

### Minutes of the Dunkerton & Tunley Parish Council Meeting 25 July 2023 7.30 pm Tunley Recreation Centre

Ref	Agenda Item	Minute	Action
	<b>ATTENDANCE</b>	Cllr Orme (Chairman), Cllr Robinson, Cllr Ashley, Cllr Prescott, Ward Cllr Matt McCabe (from agenda item 8) and the Clerk Kathryn Manchee	
<b>1</b>	<b>APOLOGIES FOR ABSENCE</b>	Cllr Mannings and one prospective councillor.	
<b>2</b>	<b>DECLARATIONS OF INTEREST AND DISPENSATIONS</b>	None.	
<b>3</b>	<b>APPROVAL OF MINUTES OF PREVIOUS MEETINGS</b>	The minutes of the Parish Council meeting held on 27 June were approved and signed by the chairman.	
<b>4</b>	<b>MATTERS ARISING</b>		
<b>4.1</b>	<b>Update on Progress on Reintroducing a Bus Service to Tunley – Ward Cllr Fiona Gourley</b>	<p>Ward Cllr Gourley provided an update on the work on rural buses. Part of the work is B&amp;NES Council Leader Kevin Guy sending the WECA Mayor a proposal to support North East Somerset regular rural buses. The proposals affecting Tunley comprise:</p> <p>179/768 Radstock/MSN to Bath via Tunley, Camerton, Timsbury replace with regular Westlink. Both these well-loved and much</p>	

		<p>used services run by CT Coaches have now ceased, the buses sold, drivers made redundant and over 10 villages have lost these regular services. It will take some investment and time to restore them. As the passenger figures were around 14,000 per year before the cuts, this could potentially be a commercial service, supported by Bus Service Improvement Plan (BSIP) funding.</p> <p>There are two options:</p> <p>Short term: regularise Westlink services along their routes, using timetabled services and larger vehicles to serve the morning &amp; afternoon rush hour and school times, to help restore trust and connectivity, make Westlink more profitable, and rebuild passenger numbers.</p> <p>Medium term: a new peak hour bus covering these routes (the “777”) could be commissioned, potentially from CT Coaches, which could also provide an addition service to Clandown and Camerton. Route variations could go via Midsomer Norton, Radstock, Clandown, Camerton, Timsbury, Tunley, Welton, Paulton, Radford, Timsbury, Tunley; and Tunley, Priston, Nailwell, Englishcombe, Southdown, Bath / Tunley, Odd Down, Bath</p>	
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		<p>522 Bath to Bristol via MSN etc – reroute from via Hallatrow, Timsbury, Tunley, Camerton Meadgate to Bath. Newly commissioned by WECA from First, this is now a commercially run route. It has issues with driver numbers and reliability. It also takes a long time far longer than previous 179. (e.g. now 2 hours from Farmborough to Bath on 522 vs 30 mins on 179; over 60 mins from Tunley to Bath on 522 vs 15 mins on the 179). If it was rerouted via Hallatrow, Timsbury, Camerton Meadgate, Tunley along the B3115 into Bath, it would be quicker, include under-served communities and link the A37 and A367, rather than via MSN and Peasedown St John which already have good bus services.</p> <p>Investing in a new Bath to Wells express route to include Farmborough, Timsbury, Tunley. Proposed: Wells, Chewton Mendip, Farrington Gurney, High Littleton, Farmborough, Timsbury, Tunley, Bath. New more direct and rapid services between Bath and Wells (1hr 15mins) which connecting communities which have lost 179 to Bath and Wells and creating a fast link between A37 and A367 corridors Could be jointly funded by WECA &amp; Somerset CC as a new potential commercial</p>	
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		service plus offering good social amenity and value for money, valuable to tourists, residents, and workers.	
<b>4.2</b>	<b>Update on the Dunkerton Bus Shelter Street Light Repair and Management of Street Lights Going Forward</b>	Thanks to the intervention of Cllr Orme at the Parish Liaison meeting we have now been contacted by Volker via BANES. The clerk is awaiting a quote for 2 options from Volker comprising Replace the lamps in both units or replace both units with new LED lanterns. Before any work is undertaken on the Brooklands light an isolation switch will have to be installed by National Grid.	<b>Clerk</b>
<b>4.3</b>	<b>Update on Consideration of Additional Sources of Income for the Parish Council</b>	<p>Both possible longer term solutions to increasing the parish council's income</p> <ul style="list-style-type: none"> <li>• absorbing Upper Tunley into the parish</li> <li>• merging with another parish council</li> </ul> <p>would require a community governance review which could be initiated by BANES or through a petition by parishioners.</p> <p>The parish council has been approached with an undeveloped proposal from the DPH committee about it taking on responsibility for the cricket ground and Manders Orchard.</p>	
<b>4.4</b>	<b>Update on Response to the</b>	The parish council response to be submitted before the deadline	<b>Chairman</b>

