



West Monkton Parish Council

ADOPTED

Minutes of the meeting of the Parish Council held on Tuesday 22nd March 2022 at 7.00pm.

Present: Cllrs Besley, Cavill, Ellis, Elliston, Gage, Haskins, Hope and Tully.

In attendance: Mrs A Shepherd, Clerk, Mrs T Cavill, Assistant Clerk, Mrs K Welsh Assistant Clerk Community, and 3 members of the public (1 via zoom).

75/22 To receive any apologies (with reasons), introductions with responsibilities

Apologies were received from Cllr Hall.

76/22 To note

- a) Declarations of Interest: No change.
- b) Dispensation Requests: None
- c) Amendments to the Register of Disclosable Pecuniary Interest: none had been notified to the Clerk.

77/22 To adopt the minutes of:

a) The Parish Council meeting on 8th March 2022

The minutes from the meeting of the Parish Council on 8th March 2022, having been previously circulated, were taken as read. It was resolved to adopt the minutes of the Parish Council meeting on 8th March, proposed by Cllr Cavill, seconded by Cllr Hope and agreed by show of hands.

b) The BACH Committee Meeting on 20th December 2021

The minutes from the meeting of the BACH Committee on 20th December 2021, having been previously circulated, were taken as read. It was resolved to adopt the minutes of the BACH Committee meeting on 20th December, proposed by Cllr Gage, seconded by Cllr Ellis and agreed by show of hands.

Public Question Time

A member of the public requested confirmation of when the Parish Council will meet to discuss the Glebe Farm planning application and whether the meeting would take place after the public consultation event planned by Cheddon Fitzpaine PC on 7th April. Cllrs confirmed that a convenient date for Councillors would be arranged at the meeting this evening.

A member of the public raised planning application number 48/22/0016/CQ and a concern that a number of similar conversions have taken place in recent years along Gotton Lane which is a single lane used by a lot of people walking and horse riding. The member of the public asked if anyone takes a holistic view of the recent number of conversions in the area and the impact on traffic and use. Cllrs Cavill and Tully suggested raising the concerns with SWT as the Planning Authority and to also write to the Highways Authority who is a statutory consultee on all planning applications.

A member of the public raised the 5G mast that has been erected on Monkton Heathfield Road and expressed concerns about the size of the mast and how large it is

for the setting. The member of the public asked if there is anything that the Parish Council can do. Cllr Haskins confirmed the comments that the Parish Council put forward to the Planning Authority in respect of the mast including identifying alternative locations for it where its visual impact wouldn't have been so great. Cllr Tully confirmed that the size of the mast is the same as that approved by the SWT Planning Committee. The member of the public asked if there are likely to be further masts of this size erected in the Parish. Cllr Tully confirmed that there are likely to be further masts erected in the proximity but notifications of these have not been received by the Planning Authority. Cllr Tully confirmed that Planning Officers informed the SWT Planning Committee that the 5G mast proposed no known health risks, based on Government advice.

78/22 Planning

a) To consider planning applications received

Cllr Tully did not take part in any discussions in relation to the planning applications discussed at the meeting to avoid fettering discretion as a member of the SWT Planning Committee.

48/22/0015 Erection of a 1.2m high close boarded timber security fence to enclose the external amenity space to the front of The Horizon Centre, Swingbridge, Bathpool

West Monkton Parish Council comment: The Parish Council supports the application but wishes to offer the following suggestion which would support the Neighbourhood Plan Emerging Policy R6 Trees and Hedgerows. Using FSC timber the PC suggests that a 1.8 mtr fence could be installed set back a little from the low brick wall, stained dark to match the street scene, and a hedge of native grown species could be planted in the gap. The hedge would not only deaden the noise, but use of appropriate species (e.g. Cotoneaster franchetti) would absorb particulates from passing traffic.

48/22/0016/CQ Prior approval for proposed change of use from agricultural building to 2 No. dwelling house

(Class C3) and associated building operations at Gotton Farm, Gotton Lane, Gotton, Cheddon Fitzpaine
48/22/0014 Variation of Condition No. 02 (approved plans) of application 48/18/0043 for alterations to the rear roof pitch to create a first floor balcony area with changes to the internal layout at Kildare, Sidbrook, West Monkton

Cllr Cavill declared a personal interest in respect of this planning application.

