

Minutes of the Dunkerton & Tunley Parish Council Meeting 26 March 2024 7.30 pm Tunley Recreation Centre

Ref	Agenda Item	Minute	Action
	ATTENDANCE	Cllr Orme, Cllr Robinson, Cllr Prescott, Cllr Mannings, Cllr Thring, Cllr Batchelor Ward Cllr Matt McCabe and the Clerk Kathryn Manchee	
1	APOLOGIES FOR ABSENCE	Cllrs Willert, Donaldson and Ashley and Ward Cllr F Gourley	
2	DECLARATIONS OF INTEREST AND DISPENSATIONS	None.	
3	APPROVAL OF MINUTES OF PREVIOUS MEETINGS	The minutes of the Parish Council meeting held on 22 February were approved and signed by the chairman.	
4	MATTERS ARISING		
4.1	Update on Progress on Reintroducing a Bus Service to Tunley	The new Two Valley Service serving Tunley is due to commence on April 8 and a timetable has been circulated.	
4.2	Consideration of Response to the Outcome of the	The most popular suggestion for both sites was to develop them	

	Community Consultation re Manders Orchard and the Land to the east of All Saints Churchyard	as wildlife havens. This would be discussed further at Item 8.3.	
4.3	Update on the Bid to WestLocal for a new bus service between Bath and Wells	After the last meeting the parish council supported this but wanted to know more about what would be involved. The response received was “Once we’ve got responses from all the PCs we’ll need to look at who is prepared to pull it all together and make the official proposal. We’ll keep you posted.”	
4.4	Update on Review of the Tunley traffic Calming Scheme	Response from highways regarding progress on the proposal for a 20 mph limit through Tunley. “..a review of the existing traffic management measures through Tunley hasn’t made it on to the approved 2024/25 Transport Improvement Programme (TIP), for which I can only apologise. This potential scheme will, however, remain on the list of assessed traffic management schemes which are competing for possible inclusion in a future TIP. We will also add the potential introduction of a 20mph through the village onto our register of schemes for assessment. I regret that such a proposal must also be prioritised for inclusion on the TIP before it can be	

		progressed, due to the cost of the legal process which must be followed, and also the associated signing and road marking requirements.”	
5	URGENT BUSINESS AS AGREED BY THE CHAIRMAN	Fly tipping of nitrous oxide canisters to be reported via Fix My Street. Overdale post-box damaged by fireworks.	Cllr Orme
6	FINANCE		
6.1	Financial Report	The balance of funds is £12,215.46.	
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. 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 on 10 April. 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). PENDING DECISION 22/00378/UNAUTH - The Batch Tunley – This site has the appropriate permissions for use as a caravan site	
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		23/00462/NONCOM - New Farm, Marksbury Lane – nothing new to report. The enforcement team has reduced officer numbers (4 to 3) so are concentrating on high priority urgent cases. They apologise for the time taken but will be dealing with them as soon as they are able. This is to be expected within the coming weeks.	
7.2	Planning Correspondence and other Planning Related Matters	Nothing to report.	
7.3	Consideration of a Response to the new Local Plan Options Document Consultation	A meeting to be held to agree the parish council response. The deadline for responses has been extended to April 16.	All
7.4	Consideration of a Response to the Consultation on Planning Application REF 24/00828/FUL 2 Belmont Cottages Bath Road Tunley Conversion of 1 no. four bed terraced house to 2no. two	The parish council resolved unanimously to support this application as it complies with the relevant planning policies plus this simple sub-division of an existing cottage will hopefully provide two much needed cost effective starter homes.	Clerk

	bed houses.		
7.5	Consideration of a Response to the Consultation on Planning Application REF 24/00872/FUL 2 The Close, Palmers Lane, Tunley Erection of single storey rear extension following demolition of swimming pool & conservatory room	The parish council unanimously resolved to object to this application because of its design meaning that it doesn't meet the requirements of the design and related BANES Green Belt policies. However as it is compliant with other policies if the south east elevation of the proposed extension was in local rubble stone finish and not block and render then the parish council could support this application.	Clerk
7.6	24/00863/AGRN Parcel 3800, Old Dunkerton Hill, Dunkerton Erection of an agricultural storage building/machinery and implement shed.	The parish council unanimously resolved to object to this application. No documentation has been submitted demonstrating a proven agricultural need for the barn and the site is within 3K of an airstrip at White Ox Mead. The maximum height permitted within a 3K radius of an airstrip is 3m. The height of the proposed barn is 5.8m. Therefore the parish council believe that a full planning application needs to be submitted for this barn	Clerk
8	NEW ISSUES RAISED BY COUNCILLORS/PARISHIONERS		
8.1	Consideration of Progressing	This agenda item to be deferred until the next meeting.	

	Moving Upper Tunley into Dunkerton & Tunley Parish		
8.3	Consideration of Developing a Nature Action Plan	Cllrs Batchelor and Thring were thanked for offering to explore what might be involved in the creation of a nature action plan for the parish. It was agreed to write to Camerton Parish Council as an adjoining parish to see if they wanted to be involved in drawing up a joint nature action plan and to arrange a site visit for BANES to the Manders Orchard and land east of the churchyard to see how they could help with the plan to turn these two areas into wildlife havens.	Cllr Batchelor/Clerk
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 requesting BANES highways reduce the 50 mph speed limit on the section of the B3115 between Tunley and the A367.	It was agreed to write to BANES to see if this could be achieved on the back of the 20 mph request for Tunley village.	Clerk
10	OTHER ISSUES FOR THE ATTENTION OF DISTRICT WARD COUNCILLORS	None.	

11	DATE OF NEXT MEETING Tuesday 23 April 7.30 pm Tunley Recreation Centre. The meeting will be preceded by the Annual Parish Meeting 7 pm.		

Appendix 1 – Payments for Approval

Dunkerton & Tunley Parish Council Payments for approval at meeting 26 March 2024

Payments to Ratify

29 February	Standing Order	Clerk's Net Salary	£564.30
4 March	Direct Debit	Cricket Club Electricity Nov 23 to Jan 24	£134.95

Payments for Approval

26 March	Bank Transfer	DPH Hire Jan and Feb meetings	£40.00
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