

### Minutes of the Dunkerton & Tunley Parish Council Meeting 23 April 2024 7.30 pm Tunley Recreation Centre

Ref	Agenda Item	Minute	Action
	<b>ATTENDANCE</b>	Cllr Orme, Cllr Robinson, Cllr Prescott, Cllr Mannings, Cllr Thring, Cllr Batchelor, Cllr Willert, Ward Cllrs Matt McCabe and Fiona Gourley, the Clerk Kathryn Manchee and 2 parishioners	
<b>1</b>	<b>APOLOGIES FOR ABSENCE</b>	Cllr Donaldson.	
<b>2</b>	<b>DECLARATIONS OF INTEREST AND DISPENSATIONS</b>	Cllr Willert in agenda item 7.3.	
<b>3</b>	<b>APPROVAL OF MINUTES OF PREVIOUS MEETINGS</b>	The minutes of the Parish Council meeting held on 26 March 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</b>	The new Two Valley Service launched on Monday 8 April running from Radstock to the Odd Down Park and Ride stops in Tunley. Fiona Gourley meeting with 2V service commissioner and WECA about route changes and new services. Now there is a bus service in Tunley this agenda item to be closed.	

<b>4.2</b>	<b>Update on the Bid to WestLocal for a new bus service between Bath and Wells</b>	Nothing to report. As nothing new to report agenda item to be closed.	
<b>4.3</b>	<b>Update on Nature Plan Development and Manders Orchard and Land East of Dunkerton Churchyard as Wildlife Havens and Consideration of a Response to the Local Nature Recovery Toolkit (Strategy) Consultation</b>	Cllrs Batchelor and Thring to meet with BANES for a site visit to Manders Orchard and Land East of Dunkerton Churchyard and will be attending a webinar about the Local Nature Recovery Toolkit Consultation. The chair thanked all those involved in taking this forward.	<b>Cllrs Batchelor and Thring</b>
<b>4.4</b>	<b>Update on Request to BANES for reduction on the speed limit on the B3115</b>	This proposal along with the Tunley Traffic Calming Review and the reduction in the speed limit in Tunley to 20 mph combined by BANES into one project supported by our Ward Cllrs. This agenda item to be closed for now.	
<b>4.5</b>	<b>Update on Progress on requesting change of status of Blind Lane from a</b>	The process of requesting a change of status is a long and lengthy one so this request won't be pursued. Therefore the parish council has requested BANES to clarify whether would it fall to	

	<b>bridleway to a BOAT (byway open to all traffic</b>	B&NES or Wessex Water to rectify the problem where the manhole covers stand proud resulting in a hazard for users of Blind Lane and whether BANES would be prepared to adopt the section of Blind Lane section of the bridleway from its junction with Bath Road (B3115) eastwards to its junction with public footpath BA10/2.	
<b>4.6</b>	<b>Consideration Of Progressing The Proposal That Upper Tunley Might Move Into Dunkerton &amp; Tunley Parish</b>	Nothing new to report.	
<b>5</b>	<b>URGENT BUSINESS AS AGREED BY THE CHAIRMAN</b>	Cllr Robinson has met by chance with the owners of the Trace Horse Stables but this has not resulted in the potential listing of the stables being progressed any further.	
<b>6</b>	<b>FINANCE</b>		
<b>6.1</b>	<b>Financial Report</b>	The balance of funds as at 23 April is £17,533.89. <b>Actual against Budget 2023 2024 Actual Year End</b> Total receipts up £645 at year end as compared to budget. Total Payments down by £1,993. Overall this means that a surplus of £497.54 was achieved. The budget resulted in a deficit of £2,141. A report on	<b>Cllr Robinson</b>

