

Minutes of the Dunkerton & Tunley Parish Council Meeting 29 July 7.30 pm Tunley Recreation Centre

Ref	Agenda Item	Minute	Action
	ATTENDANCE	Cllr Orme, Cllr Robinson, Cllr Willert, Cllr Mannings, Cllr Batchelor, Cllr Prescott, Ward Cllr McCabe and two parishioners attending as applicants for agenda item 7.3 and the Clerk Kathryn Manchee	
1	APOLOGIES FOR ABSENCE	Cllrs Ball and Pilkington.	
2	DECLARATIONS OF INTEREST AND DISPENSATIONS	None.	
3	APPROVAL OF MINUTES OF PREVIOUS MEETINGS	The minutes of the Parish Council meeting held on 24 June 2025 were approved and signed by the chair of the meeting.	
The chairman brought forward agenda item 7.3.			
7.3	Consideration of a Response to the Consultation on Planning Application REF 25/02189/FUL Sunnyvere Tunley Road Tunley Erection of detached 4no bed dwelling on land adjacent to Sunnyvere	Councillors expressed reservations as to whether the application met the requirements of the policies relating to infill and also had reservations in respect of biodiversity. However councillors took the view that the application broadly complied with planning policies D1, D2, D3, D4, D6, D7, GB1, GB2, CP2, CP3, CP5, CP8 and ST7 and decided to vote unanimously in support of the application. Councillors	Clerk/Cllrs Robinson and Willert

		noted that it has already been demonstrated that an adverse impact on trees has occurred which could have been avoided to allow for this proposed development. Compensatory provision should therefore be made on replacement tree planting. Councillors requested that the planning officer, if minded to approve the application, ensures that such permission is subject to a suitable biodiversity condition.	
4	MATTERS ARISING		
4.1	Update on the Arrangements for the CPR & Defibrillator Training	The parish council has been unsuccessful in finding an alternative supplier. However the original supplier has got back in touch about a Sunday afternoon session so hopefully this will go ahead soon.	Clerk
4.2	Update on Response from BANES re future of the A367 Dunkerton Bus Shelter Street Light	Cllr Orme to send a holding response to the BANES street lighting team. Cllr McCabe reported that BANES is looking at pots of money available to resolve the street light issue.	Cllr Orme/Ward Cllrs
4.3	Update on the New Agreement with the Bristol Lions Cricket Club	As the parish council hasn't yet had a response to the new agreement because of the secretary's absence Cllr Orme will write to the chairman of the club to progress this.	Cllr Orme

4.4	Nature Update	Attempts will need to be made to clear or at least reduce the amount of bindweed before Avon Wildlife Trust can trim the Orchard.	
4.5	Update on increase in HGVs using Church Lane Dunkerton	It was decided at the June meeting that planning enforcement and highways should also be contacted. However as the parish council is unable to quantify an increase in the number of HGV's or to say for certain that the large high sided skip lorries are being used for anything other than transporting metal or similar materials associated with the dismantling business, the parish council decided it would not be appropriate to contact B&NES. This item to now be closed.	
4.6	Update on Parish Council parishioner communication regarding the Policy HD/SCCW Somersetshire Coal Canal and the Wansdyke in the new Local Plan	The information has been circulated to parishioners and posted on the parish council website and Facebook page.	
4.7	Update on Bus Service Campaign	Further correspondence sent to the West of England Mayor, B&NES Council and First Bus with the additional support of the Parish Councils of Camerton, Englishcombe,	

		<p>Farmborough, High Littleton, Priston and Timsbury.</p> <p>Cllr McCabe reported that WECA is proposing to trial a fixed route service from September which will run in the day when the Chew Valley bus is not being used for school transport.</p>	
4.8	Update of Renewal of Utility Contract via Utility Aid	<p>The street lighting contract has been accepted but the cricket club electricity contract offer not taken up with the parish council arranging its own new contract later in the year. A new direct debit form to be signed under finance later in the meeting.</p>	
4.9	Update on the proposed safety improvements to the Stoneage Lane / Bath Road junction and the introduction of a 20 mph limit through Tunley	<p>Improvements to the Stoneage Lane/Bath Road Junction</p> <p>There is little scope to make any physical changes on the Stoneage Lane side of the B3115. There is however, an opportunity to provide better manoeuvrability for larger vehicles by removing a small section of parking using double yellow lines. The double yellow lines to run from the overhead electricity cables pole in front of number 1 Belmont Cottages in a westerly direction to the boundary between "Mandys" and "Micela" Bath Road Tunley".</p>	Cllr Robinson

		Councillors noted that the residents of the properties that would potentially be affected by this proposal are not reliant on on-street parking.	
4.10	Update on Consideration of Action in response to new governance requirements for 2025 2026 regarding digital and data compliance	<p>The areas where the parish council is currently not compliant with the new requirements have been identified. The actions required to become compliant comprise:</p> <ul style="list-style-type: none"> • Implement a new authority owned mailbox on an authority owned domain preferably gov.uk. May be linked to the introduction of a new parish website which would be designed to meet the website accessibility requirements. • Approval of the draft IT policy (on the agenda of this meeting). • Strengthen Security Controls? and Implement a Data Breach Policy • GDPR/FOI Training session for all councillors and clerk to be organised. • Update Existing Model Publication Scheme. 	Clerk/Cllr Orme

