

Minutes of the Dunkerton & Tunley Parish Council Meeting 23 February 2023 7.30 pm Dunkerton Parish Hall

Ref	Agenda Item	Minute	Action
	ATTENDANCE	Cllr Orme (Chairman), Cllr Robinson, Cllr Mannings, Cllr Prescott and the Clerk Kathryn Manchee.	
1	APOLOGIES FOR ABSENCE	Ward Cllr McCabe.	
2	DECLARATIONS OF INTEREST AND DISPENSATIONS	None.	
3	APPROVAL OF MINUTES OF PREVIOUS MEETINGS	The minutes of the Parish Council meeting held on 12 January were approved and signed by the chairman.	
4	MATTERS ARISING		
4.1	Update on Locating a Metal Miner in Tunley	No further news on the Tunley metal miner. The Somerset Miners Welfare's Trust has suggested a metal miner should also be located in Dunkerton village. Clerk to suggest that they contact the Somersetshire Coal Canal Society about the best location.	Clerk
5	URGENT BUSINESS AS AGREED BY THE CHAIRMAN	Avon and Somerset Watch The parish council has received an email from the interim chair of	Cllrs Orme & Robinson/Clerk

		<p>the recently reformed Avon and Somerset Neighbourhood Watch Association (known as Avon and Somerset Watch) that replaced the previous Association that closed several years ago. This information on the Avon and Somerset Watch to be circulated to parishioners and previous N Watch co-ordinators.</p> <p>Defibrillator Training</p> <p>Cllr Robinson has been contacted by Tunley parishioners about defibrillator training. The TRC to be contacted about when they are next running a training session.</p>	Clerk
6	FINANCE		
6.1	Payments For Approval	Approved. Details can be found in Appendix 1.	Clerk
6.2	Financial Report	The balance of funds as at 23 February is £12,112.47.	
6.3	Consideration of Requesting a Contribution from the Cricket Club towards the Cost of Utilities.	Under the agreement between the parish council and the cricket club which runs from 2018 until the end of the 2025 season there is a clause that states “The parish council agree to fund the electricity and water standing charges and reasonable usage costs. Usage of the utilities must be funded by the Club if use is deemed to be excessive.” While the usage hasn’t really changed	Clerk

		the costs of the utilities standing charges and usage for electricity will have Increased by nearly 200% from the start of the agreement to the last year of the agreement. Therefore the parish council will write to the cricket club about the club paying the cost of the utilities.	
7	PLANNING		
7.1	BANES Planning Decisions	<p>Planning Applications REF 22/01794/FUL and 22/01795/LBA 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). APPROVED.</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</p>	

		<p>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 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,</p>	
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		<p>Tunley Single storey rear extension 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 operational development (including partial demolition) to facilitate conversion. APPROVED</p> <p>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. PENDING DECISION</p> <p>Planning Application REF 22/05168/ADCOU Agriculture 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. WITHDRAWN</p>	
7.2	Planning Correspondence and Planning Related Matters	<p>Cllr Orme attended a workshop on the new local plan in rural areas.</p> <p>The partial update to the local plan has been adopted. The policy changes resulting from the Local Plan Partial Update (LPPU) have</p>	

		been noted and applied to the Greenways planning application which is for consideration by councillors this evening.	
7.3	Consideration of a Response to the Consultation on Planning Application REF 23/00340/FUL Greenways Stoneage Lane Tunley Erection of porch, extensions to the side and rear after demolition, loft conversion, rotate garage roof and outbuilding.	The parish council voted unanimously to support this application as it meets the requirements of policies D1, D2, D3, D5, D6, CP8, GB1, GB3, NE2, NE2A and ST7.	Clerk
8	NEW ISSUES RAISED BY CENTRAL GOVERNMENT, B&NES, ALCA, NALC, POLICE		
8.1	Nomination Process for Parish Council Elections 4 May	The clerk ran through the nomination process and timings.	
8.2	WECA's Introduction of Demand Responsive Transport (DRT) Bus Services	The information prepared by the Chew Valley Climate & Nature Emergency Working Group on the new DRT service to be widely publicised throughout the parish. The new DRT service	All

		will form a large part of the agenda of the next parish liaison meeting to be attended by Cllr Orme.	
9	OTHER ISSUES FOR THE ATTENTION OF DISTRICT WARD COUNCILLORS	None.	
10	DATE OF NEXT MEETING Tuesday 28 March Tunley Recreation Centre 7.30 pm		

Appendix 1 – Payments for Approval

Dunkerton & Tunley Parish Council Payments for approval at meeting 15 February 2023

Payments to Ratify

12 January	Bank Transfer	HMRC Tax and NI Due	£65.15
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As incorrect amount on approval at 12 January meeting correct amount here for ratification

21 January	Direct Debit	Street Lighting Electricity December 22	£11.51
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26 January	Direct Debit	Cricket Club Electricity Bill Qt4	£36.13
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31 January	Standing Order	Clerk's Net Salary January	£524.00
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19 February	Direct Debit	Street Lighting Electricity January 23	£10.47
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Payments for Approval

23 February	Bank Transfer	Clerk's Expenses Dec Jan	£84.13
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23 February	Bank Transfer	TRC Hire October meeting	£28.00
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23 February	Bank Transfer	Bus Shelter Cleaning Oct to Dec	£75.00
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23 February	Bank Transfer	Cllr Orme Expense Claim	£32.40
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