West Monkton Parish Council comment:

The Parish Council notes that this is a Class Q application, and as such the details expected with an ordinary planning application are not provided. The Parish Council would wish to see the details of how the conversions will comply with and support the relevant policies of the Neighbourhood Plan, which are:

H2 use of suitable materials – barn structures will remain, some windows will be restored others will be new, materials not stated, materials for doors not stated.

H5 Building and Climate change energy efficiency, water resilience, low carbon/renewable heating, ev charging.

Councillors may wish to suggest inclusion of bat and bird boxes, and bee bricks. No details of ev charging.

Cladding mentioned but no details of energy efficiency or water resilience provided. Double glazing stated.

Roofs look to be suitable for PV electricity generation.

Recreation and Environment R1 Dark Skies. Need to specify external lighting should be warm white LED and downlit, preferably PI, especially in view of the proximity to Hestercombe SAC.

R2 green space and wildlife pollinators trees and hedges – need to retain existing hedges and trees

R3 Flood attenuation - water management such as water butts, or swales, in addition to existing arrangements for drainage of rainwater runoff from roofs and hard standing of yards.

R6 Trees and Hedgerows tree planting for biodiversity net gain, bee, bird and bat boxes Planting extra trees to ensure biodiversity net gain using British grown stock and FSC stakes.

48/22/0014 Variation of Condition No. 02 (approved plans) of application 48/18/0043 for alterations to the rear roof pitch to create a first floor balcony area with changes to the internal layout at Kildare, Sidbrook, West Monkton

West Monkton Parish Council comment: the Parish Council supports this application.

48/21/0040 PINS Ref: APP/W3330/W/22/3291578 Appeal by: MR & MRS RICHMOND

Site: 24 BURLINCH, BURLINCH LANE, WEST MONKTON, TAUNTON, TA2 8LS Proposal: Change of use and conversion of first floor of garage to holiday let accommodation at 24 Burlinch, Burlinch Lane, West Monkton
An appeal has been lodged with The First Secretary of State against the decision of the Taunton Deane Borough Council to refuse permission for the application.

West Monkton Parish Council comment: Parish Council supports the appeal.

48/22/0004 Erection of a first-floor extension with alterations to roof line at 37 St Quintin Park, Bathpool, Taunton
West Monkton Parish Council comments: The Parish Council supports this application. NP Policy H2 -use of suitable materials, supports the use of matching bricks and tiles, but the roof line as proposed needs no amendment.

48/22/0017 Reconfiguration of restaurant unit to facilitate occupation by drive thru restaurant at Hankridge Way, Taunton

West Monkton Parish Council: The Parish Council supports this application. But to comply with Neighbourhood Plan policies the following suggestions are made:

NP R1 Dark Skies. Reduce internal and external light when not trading. Use down lighter warm white led only. Emerging NP policy R6 Trees and Hedgerows, protect and retain existing planting, and plant more for an increase in net biodiversity. From the application Design and Access Statement- '03.6. LANDSCAPING Only minor alterations are proposed to existing vegetation and landscaping, with no tree removals required'; Parish Council strongly suggests that appropriate trees and shrubs (silver birch, yew, Cotoneaster franchetti) are planted on the part of the bank within the red line, in order to absorb particulates adjacent to the queueing area where cars are likely to be waiting with engines running.

08/22/0001/HYB Application for a Hybrid Planning application for Outline Planning permission with some matters reserved (except access, scale and layout) for an extension to the country park and the development of facilities within Maidenbrook Country Park (Natural World Centre/Restaurant/Farm Shop/Observatory and Open Air Theatre), Outline Planning permission for a phased development of 70 No. dwellings (including 25% affordable homes) with associated highways improvements, orchard and the provision of additional public rights of way, landscaping and ecological enhancements and Full Planning permission for the erection of 16 No. dwellings (including 25% affordable homes) on land at Glebe Farm, Cheddon Fitzpaine

It was agreed that an Extraordinary Parish Council meeting would be scheduled to take place on 19th April 2022 at 7pm to discuss and agree a response to this planning application.

b) To note that Planning decisions made are available on SW+T Council website filed under the application number

Noted

79/22 MH Developments

a) MH2 update; Feedback from Briefing Session on 17th March 2022

Cllrs who attended the Briefing Session on 17th March provided their feedback and a discussion followed. During the session the Developers agreed to meet with the Parish Council. Clerk to request a copy of the slides from the Briefing Session to acquire the contact details of the representatives of Pegasus to arrange a meeting. Once that meeting has taken place, consideration to be given to also offering a briefing to SWT Councillors and Officers at Deane House on MH2, raising the concerns of the Parish Council based on the experience of MH1.

b) MH1 update

Assistant Clerk confirmed that the trees for MH1 are being planted and have been paid for. The planting of the trees is going very well. Cllr Elliston raised some concerns expressed by members of the public about the current dry conditions. Cllr Hope confirmed that Members of the Public are being encouraged to adopt a tree and the hope is that school children will do the same and those adopted can be identified and logged. The Parish Council will take responsibility for watering the trees planted on the Platinum Walk. The dead trees / ground that has been taken out whilst planting the new trees is in the process of being recovered.