		<ul style="list-style-type: none"> • Implement a Freedom of Information Policy. <p>The clerk to contact Parish Online regarding the implementation of a gov.uk mailbox and Cllr Orme to contact ALCA regarding an IT policy that is relevant to a small parish council rather than the template used which is more suitable for larger councils. Apart from the Model Publication Scheme which the clerk will update the others will follow from the implementation of an IT policy.</p>	
4.11	Update on the response to BANES Planning Policy Call For Site Proposals for Development	As one of the areas identified in Dunkerton is not available for housing neither area to be progressed. As the site proposed in Tunley is in Camerton parish the parish council to write to Camerton Parish Council with support if they wish to take this land forward.	
5	URGENT BUSINESS AS AGREED BY THE CHAIRMAN	Cllr Robinson reported that a potentially dangerous wall and tree located immediately adjacent to the southbound carriageway of the A367 at Dunkerton. has been reported to BANES. The retaining wall for the property is cracked and appears to be leaning outwards towards the carriageway. Immediately above the retaining wall is a very large copper beech tree. This whole situation appears as though it could	

		possibly collapse onto the A367..	
6	FINANCE		
6.1	Financial Report including 1st qtr forecast	<p>The balance of funds as at 29 July is £14,924.70.</p> <p><u>Forecast against Budget 2025 2026 1st quarter</u></p> <p>Total receipts forecast to be down £69 at year end as compared to budget. Total Payments forecast to be down by £464. Overall this means that a deficit of £2,912 is forecast compared to the budget which resulted in a deficit of £3,307. An analysis of the key variances was circulated prior to this meeting.</p>	
6.2	Payments for Approval	Approved. Details can be found in Appendix 1.	Clerk
6.3	Signing of New Direct Debit Form for new Street Lighting Contract	Form signed by two signatories to the bank account. To be submitted to Utility Aid.	Clerk
6.4	Consideration of Approval of Repair Work to Dunkerton Bus Shelter Based on Quote(s) Received	More quotes being requested as only two received so far.	Cllr Willet

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. APPROVED Parish Council OBJECTED</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. APPROVED. Parish Council SUPPORTED.</p> <p>Planning Application REF 25/02174/FUL Barn In Parcel 8966 North Hill Farm The Hollow Dunkerton Erection of a single storey detached dwelling following demolition of the existing barn, resurfacing of the existing track and change of use of the land from agricultural to residential. PENDING DECISION. Parish Council SUPPORTED.</p> <p>Planning Application - 25/02489/LBA Edelweiss Farm, Fosseway, Dunkerton BA2 8BS Proposed site investigation works at Dunkerton Aqueduct. PENDING DECISION. Parish</p>	

		<p>Council SUPPORTED.</p> <p>Planning Application REF 25/01489/FUL New Farm, Marksbury Lane, Priston Installation of lighting with timber screen. REFUSED. Parish Council OBJECTED. The applicant has now APPEALED with the parish council submitting a response to this appeal</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.	
7.4	Concern with Changes to Planning Procedures	BANES Planning to be contacted for their views on several concerns regarding planning including changes to planning appeals, a lesser Role For planning committees For Small developments and the failure to notify parish councils of the Chair referral.	Clerk
8	NEW ISSUES RAISED BY CENTRAL GOVERNMENT, B&NES, ALCA, NALC, POLICE		
8.1	Consideration of Adoption of New IT Policy	It was resolved to wait and adopt a policy more suited to a small parish council.	

8.2	Introduction of Power to hold Remote/Hybrid Meetings and Proxy Voting	It was unanimously resolved not to adopt this power.	
9	NEW ISSUES RAISED BY COUNCILLORS/PARISHIONERS		
9.1	Consideration of Exploring Community-owned Energy Opportunities via the Community Energy Network	The parish council to register an interest in this.	Clerk
10	OTHER ISSUES FOR THE ATTENTION OF DISTRICT WARD COUNCILLORS	None.	
11	DATE OF NEXT MEETING Thursday 11 September 7.30 pm Dunkerton Parish Hall		

Appendix 1 == Dunkerton & Tunley Parish Council Payments for Approval at meeting 29 July 2025

Payments to Ratify

24 June	Direct Debit	Data Protection Fee	£47.00
25 June	Direct Debit	Street Lighting May	£30.29
30 June	Standing Order	Clerk Net Salary June	£629.41
30 June	Bank Charge	Bank Admin Fee June	£6.00
1 July	Direct Debit	Cricket Club Water	£40.31
15 July	Bank Transfer	HMRC Tax and NI 1 st qtr	£108.00
25 July	Direct Debit	Street Lighting June	£29.31

Payments for Approval

29 July	Bank Transfer	ALCA Training Course	£45.00
29 July	Bank Transfer	TRC Hire June Meeting	£15.00
29 July	Bank Transfer	DPH Hire April and May Meetings	£40.00
29 July	Bank Transfer	Bus Shelter Fence Work	£170.00