	<b>Somer Valley Links Consultation</b>	of 6 August.	
<b>5</b>	<b>URGENT BUSINESS AS AGREED BY THE CHAIRMAN</b>	The parish council now has more prospective councillors than vacancies so Cllr Robinson suggested the parish council allows candidates to be involved with the parish council for six months but without voting (subject to standing orders) after which both sides will be better informed to make a decision on future representation on the council. Proposal agreed.	
<b>6</b>	<b>FINANCE</b>		
<b>6.1</b>	<b>Payments For Approval</b>	Approved. Details can be found in Appendix 1.	<b>Clerk</b>
<b>6.2</b>	<b>Financial Report including 1st qtr Forecast vs Budget 2023 2024</b>	The balance of funds as at 25 July is £14,150.49. <b>Forecast against Budget 2023 2024 1st quarter</b> Total receipts forecast to be up £411 at year end as compared to budget. Total Payments forecast to be down £232. Overall this means that a deficit of £1,498 is forecast compared to the budget which resulted in a deficit of £2,141. A report on the key variances has been circulated prior to this meeting.	
<b>7</b>	<b>PLANNING</b>		

7.1	BANES Planning Decisions	<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. Lots of additional information has been submitted on which the parish council has commented.</p> <p>Planning Application REF 23/01573/FUL Fosse Acre Old Fosseway Installation of Groundmount PV (Solar Panels) to generate carbon-free electricity together with battery. APPROVED</p> <p>23/01825/VAR Tunley Equestrian Centre, Withyditch Lane, Dunkerton, Bath APPROVED</p>	
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<b>7.2</b>	<b>Planning Correspondence and Planning Related Matters</b>	The parish council to write to planning regarding an apparent inconsistency as to whether planning policies are relevant to ADCOU applications.	<b>Clerk/Cllr Robinson</b>
<b>7.3</b>	<b>Consideration of a Response to the Consultation on Planning Application REF 23/02293/FUL Parcel 4823 Old Dunkerton Hill Dunkerton Erection of link extension to dwelling</b>	The parish council unanimously supported this application as it complies with policies D1, D2, D3, D4, D5, D6, CP8, GB1, GB3, NE2, NE2A, HE1, ST1, ST2A and ST7. However the parish council noted that surface run-off remains a considerable risk on this site as is evidenced by the flooding issues sustained in April '23 by the adjacent property of Home Farm from surface water running downhill from the application site.	<b>Clerk</b>
<b>8</b>	<b>OTHER ISSUES FOR THE ATTENTION OF DISTRICT WARD COUNCILLORS</b>	<p>Tunley Traffic Calming Review. Cllr Robinson asked Cllr McCabe to back the proposals which have been submitted to BANES highways by the Tunley Traffic Calming Review Group. These comprise</p> <ul style="list-style-type: none"> <li>• A 20 MPH speed limit for the village, to extend from the entrance to Tunley Farm on Tunley Hill to Palmers Lane at the Eastern end of the village. This would bring Tunley into line with the adjacent villages of Timsbury and Camerton, and create consistency of speed limits through the adjacent villages.</li> </ul>	



		<ul style="list-style-type: none"> <li>• There are two locations in the village where speeding is a particular problem. The first is between Chapel Cottage and Densley View, and the second is on the Eastern approach to, and through the width restriction (build out) in front of, Meadow Dene (opposite Lansdown View). TTC Group proposes the installation of the following targeted measures: <ul style="list-style-type: none"> <li>o A pair of speed humps, but preferably a full width speed table, between Chapel Cottage and Densley View.</li> <li>o A pair of speed humps on the west side of the build out in front of Meadow Dene.</li> </ul> </li> <li>• The installation of two solar powered Speed Indicator Signs. To alert East bound traffic, the sign would be best placed in front of High Acres; for West bound traffic, in front of Birkdale House / The Did.</li> </ul> <p>In response Cllr McCabe agreed to support the TTC submission and reported that one of the ward priorities was to install another traffic island on Tunley Hill. The above traffic calming measures could be added to this priority.</p> <p>A367 Corridor study consultation underway.</p> <p>The suggested proposed guideline volume increase for extensions</p>	
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		in the Green Belt is planned to increase to 40% in the Green Belt supplementary planning document. When this goes for consultation the parish council can respond by requesting a pro rata scheme whereby smaller properties are allowed larger volume increases.	
9	<b>DATE OF NEXT MEETING</b>  Thursday 7 September 7.30 pm Dunkerton Parish Hall.		

## Appendix 1 – Payments for Approval

### Dunkerton & Tunley Parish Council Payments for approval at meeting 25 July 2023

#### Payments to Ratify

19 June	Direct Debit	Street Lighting Electricity May	£10.82
30 June	Standing Order	Clerk's Net Salary June	£536.43
30 June	Bank Fee	Quarterly Service Charge	£18.00
3 July	Direct Debit	Cricket Club Water Bill	£17.99
10 July	Bank Transfer	HMRC Tax Due April to June	£20.40
21 July	Direct Debit	Street Lighting June	£11.34
23 July	Direct Debit	Cricket Club Electricity 2nd qtr	£47.15

#### Payments for Approval

25 July	Bank Transfer	Meeting Room Hire 27 June	£28.00
25 July	Bank Transfer	Tunley Bus Shelter Cleaning April to June	£90.00