

Minutes of the Dunkerton & Tunley Parish Council Meeting 12 January 2023 7.30 pm Dunkerton Parish Hall

Ref	Agenda Item	Minute	Action
	ATTENDANCE	Cllr Robinson (Chairman of the meeting in light of Cllr Orme's absence due to his attendance at the local plan workshop), Cllr Mannings, Cllr Ashley, Ward Cllr Butters and guest, and the Clerk Kathryn Manchee.	
1	APOLOGIES FOR ABSENCE	Cllr Orme, Cllr Prescott and Ward Cllr McCabe.	
2	DECLARATIONS OF INTEREST AND DISPENSATIONS	The parish council voted unanimously to delegate to the clerk the granting of dispensations at this meeting. To enable the parish council to conduct its business properly the clerk granted Cllr Mannings a dispensation for this meeting for agenda item 4.1 and subsequent meetings for consideration of next steps re Brooklands Dunkerton.	All/Clerk
3	APPROVAL OF MINUTES OF PREVIOUS MEETINGS	The minutes of the Parish Council meeting held on 1 December were approved and signed by the chairman.	
4	MATTERS ARISING		
4.1	Consideration of next steps re	Curo will progress this in the new financial year. In April Curo will be attending with a structural surveyor to assess the wall and	Cllr Orme/Cllr Mannings

	Brooklands Dunkerton.	programme the remedial works required. At this point, Curo will also be reviewing the need for a rail again and pick up the options with the residents.	
4.2	Update on the Request for Data Capture Boxes Deployment in Tunley	The results have been received and the results to be shared with the residents who raised the issue of speeding in Tunley.	Cllr Robinson
4.3	Update on Locating a Metal Miner in Tunley	The Somerset Miners Welfare's Trust is waiting for delivery. When the Dunkerton metal miner arrives installation will be arranged.	
5	URGENT BUSINESS AS AGREED BY THE CHAIRMAN	None.	Clerk
6	FINANCE		
6.1	Payments For Approval	Approved. Details can be found in Appendix 1. Note the clerk reported that the sum owing to HMRC should be £65.15 due to a small NI payment due as well as tax.	Clerk
6.2	Financial Report Including 2nd Quarter 2022 2023 Forecast	The balance of funds as at 12 January is £12,919.46. Forecast against Budget 2022 2023 3rd quarter. Total receipts forecast to be up £7 at year end as compared to budget. Total Payments forecast to be down £1,832. Overall this means that a deficit of	

		£1,028 is forecast compared to the budget which resulted in a deficit of £2,867.	
6.3	Update on Opening a Deposit Account with Unity Trust Bank	The savings account is now open and £8,000 of the parish council funds has been transferred.	
6.4	Approval of the Precept Level and Budget 2023 2024	It was unanimously resolved to increase the precept from £9,108 to £10,012 which means for a BAND D household an increase from £38.50 to £41.59 per annum which equates to just under 3.6 p more per week. Despite increasing the precept, councillors found it necessary to set a deficit budget for 2023/34 of £2,141. In addition the approved budget means that no grants to be paid in 2023 2024.	Clerk
6.5	Consideration of Approval for a Grant for Dial A Ride based on usage of the service in the parish	In light of the approved budget a grant will not be paid.	Clerk
7	PLANNING		
7.1	BANES Planning Decisions	Planning Applications REF 22/01794/FUL and 22/01795/LBA	

		<p>Church House Church Road Dunkerton Construction of new swimming pool, pool pump, storage cupboards, outdoor cooking units, stone-faced walls to hot tub, new air source heat pump, extension of rear paved area, and adjacent stone retaining walls, re-landscaping including installation of a biodiversity pond. Erection of storage shed and glasshouse (Part retrospective) (Resubmission). PENDING DECISION.</p> <p>Planning Application REF 22/01975/FUL Upper Manor Farm Priston Hill Priston Conversion of existing garage and storage barn into residential dwelling. PENDING DECISION.</p> <p>Planning Application REF 22/01861/FUL and Planning Application REF 22/01862/LBA Old Farmhouse Withyditch for replacement of an existing single story rear extension, adjustments to an existing two story rear extension and removal of a single storey lean-to structure. PENDING DECISION.</p> <p>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</p>	
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		<p>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. PENDING DECISION</p> <p>Planning Application REF 22/03555/FUL Valley View Barn , Tunley Road, Tunley Proposed single storey extension with exterior alterations PENDING DECISION</p> <p>Planning Application REF 22/03793/FUL The Croft , Bath Road, Tunley Single storey rear extension PENDING DECISION</p> <p>Planning Application REF 22/04099/FUL Splott Farm Withyditch Lane, Dunkerton Erection of mono pitch extension to cover existing yard. APPROVED.</p> <p>Planning Application REF 22/04158/ADCOU Parcel 4823 Old Dunkerton Hill Dunkerton Prior approval request for change of use from Agricultural Buildings to Dwelling (C3) and associated</p>	
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		operational development (including partial demolition) to facilitate conversion. PENDING DECISION Planning Application REF 22/04404/FUL Journey's End Palmers Lane Tunley Erection of garden office, red cedar cladding 6m wide and 3.5m deep REFUSED	
7.2	Planning Correspondence and Planning Related Matters	Cllr Orme is attending a workshop on the new local plan aimed at rural areas such as this parish.	
7.3	Consideration of a Response to the Consultation on Planning Application REF 22/04899/FUL Densley View, Bath Road, Tunley Erection of a single and double storey side extension following the demolition of the existing garage and utility room.	The parish council voted unanimously to support this application as it complies with policies D1, D2, D3, D4, D6, GB1, ST7, GB3 and CP8.	Clerk
7.4	Consideration of a Response to the Consultation on Planning Application REF 22/05168/ADCOU Agriculture	The parish council unanimously supported this application as the barn is suitable for conversion to form one C3 dwelling house and meets the requirements of Class Q permitted development. It is also considered not detrimental to the green belt.	

	to Dwelling Prior Approval Barn In Parcel 8966 Manor Farm The Hollow Dunkerton Prior approval request to convert the existing barn building via Class Q Permitted Development, to form a single dwelling.		
8	HIGHWAYS, PUBLIC RIGHTS OF WAY AND WASTE RECYCLING – ANY NEW ISSUES FOR D&TPC CONSIDERATION AND/OR DECISION	None.	
8.1	Consideration of a response to the A367 corridor study consultation	The consultation has been postponed until after the May local elections.	
9	OTHER ISSUES FOR THE ATTENTION OF DISTRICT WARD COUNCILLORS	Ward Cllr Butters reported on the latest regarding the Sulis Down additional houses application.	

10	DATE OF NEXT MEETING Thursday 23 February Dunkerton Parish Hall 7.30 pm	
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Appendix 1 – Payments for Approval

Dunkerton & Tunley Parish Council Payments for approval at meeting 12 January 2023

Payments to Ratify

5 December	Bank Transfer	D&T Share of SLCC Membership	£74.80
5 December	Bank Transfer	Cricket Club Water Bill	£26.35
19 December	Direct Debit	Street Lighting Electricity November 22	£10.82
31 December	Standing Order	Clerk's Salary December actual amount may be lower after tax for future months)	£530.40 (gross amount but actual amount may be lower after tax for future months)
31 December	Bank Charge	Service Fee	£18.00

Payments for Approval

12 January	Bank Transfer	Clerk's Net Backpay (ie after tax)	£206.60
12 January	Bank Transfer	Clerk's Expenses Oct Nov 22	£217.37
12 January	Bank Transfer	Insurance	£644.58
12 January	Bank Transfer	Tax Due to HMRC Oct to Dec	£59.80