

Minutes of the Dunkerton & Tunley Parish Council Meeting 24 June 7.30 pm Tunley Recreation Centre

Ref	Agenda Item	Minute	Action
	ATTENDANCE	Cllr Robinson (Chair of the meeting), Cllr Willert, Cllr Mannings, Cllr Batchelor, Cllr Prescott, Cllr Ball, Ward Cllrs McCabe and Gourley and two parishioners attending as applicants for agenda item 7.8 and the Clerk Kathryn Manchee	
1	APOLOGIES FOR ABSENCE	Cllrs Orme and Pilkington.	
2	DECLARATIONS OF INTEREST AND DISPENSATIONS	None.	
3	APPROVAL OF MINUTES OF PREVIOUS MEETINGS	The minutes of the Annual Parish Council meeting held on 22 May 2025 were approved and signed by the chair of the meeting.	
4	MATTERS ARISING		
4.1	Update on the CPR & Defibrillator Training	Despite chasing the clerk hasn't heard anything back so the community engagement team to be contacted to help with identifying an alternative supplier.	Clerk
4.2	Update on Response from BANES re	The parish council has heard nothing further from BANES.	Ward Cllrs

	future of the A367 Dunkerton Bus Shelter Street Light	The Ward Cllrs will follow this up.	
4.3	Update on the New Agreement with the Bristol Lions Cricket Club	The hopefully final version of the agreement has been sent to Bristol Lions.	
4.4	Nature Update	Nothing new to report	
4.5	Update on increase in HGVs using Church Lane Dunkerton	Nothing new to report following the parish council's contact with licencing at BANES. Planning enforcement and highways also to be contacted.	Cllr Orme/Cllr Robinson
4.6	Update on new fencing behind the Dunkerton Bus Shelter and at Millennium Wood	Contracts awarded to Birch Maple Garden Services, as approved by councillors following receipt of 3 quotes.	
4.7	Update on Possible Parish Council meeting dedicated to the Policy HD/SCCW Somersetshire Coal Canal and the Wansdyke in the new Local Plan	Rather than a meeting it was unanimously resolved to send a communication to all parishioners possibly affected by this policy in the new local plan.	Clerk/Cllr Robinson
4.8	Update on Bus Service Campaign	Ward Cllr Gourley has been appointed to BANES Council Cabinet as Project Lead for Sustainable Transport. She reported on the complete change of attitude at WECA. WECA is proposing to trial a fixed route WestLink service	

		<p>from September which will run in the day when the bus is not being used for school transport.</p> <p>Cllr Ball reported on the supportive responses to her bus campaign letter from WECA, BANES and various parish councils.</p>	
4.9	Update on Property Maintenance List and Appointment of a Parish Councillor as lead for this	<p>It was resolved that the checking the need for maintenance and arranging necessary repairs when required would be allocated as follows.</p> <p>Dunkerton Bus Shelter – Cllr Willert Dunkerton Cricket Ground – Cllr Mannings Dunkerton Green and Triangle – Cllr Orme Tunley and North Hill Bus Shelters – Cllr Robinson Manders Orchard and Millennium Wood – Cllrs Batchelor and Pilkington</p>	
5	URGENT BUSINESS AS AGREED BY THE CHAIRMAN	None.	
6	FINANCE		
6.1	Financial Report	The balance of funds as at 24 June is £15,986.56.	
6.2	Payments for Approval	Approved. Details can be found in Appendix 1.	Clerk

6.3	Consideration of Renewal of Utility Contract via Utility Aid	Subject to the prices being circulated first it was unanimously resolved to delegate to the clerk the signing of the new contract as there is a time limit on accepting the new contract offer.	Clerk
7	PLANNING		
7.1	BANES Planning Decisions	<p>Planning Application REF 24/04040/FUL Parcel 3800 Old Dunkerton Hill Dunkerton Erection of an agricultural storage building/machinery and implement shed. PENDING DECISION Parish Council OBJECTED</p> <p>Planning Application REF 25/01492/FUL Sunnyvere Tunley Road Tunley Erection of two storey rear extension APPROVED. Parish Council SUPPORTED.</p> <p>Planning Application REF 25/01769/FUL North Hill Farm , Tunley Road, Tunley, Erection of a new 2 storey 3 bedroom dwelling following demolition of an existing agricultural building. PENDING DECISION. Parish Council SUPPORTED.</p> <p>Planning Application REF 25/01489/FUL New Farm, Marksbury Lane, Priston Installation of lighting with timber</p>	