Clerk confirmed that the new Planning Enforcement Officer at SWT dealing with the enforcement action in relation to the attenuation ponds had been in contact to confirm that one of the key components required for the flow device is no longer being produced and it therefore needs to be made which is causing a delay. Clerk has replied to request again the details of the attenuation ponds included in the enforcement action. It is understood that the LLFA may be very short staffed which may explain why this information, which has been previously requested, has not been received.

c) Sports Pitches update

It was noted that the topographical survey has been completed and that Cllr Hall is drawing plans to enable quotes for the required groundwork to be obtained.

Cllr Gage raised the bunds / landscaping around the sports pitch site and asked if the Parish Council would need to make changes to it to reflect the current planning permission or whether amendments to it could be incorporated in the new planning application that will be submitted. It was felt more sensible to include an alteration to the landscaping in the new planning application.

d) Hartnells Farm Development Update

Clerk reported that she had followed up Persimmon again regarding when the play park in the Hartnells Farm Development would be installed. A response is still awaited.

Clerk confirmed that a meeting has been arranged with representatives of the Environment Agency, SWT and PC representatives – Cllr Cavill, Kevin Perry and the Clerk on 12th April to discuss the S106 contribution from Hartnells for Bathpool flood alleviation works.

Cllr Tully expressed concern that Persimmon won't deliver the remainder of the bungalows in the Hartnells Development because the ones that they have built are overpriced and are not selling. Concern was also expressed that Persimmon may use the evidence of the bungalows not selling as an argument for future development applications not including an adequate number of bungalows to comply with the Neighbourhood Plan policy. Assistant Clerk confirmed that the NP Policy H1 requirement for bungalows does include 'subject to a viability assessment'.

80/22 Community Development Projects

a) CIL Projects:

Footpaths / Renewing gates, stiles and ROW Fingerposts: Update

Cllr Gage reported that he is awaiting permission from the landowner at Coombe Bottom before being able to proceed with the installation of three gates. One other gate is also available for potential use in respect of the footpath diversion at near Hestercombe.

Cllr Elliston raised the blocked footpath at Langaller. Cllr Gage confirmed that the footpath had been reported to the SCC ROW Officer who has been to take a look and requested that the landowner clear the obstruction.

Cllr Elliston also highlighted the footpath that goes under the motorway which is currently blocked and suggested that if unblocked would provide a good foot and cycle route to Nexus. It was noted that the footpath was in Creech St Michael Parish. Enquiries to be made with CSM PC.

Aginhills Footpath Diversion: Update

Cllr Cavill confirmed that a response has been received from Greenslade Taylor Hunt confirming that a further negotiation in respect of the footpath diversion is on hold until after the elections.

Speed Indicator Device: Update

Clerk confirmed that the MOU for the three agreed locations is awaited from SCC but whilst that is awaited the SID would be charged ready for use and the brackets can be added to the agreed posts.

Clerk confirmed the enquiries that she had made with Persimmon about using one of the lighting columns at Hartnells for a SID. Persimmon have replied to confirm that the Parish Council can erect a SID on one of the lighting columns but if it is damaged would have to accept responsibility for replacing the lighting column if required for adoption. In the circumstances the erection of a new post by Hartnells Roundabout by SCC at a cost of £250.00 was agreed, proposed by Cllr Cavill, seconded by Cllr Tully and all agreed by show of hands. Clerk confirmed that she had also requested the permission of Persimmon to place the SID on the ERR, Persimmon confirmed their consent and two posts have been identified as possible locations – details have been forwarded to Kate Brown at SCC for consideration. Clerk confirmed that Persimmon have also sent through a copy of the TRO for the ERR confirming the speed limit which means that although the ERR is not adopted, police can enforce the speed. Clerk has forwarded the TRO to Andy Coupe at SCC to liaise with the police about enforcement and it looks as though three locations on the ERR have been added to the police mobile camera schedule.

