promptly rectify. In agreement with the three other parish councillors attending Cllr Robinson requested quotes for the following work to be undertaken as soon as	Cllr Robinson

		possible. 1. Cut the brambles down to ground level on the bank. 2. Clear the silted up culvert. 3. Cut a new trench to carry the water from the culvert, from a point prior to entering the pipe under the garage, to discharge directly into the Cam Brook. 3 quotes were requested for each element of the work. Based on the 2 quotes received the existing supplier for clearance work at Manders Orchard was selected to undertake the work because of price and quality of his previous work. In addition an updated version of the new draft agreement with the cricket club will be prepared and circulated, and put on the agenda for the next meeting.	
4.4	Nature Update	Avon Wildlife Trust is asking to push back the working party for Millennium Wood by a month to 15th March. Cllr Thring will update everyone if there are any further changes, but hopefully that date will go ahead.	
5	URGENT BUSINESS AS AGREED BY THE CHAIRMAN	Somersetshire Coal Canal in the Local Plan with particular	Cllr Orme

		reference to draft policy HD/SCCW: Somersetshire Coal Canal and the Wansdyke Residents in Dunkerton who may be affected by this policy had attended a site meeting, and there is another meeting scheduled Camerton Community Hall on Wed 19.03.25 at 6pm. Residents in other parishes are very concerned about the implications of this policy. Cllr Orme to contact Cllrs McCabe and Gourley about this issue. Drainage Issues at Manders Orchard and Withyditch A site meeting had been held at Manders Orchard to establish whether a large concrete block uncovered as a result of the recent vegetation clearance work is a drain. However it appears not to be a drain, but more likely to be the base of an old shed. The BANES drainage team may return to the site to establish if there is anything underneath the block relating to drainage from the main road. BANES drainage team is planning to conduct a survey of the drains above, through and below Withyditch. It is	
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		hoped they will then undertake a programme of remedial work to address the long-standing blockage and surface-water run-off issues down this stretch of Withyditch Lane. HGVs on Church Lane Residents have raised concerns about the increase in HGV traffic along the lane. This may be related to the scrap yard business. BANES licensing team to be contacted regarding this issue.	Cllr Orme
6	FINANCE Precept Increase As was done last year, a short explanation of the reason for the increase in the precept should be circulated to parishioners. New Fencing New fencing to be installed at the land east of the churchyard and at the back of the bus shelter. The resident neighbouring the bus shelter land will be asked to confirm he is happy with the proposed bus shelter new fence line. Ward Councillor's Grant	Cllr Orme/Clerk Cllr Robinson/Cllr Orme Clerk	

	It was unanimously resolved to request a contribution to an updated Welcome to Tunley sign.		
6.1	Financial Report including 3rd qtr forecast	The balance of funds as at 25 February is £13,102.82.	
6.2	Payments for Approval	Approved. Details can be found in Appendix 1.	Clerk
6.3	Consideration of Awarding a Grant of £30.00 to Midsomer Norton Dial A Ride for the financial year April 2025 - March 2026 to help towards operating costs	It was unanimously resolved to award this grant.	Clerk
7	PLANNING		
7.1	BANES Planning Decisions	Planning Application REF 25/00178/FUL 1 Lansdown View Tunley Creation of a new driveway and associated works 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 24/03576/FUL Parcel 8775, Tunley Road, Tunley, Erection of tractor and implements shed. PENDING DECISION. Parish Council SUPPORTED. However	

		it is noted that a brick and block building has been erected on the site and a caravan installed which appears to be in use for residential purposes. Clarification from B&NES planning enforcement and/or the case officer as to the status of application 24/03576/FUL and the newly erected building and installed caravan has been requested. Planning Application REF 24/04006/FUL High View Bath Road Tunley Erection of single storey rear extension, dormer loft conversion, and raised decking. APPROVED. Parish Council SUPPORTED. Planning Application REF 24/04040/FUL Parcel 3800 Old Dunkerton Hill Dunkerton Erection of an agricultural storage building/machinery and implement shed. PENDING DECISION. Parish Council OBJECTED 24/03952/COND - New Farm, Marksbury Lane, Priston Discharge of condition 7 (External Lighting) of application 22/01158/FUL (Change of use of agricultural land to create an arena and related facilities for the training of canines (sui generis use)) PENDING DECISION 22/00378/UNAUTH Tunley Batch - Update from the Enforcement Officer	
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		The site is currently subject to a caravan exemption, so the site can operate as a caravan site without the need to apply for further planning permission (there are several conditions, with one being that all objects on the site have to be moveable and temporary). During a site visit it was confirmed that the only accommodation on site is the moveable Shepherd huts; as such this would comply with the requirements of the caravan exemption licence. Regarding the hot tubs on the site, relevant appeal decisions and Inspectors are clear in their view that as the hot tubs are moveable, they are not considered buildings and therefore do not require planning permission. Finally, on the subject of the lighting on the site, during the site visit it was noted two ground mounted flood lights illuminate two of the trees on site. As these are ground mounted, they would not be considered development and outside the control of the planning system. As such, the lights do not require planning permission. This case has been ongoing from some time, but we can only take action and continue to investigate breaches of planning control. As there is no breach of planning control, this case will now be closed.	
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		24/00180/NONCOM Lower Tunley Farm - This apparent noncompliance refers to 19/04865/FUL and 21/00652/FUL Condition 3 Soft Landscaping and Condition 4 Materials Compliance. The east, west and north elevations of the barn were to have the external walls clad in stone and additionally screened by hedging. It would appear that neither of these conditions has been complied with.	
7.2	Planning Correspondence and other Planning Related Matters	Two documents have been issued by BANES: Local Plan Reset Document and Call for Sites and a Consultation on Draft Co-living Position Statement. It was agreed that the PC would not respond to either.	
8	HIGHWAYS, PUBLIC TRANSPORT, PUBLIC RIGHTS OF WAY AND WASTE RECYCLING – ANY NEW ISSUES FOR D&TPC CONSIDERATION AND/OR DECISION		
8.1	Consideration of a Response to the Somer Valley Links Consultation	Cllr Orme will draft a response, circulate and then submit stating that we are disappointed there is nothing in this programme to help Dunkerton & Tunley parishioners.	Cllr Orme
9	NEW ISSUES RAISED BY CENTRAL GOVERNMENT, B&NES, ALCA, NALC, POLICE		
9.1	Update on the Bathavon Community Engagement Forum	The first meeting of the Bathavon Forum for some time was held the previous night and hopefully as a result of this meeting some new life has been injected into the forum. Cllr Orme will attend the next, face to face, meeting of the	Cllr Orme

		Forum. As the forum is a community engagement meeting Cllr Orme will invite local community groups to attend.	
10	OTHER ISSUES FOR THE ATTENTION OF DISTRICT WARD COUNCILLORS	Nothing to report.	
11	DATE OF NEXT MEETING Thursday 10 April Dunkerton Parish Hall 7pm Annual Parish Meeting and 7.30 pm Parish Council Meeting		

Appendix 1 - Dunkerton & Tunley Parish Council Payments for Approval at meeting 25 February 2025

Payments to Ratify

9 January	Bank Transfer	Share of Defibrillator Pads with TRC	£49.13
16 January	Bank Transfer	Manders Orchard Work	£840.00
27 January	Direct Debit	Street Lighting December	£30.29
31 January	Standing Order	Clerk Net Salary January	£603.52
31 January	Bank Charge	Bank Admin Fee January	£6.00

Payments for Approval

25 February	Bank Transfer	TRC Hire October meeting	£15.00
25 February	Bank Transfer	Clerks Expenses Dec Jan	£146.21