		the key variances has been circulated before this meeting. Subject to approval at subsequent meetings it was agreed that Cllr Robinson could obtain quotes for various maintenance jobs which have previously been postponed.	
<b>6.2</b>	<b>Payments for Approval</b>	Approved. Details can be found in Appendix 1.	<b>Clerk</b>
<b>6.3</b>	<b>Consideration of the Annual Uplift from Spinal Column Point 23 to Spinal Column Point 24 from April 2024 for the Clerk and Responsible Financial Officer's Salary</b>	It was unanimously resolved to award the clerk and RFO an annual uplift taking the clerk from Spinal Column Point 23 to Spinal Column Point 24 from April 2024.	
<b>6.4</b>	<b>Approval of the Exemption Certification from External Audit 2023 2024</b>	As the income and expenditure for 2023 2024 were both less than £25k the parish council unanimously resolved to exempt itself from an external audit. The parish council is still audited "internally". The chairman and RFO signed the certificate which will be submitted to the external auditor.	<b>Clerk/RFO</b>
<b>7</b>	<b>PLANNING</b>		
<b>7.1</b>	<b>BANES Planning Decisions</b>	Planning Application REF 22/02169/EOUT Parcel 4234 Combe Hay Lane Combe Hay Outline application for Phases 3 and 4 for	

		<p>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. REFUSED BY THE PLANNING COMMITTEE</p> <p>Planning Application REF 23/04142/FUL 1 North Hill Cottages Tunley Road Tunley Conversion of existing garage to a holiday let PENDING DECISION</p> <p>Planning Application REF 23/03554/FUL Greenways Stoneage Lane Tunley Erection of 1no 2 storey dwelling to replace existing bungalow APPROVED BY THE PLANNING COMMITTEE</p> <p>Planning Application REF 4/00425/ADCOU Severcombe Farm Fosseway Dunkerton Prior approval request for change of use</p>	
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		<p>from Agricultural Buildings to 1no. dwelling and 1no dwelling with a connected workshop and associated operational development (Resubmission). PENDING DECISION</p> <p>Planning Application REF 24/00828/FUL 2 Belmont Cottages Bath Road Tunley Conversion of 1 no. four bed terraced house to 2no. two bed houses PENDING DECISION</p> <p>Planning Application REF 24/00872/FUL 2 The Close, Palmers Lane, Tunley Erection of single storey rear extension following demolition of swimming pool &amp; conservatory room PENDING DECISION</p> <p>24/00863/AGRN Parcel 3800, Old Dunkerton Hill, Dunkerton Erection of an agricultural storage building/machinery and implement shed WITHDRAWN</p> <p>23/00462/NONCOM - New Farm, Marksbury Lane, Priston and 22/00378/UNAUTH Tunley Batch. For both of these a response is still awaited from the enforcement officer.</p>	
<b>7.2</b>	<b>Planning Correspondence and other Planning Related Matters</b>	The parish council response to the new local plan options consultation was submitted.	

<b>7.3</b>	<b>Consideration of a Response to the Consultation on Planning Application REF 24/01017/FUL Country Garden Day Nursery Uplands Fosseway Dunkerton Conversion of existing Nursery to single dwelling, and erection of single storey rear extension following demolition of existing conservatory.</b>	<p>Cllr Willert left the meeting</p> <p>The parish council resolved unanimously to support this application as it complies with planning policies D1, D2, D3, D4, D6, D.7, CP8, GB1, GB3, NE2, NE2A and ST7.</p> <p>Cllr Willert returned to the meeting.</p>	<b>Clerk</b>
<b>9</b>	<b>OTHER ISSUES FOR THE ATTENTION OF DISTRICT WARD COUNCILLORS</b>	None.	
<b>10</b>	<b>DATE OF NEXT MEETING</b>	Thursday 23 May 7.30 pm Annual Parish Council Meeting Dunkerton Parish Hall.	

### Appendix 1 – Payments for Approval

Dunkerton & Tunley Parish Council Payments for approval at meeting 23 April 2024

#### Payments to Ratify

28/03/2024	Direct Debit	Street Lighting November	£29.52
28/03/2024	Direct Debit	Street Lighting December	£30.48
28/03/2024	Direct Debit	Street Lighting January	£30.48
28/03/2024	Direct Debit	Street Lighting February	£28.54
31/03/2024	Direct Debit	Clerk Net Salary March	£564.10
31/03/2024	Bank Fee	Quarterly Bank Charge	£18.00

#### Payments for Approval

23 April	Bank Transfer	Clerk's Expenses Feb March	£81.63
23 April	Bank Transfer	ALCA Membership 24 25	£151.79
23 April	Bank Transfer	TRC Hire 26 March meeting	£15.00