		<p>screen. REFUSED. Parish Council OBJECTED.</p> <p>24/00180/NONCOM Lower Tunley Farm – nothing new to report.</p>	
7.2	Planning Correspondence and other Planning Related Matters	Nothing new to report.	
7.3	Consideration of a response to BANES Planning Policy Call For Site Proposals for Development	<p>It was resolved by 5 votes with one abstention to propose the following sites to BANES for one house deep development - the area in Tunley north of the B1135 from The Lodge to Priston Lane and either side of Church Lane in Dunkerton from the Grange to The Bungalow.</p> <p>POST MEETING NOTE – this matter will be subject to further discussion at the July parish council meeting before any of the sites shown above are proposed to BANES. This is to allow councillors to consider further issues that weren't apparent on the night of the meeting.</p>	
7.4	Lesser role for planning committees for small developments	At present we have a third party to help resolve planning issues for smaller developments. This central government proposal would take away the option to refer to the planning committee on applications for nine properties or	

		less.	
7.5	B&NES Council Planning application documentation requirements consultation	The parish council has responded to this consultation in support of the proposed changes.	
7.6	Local Plan: Housing Development Boundary Review	It was resolved by 5 votes with one abstention to response to BANES housing development boundary consultation by proposing that the current Tunley housing development boundary be expanded to include Cedar House at one end and the rest of Tunley at the other. The parish council would also propose a housing development boundary be drawn up for Dunkerton.	
7.7	Notification of Designation Decision by Historic England Re Former trace horse stables, Crossways, Dunkerton, Bath, BA2 8BU Awarded Listed Building Status	The former trace horse stables have now been given Listed Building Grade 2 status by Historic England.	
7.8	Consideration of a Response to the Consultation on Planning Application REF 25/02174/FUL Barn In Parcel 8966 North Hill Farm The Hollow Dunkerton Erection of a single storey detached dwelling following	It was unanimously resolved to support this application as the design of this proposal has less impact on the Green Belt and the local landscape character than the already approved 23/01722/ADCOU.	Clerk/Cllr Robinson

	demolition of the existing barn, resurfacing of the existing track and change of use of the land from agricultural to residential		
8	NEW ISSUES RAISED BY CENTRAL GOVERNMENT, B&NES, ALCA, NALC, POLICE		
8.1	Proposed safety improvements to the Stoneage Lane / Bath Road junction.	There have been complaints about the difficulty of safely exiting this junction due to parked vehicles. Following a site meeting highways will be responding with a proposed solution.	
8.2	Update on the 20MPH limit through Tunley.	The police as a statutory consultee have requested that BANES undertake a traffic count.	
9	NEW ISSUES RAISED BY CENTRAL GOVERNMENT, B&NES, ALCA, NALC, POLICE		
9.1	Consideration of Action in response to new governance requirements for 2025 2026 regarding digital and data compliance	The parish council is currently compliant apart from two items. There is no IT policy and the parish council's email address doesn't match the website's domain name. Clerk to draft an IT policy. However the parish council will not be undertaking the other area just yet as the parish council has just renewed it existing domain name for five years and a new website is being considered. This non compliance will	Clerk

		be reported on as part of the AGAR process next year.	
10	NEW ISSUES RAISED BY COUNCILLORS/PARISHIONERS		
10.1	Report by Cllrs Batchelor & Robinson on their attendance at the 19 June TRC meeting for residents regarding The Meadow Learning Community	Because of tension between the use of the TRC on 3 days a week for a home schooling learning centre and other users of the recreation ground such as dog walkers a meeting was held between the two groups. Unfortunately this meeting was acrimonious. Therefore as representatives of the community the parish council to write to the TRC to say that hopefully this will be resolved soon by events being held to improve relations.	
11	OTHER ISSUES FOR THE ATTENTION OF DISTRICT WARD COUNCILLORS	None.	
12	DATE OF NEXT MEETING		
	Tuesday 29 July 7.30 pm Tunley Recreation Centre.		

Appendix 1 - Dunkerton & Tunley Parish Council Payments for Approval at meeting 24 June 2025

Payments to Ratify

1 May	Direct Debit	Cricket Club Electricity April to Oct	£274.14
26 May	Direct Debit	Street Lighting April	£29.31
31 May	Standing Order	Clerk Net Salary May	£626.41
31 May	Bank Charge	Bank Admin Fee May	£6.00

Payments for Approval

24 June	Bank Transfer	Clerks Expenses April May	£555.39
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