Clerk also outlined communication that had taken place with SCC regarding the Dyers Lane parking issue. Although Andy Coupe at SCC had originally indicated that Dyers Lane would form part of the safety audit for the WRR, when passing on more details of the concerns a response has been received confirming that Dyers Lane is outside the scope of the Audit. Andy Coupe has confirmed that the Area Traffic Engineer is going to take a look at the issue instead. Cllr Besley raised a similar issue at the Richards Crescent entrance and asked if the Area Traffic Engineer could also look at Richards Crescent entrance as another location for double yellow lines. Clerk to make the request.

Land next to new Primary School: Update

Clerk confirmed that a response is awaited from Redrow and Persimmon about the proposal to create a junior football pitch on the land.

West Monkton Cricket Club – security fencing / lighting / cameras: Update

Assistant Clerk confirmed that update quotes from the Cricket Club are awaited.

BACH Extension: Update.

Cllr Haskins shared sketches that he had developed of the proposed BACH extension. A discussion followed. Cllr Gage expressed the wishes of the BACH Committee to include lead flashing between the BACH and the structure. It was also agreed to amend the sketch so that the structure is 10m long rather than 9m. Cllr Haskins confirmed that he would amend and finalise the sketch for the purpose of Cllr Gage sharing it with the School / Diocese.

81/22 Environmental

a) Climate Action Programme for the Parish: Update

Assistant Clerk confirmed that a meeting is due to take place on 23rd March with Bethan Turner to work up the programme for the next 6 months.

The Seed Swap took place on Sunday which went very well. Some items were left and many of these have already been collected by the community. A £10.00 donation was also received which could be used for purchasing bulbs or similar for the Autumn Seed Swap.

Assistant Clerk confirmed that requests for a cycle rack for the burial ground at St Augustines', a dual-purpose litter bin next to the bus shelter near Aldi and grant funding from Heathfield School for a swift boxes project had been received. Consideration of these requests will take place at future meetings and Heathfield School will be asked to make a grant application in the next application window commencing 1st April 2022.

b) Planting of green triangle in West Monkton by phone box

Assistant Clerk confirmed that the planting plans have been submitted to SCC and the plug plants have been ordered so that planting by volunteers can commence.

c) Monkton Heathfield Village Sign at Yallands Hill relocation

Clerk outlined an idea from a member of the public that the Monkton Heathfield Village Sign at Yallands Hill be relocated to before the turning from the WRR into Monkton Heathfield. Councillors were generally supportive of the idea but noted that if the sign were moved it would be located outside the parish boundary. It was agreed that the idea would be given further consideration after the outcome of the CGR second round of consultation, which may amend the Parish boundary, was clear. Clerk to add further consideration of the sign relocation to the forward plan.

d) Mount Fancy Cottage: Cross drain works

Cllr Haskins confirmed that due to the dry weather further investigations regarding the cross drain have not been able to take place.

Clerk confirmed that she had reported the need for all the drains and gullies in the parish to be cleared to County Roads at SCC. A response is awaited.

Cllr Tully raised the water flowing onto the pavement at Milton Hill from the pathway to the back entrance of Farriers Green Park. Assistant Clerk confirmed that the SWT proposal is to do some work to the field drain when a slope is installed at this location.

82/22 Community

a) Update

Cllr Elliston reported the Covid levels in Somerset are incredibly high at the moment.

Cllr Elliston also reported that 140 community surveys have been delivered to the pilot roads of Heathfield Drive and Roys Place.

b) Community Fridge

Assistant Clerk Community confirmed that an application had been submitted for grant funding from the Smart Communities Food Resilience fund and that the application had been successful and £2051.59 had been awarded. It was noted that a condition of the funding is that it must be spent with receipts available by 31st March 2022. Assistant Clerk Community outlined a quote from Catering Appliance Superstore for a Polar CD088 600 Ltr Glass Door Display Fridge (CD088) for £1,047.59 and a quote for a 10ft x 6ft shed for £1004.00. The quote for the fridge was accepted and it was agreed that investigations with local shed companies would take place to ensure best value for money.

It was agreed that in the interim the fridge would be used in the lobby at the BACH and the shed could be stored at Cllr Haskins address.

c) Queen's Platinum Jubilee Update

Cllr Haskins confirmed that two marquees are available for the picnic event but some new bungees may be needed.

