

Minutes of the Dunkerton & Tunley Parish Council Meeting 30 July 2024 7.30 pm Tunley Recreation Centre

Ref	Agenda Item	Minute	Action
	ATTENDANCE	Cllr Orme, Cllr Robinson, Cllr Batchelor, Cllr Prescott, Cllr Willert, Ward Cllr Fiona Gourley, and the Clerk Kathryn Manchee	
1	APOLOGIES FOR ABSENCE	Cllrs Thring and Mannings and Ward Cllr Matt McCabe.	
2	DECLARATIONS OF INTEREST AND DISPENSATIONS	None.	
3	APPROVAL OF MINUTES OF PREVIOUS MEETINGS	The minutes of the Parish Council meeting held on 25 June 2024 were approved and signed by the chair of the meeting.	
4	MATTERS ARISING		
4.1	Update on Nature Plan Development and Manders Orchard and Land East of Dunkerton Churchyard as Wildlife Havens	A working party will be set up to undertake some vegetation clearance at Manders Orchard. A series of meetings have been held or to be held with organisations/groups involved in various nature projects.	Cllrs Batchelor and Thring

		While work will continue, this item to be omitted from future agendas until specific action needs reporting or approved.	
4.2	Consideration of Progressing the Proposal That Upper Tunley Might Move Into Dunkerton & Tunley Parish	Based on initial soundings from residents not enough interest to warrant progressing this for now. Item to be closed.	Cllr Robinson
5	URGENT BUSINESS AS AGREED BY THE CHAIRMAN	<p>The parish council received the following application after the agenda was published</p> <p>Planning Application REF 24/02802/VAR 2 The Close Palmers Lane Tunley Bath Bath And North East Somerset BA2 8AX Description of Proposal: Variation of condition 2 (Plans List (Compliance)) of application 21/00708/FUL (Proposed erection of a single storey rear infill extension, following the demolition of existing extension and conservatory, and insertion of new windows). The parish council unanimously resolved to support this application subject to clarification of the colour of the render and the inclusion of measures to address sustainability.</p>	Clerk
6	FINANCE		

6.1	Financial Report including 1st qtr forecast against budget 2024 2025	The balance of funds as at 30 July is £15,365.50. Forecast against Budget 2024 2025 1st quarter Total receipts forecast to be up £61 at year end as compared to budget. Total Payments forecast to be up £955. Overall this means that a deficit of £2,594 is forecast compared to the budget which resulted in a deficit of £1,700. However because last year we achieved a year end surplus (even with this higher than budgeted deficit) the parish council will go into the financial year 2025 2026 with higher reserves than expected in the budget. A report on the key variances was circulated before this meeting.	
6.2	Payments for Approval	Approved. Details can be found in Appendix 1. The parish council unanimously resolved to approve Cllr Robinson to obtain a quote(s) to replace the dilapidated Manders Orchard gate with a stone closure to the wall.	Clerk
6.3	Consideration of the quote for phone box painting at Tunley and Dunkerton	It was unanimously resolved to proceed with the work on the basis of the quote received. Only one quote pursued because it is from an existing reliable supplier (who had completed some preparatory work after the matter was discussed at a previous meeting.)	

6.4	Consideration of Approval of Updated Financial Regulations based on the New Model Financial Regulations Template produced by NALC	The new financial regulations were unanimously approved.	
7	PLANNING		
7.1	BANES Planning Decisions	<p>Planning Application REF 23/04142/FUL 1 North Hill Cottages Tunley Road Tunley Conversion of existing garage to a holiday let PENDING DECISION. Parish Council SUPPORTED.</p> <p>Planning Application REF 24/00425/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). WITHDRAWN Parish Council OBJECTED.</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 & conservatory room WITHDRAWN. Parish Council OBJECTED.</p>	

		<p>Planning Application REF 24/01920/ADCOU Agriculture to Dwelling Prior Approval for change of use from Agricultural Building to 1no. Dwelling (C3) and for associated operational development North Hill Farm Tunley Road Tunley PRIOR APPROVAL GRANTED. Parish Council SUPPORTED</p> <p>Planning Application 24/01841/FUL Tunley Equestrian Centre, Withyditch Lane, Dunkerton Erection of agricultural building for storage of straw and machinery at Manor Farm Barn. PENDING DECISION. Parish Council OBJECTED due to location.</p> <p>Planning Application 24/01801/HPD Belmont Cottages Tunley Prior approval request for single storey rear extensions to numbers 1 & 2 Belmont Cottages that would 1) extend beyond the rear wall of the original houses by 6.00 metres, 2) have a maximum height of 2.80 metres and 3) have eaves that are 2.80 metres high WITHDRAWN. Parish Council SUPPORTED</p> <p>23/00462/NONCOM - New Farm, Marksbury Lane, Priston - nothing new to report</p> <p>22/00378/UNAUTH Tunley Batch - nothing new to report.</p>	
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7.2	Planning Correspondence and other Planning Related Matters	Nothing to report.	
7.3	Consideration of a Response to Planning Application REF 24/02586/FUL 2 Belmont Cottages Bath Road Tunley Erection of two storey rear extensions to numbers 1 and 2 Belmont Cottages	The parish council unanimously resolved to support this application as it conforms to policies D1, D2, D3, D4,D6, CP8, GB1, GB3, NE2, NE2A, NE3, ST1, ST2A and ST7.	Clerk
8	NEW ISSUES RAISED BY COUNCILLORS/PARISHIONERS		
8.1	Consideration of updating the Dunkerton Millennium Book	It was decided not to progress this unless a volunteer came forward to take this project on.	
8.2	Consideration of approaching the St John Ambulance Brigade, or similar organisation, to hold a CPR / Defibrillator and First Aid training course at the TRC for the residents of the parish	The parish council unanimously resolved to take up the offer of a training session from a local resident to be hosted by the parish council at the TRC.	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 a Response to the Consultation by BANES Council on its Transport Strategy “Creating Sustainable Communities in North East Somerset” and an “Active Travel Masterplan	<p>It was agreed that Cllr Orme would highlight areas of interest and collate comments received. A draft response would be drawn up ready to be approved via email before the September 15 submission deadline.</p> <p>Cllr Robinson reported that regarding the Overdale footpath vegetation clearance and other similar issues BANES highways will now not use their contractors but ensure that the landowner undertakes the relevant work. However vegetation clearance such as the hedge on the A367 will be undertaken by BANES due to the classification of the road.</p>	Cllr Orme
10	OTHER ISSUES FOR THE ATTENTION OF DISTRICT WARD COUNCILLORS	Cllr Gourley reported that the applicant for Sulis Down houses is to appeal. The changes to the planning system recently announced may affect the BANES planning process and the number of new houses that have to be built.	
9	DATE OF NEXT MEETING Thursday 12 September 7.30 pm Dunkerton Parish Hall		

Appendix 1 - Payments for Approval 30 July 2024

Payments to Ratify

30 June	Standing Order	Clerk Net Salary June	£586.08
30 June	Bank Fee	Bank Charge 6 months	£18.00
1 July	Direct Debit	Cricket Club Water Bill	£156.22
9 July	Bank Transfer	HMRC	£26.40

Payments for Approval

24 July	Bank Transfer	TRC Hire April and June meetings	£30.00
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Plus an additional payment of £1,190.00 (to be ratified at the next meeting) for the already approved and completed vegetation clearance work at the bus shelters and Manders Orchard.