Assistant Clerk Community confirmed that £7500.00 had been secured from National Lottery funding for the activities. Fortnightly meetings are taking place between WMPC and CFPC for the planning for the events. It was noted that a bar was needed.

Cllr Haskins confirmed that he had approached Flying Start riding school and they didn't appear to be interested in being involved with the event.

The idea of having fireworks for when the beacon is lit was discussed. Cllr Cavill suggested contact the UK Hydrographic Office to see if they had flares available.

Assistant Clerk – Community provided an update on take up of the free trees available to the parish. All of the trees are likely to be gone by tomorrow as the remainder are being collected between 5.30pm and 6.30pm.

Three trees have been reserved for St Quintins Park. Address details of all those who have had a tree have been kept to enable the plotting of tree planting on a map. Clerk confirmed that Parish Online can be used to develop a map.

83/22 2021/22 Annual Report approval

Clerk outlined the advice that the Clerks had received during the SALC Preparing for Elections training. Due to the pre-election period, publications by the Parish Council which include reports or details of Councillors should not be approved or published until either after the May election or if the election is uncontested in April once an uncontested election is confirmed. The Annual Report will be included in the June Edition of the Village News. The implications of the pre-election period on the Annual Parish Meeting were also discussed. Although the meeting can still go ahead some modifications are needed, the Annual Report will not be available and the item on the Community Vision will now be presented by Assistant Clerk Community rather than Cllr Elliston. It was agreed that in future election years the APM should take place after the election. The date of the Annual Parish Council meeting (10th May) was also discussed. Depending on whether the election is contested or uncontested, the date of the meeting may need to be delayed by one week to enable sufficient notice to be given to elected Councillors as the results of the election may not be known until as late as Monday 9th May. Further consideration of the Annual Parish Council meeting date to take place at the April PC meeting.

84/22 Consultation responses to be developed / approved for submission:

Parliamentary Boundaries Consultation (Deadline for comments 4th April 2022)

https://www.bcereviews.org.uk/?utm_source=bcereviews&utm_medium=newspicelaunch&utm_campaign=secondaryconsultation

It was agreed that Councillors would respond individually to the consultation.

85/22 Other matters for report only – items for discussion - no decision

a) Items for next meeting agenda – by Monday 4th April 2022 or Monday 18th April 2022

Noted

Cllr Gage reported that the pin on the BACH gate is bent. Cllrs Hope and Gage have managed to release the pin so that it can still be used to secure the gate but work is required to straighten the pin. Cllr Haskins confirmed that he may be able to straighten it and would take a look.

Cllr Gage reported that the hot water pressure in the ladies' toilets and kitchen at the BACH is low. There isn't an obvious explanation for the low pressure and therefore a local plumber would need to be called. Cllr Gage to do so.

Cllr Haskins suggested that an article is added to Monkton Matters encouraging the community to take a picture of the gas / electric meter readings on 31st March before the big price increase on 1st April. Assistant Clerk Community to develop an article.

Confidential Session

(Due to confidential negotiations with the Developer).

86/22 MH1 Tree planting, Play Park remedials, POS adoption and Sports Pitches update

Clerk provided an update.

(Due to confidential negotiations regarding the lease)

87/22 Country Park: Update

Clerk confirmed that a copy of the lease is awaited for signature.

Assistant Clerk outlined the additional Forest School costs totalling £2750.00. It was proposed by Cllr Tully, seconded by Cllr Cavill and agreed with all in favour to pay half of the additional costs.

It was noted that the additional costs will be considered by the CP Working Group for recommendations to be made before being approved by CFPC.

88/22 Dates of forthcoming meetings:

Parish Council:

Second Tuesday in the month (Business focused meeting)

2022: 12th Apr, 10th May, 14th Jun, 12th Jul, 9th Aug, 13th Sep, 11th Oct, 8th Nov, 13th Dec.

Extraordinary Parish Council Meeting to consider Glebe Farm planning application: 19th Apr at 7pm
Fourth Tuesday in the month (Community / project focused meeting)

2022: 26th Apr, 24th May, 28th Jun, 26th Jul, 23rd Aug, 27th Sep, 25th Oct, 22nd Nov.

Audit Working Party: 22nd April 2022 at 9.00am (Virtual)

Annual Parish Meeting: 29th March 2022 at 7pm

BACH committee: 7th June 2022 at 7pm

Budget and Precept Working Party TBC November 2022 at 7pm

Meeting finished at 10.07pm



Signed Chairman:

Date: 12th April 2022