



West Monkton Parish Council

## ADOPTED

Minutes of the meeting of the Parish Council held on Tuesday 22<sup>nd</sup> November 2022 at 7.00pm.

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

**In attendance:** Mrs A Shepherd, Clerk, Mrs K Welsh, Assistant Clerk Community, Bethan Turner, Business All About You, and 2 members of the public.

### **309/22 To receive any apologies (with reasons), introductions with responsibilities**

Apologies were received from Cllr Haskins.

### **310/22 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.

### **311/22 To adopt the minutes of the Parish Council meeting on 8<sup>th</sup> November 2022**

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

### **Public Question Time**

A member of the public asked questions on behalf of the group supporting the campaign for the conservation of Cheddon Fitzpaine. Including:

- The Glebe Farm farmhouse and 4 acres has gone on the market, are the PC aware? It was confirmed that the Parish Council hadn't discussed the marketing of the farmhouse but some individual Councillors confirmed that they were aware.
- Was Rural Solutions involved in the drafting of the WMPC response to the Glebe Farm planning application? The Clerk confirmed that Rural Solutions were not.
- Were Councillors involved in any meetings with Planning Officer or Rural Solutions prior to Glebe Farm planning application being withdrawn? Councillors confirmed that they weren't.
- Did a telephone call between Cllr Cavill and Planning Officer and Rural Solutions take place and what was discussed? Cllr Cavill confirmed that he was asked if he would support the planning application and he confirmed that he would not.
- Is there any involvement between Rural Solutions and Councillors now? Councillors confirmed that there wasn't.

Cllr Gage raised the issues that Exmoor National Park are experiencing with a lack of funding and suggested that the Parish Council could support the authority by making a donation / contribution.

Cllr Cavill reported that that the Monkton Inn lease is being sold and is due to completed last week. A land charge has been incorrectly registered with land registry following the PCs application to register the asset as one of community value in 2016. The registration has expired and the Monkton Inn should therefore not appear on a register. Cllr Cavill reported that there was a need to resolve the land charge issue to enable completion of the sale of the lease.

Clerk to write to Sally Stark at SWT to advise that the registration of the Monkton Inn as an asset of community value has expired and that the PC does not currently have any interest in purchasing the lease.

Clerk to add an item to the next PC meeting agenda to discuss making a new application to register the Monkton Inn as an asset of community value

Cllr Hope reported that someone went into the Community Fridge shed whilst smoking.

Assistant Clerk (Community) to add no smoking signs.

Cllr Gage reported that there are a number of potholes on Dosters Lane and the gullies are blocked along with the culvert under Monkton Heathfield Road.

Clerks to report to SCC Highways.

Cllr Elliston reported that the canal attenuation pond was full this week following the heavy rainfall.

### **312/22 Planning**

#### **a) To consider planning applications received**

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

48/22/0070/CQ Application for Prior Approval for proposed change of use from agricultural building to 2 No. dwelling houses (Class C3) and associated building operations at Quantock Farm, Quantock Lane, West Monkton  
Cllrs Cavill and Besley declared personal interests in respect of the planning application.  
The Parish Council had no comments to make in respect of the application.

48/22/0071 Erection of a single storey extension with roof deck to the rear and erection of detached garage/outbuilding at Newlands, Cheddon Fitzpaine Road, Goosenford, Cheddon Fitzpaine  
The Parish Council supports the granting of permission and made the following comments in respect of the proposal:

- Similar materials should be used for the extension and outbuilding to ensure that it is in-keeping with existing materials.

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

48/22/0054/A Display of 3 No. non-illuminated advertisement/sponsorship signs on Monkton Elm Roundabout, A38/535, Taunton – Withdrawn

48/22/0059/A Display of 4 No. non-illuminated advertisement/sponsorship signs on Hyde Lane Roundabout, A38/141, West Monkton – Withdrawn

48/22/0049 Erection of an agricultural building for storage of animal fodder and access track thereto on land at Noahs Hill, West Monkton- Refused

### **313/22 Environmental**

#### **a) Overview of Climate Initiative Programme**

Bethan Turner, Business All About You provided an overview of the Climate Initiative Programme achievements from the last year: The achievements include:

- Two community walks at Proctors Farm attend by 73 people. The walk was very popular and requests have been received to organise another one in the spring.

- Two plant and seed swaps – first quieter one and held another in October which was attended by people coming back and new people who had heard about it from others attending.
- Two toy swaps – second one planned so that people dropped off in advance which worked better. Anything left was moved across to the Community Fridge shed and gone in within 48 hours. All good quality toys. Good model for going forward. The plan is to continue to run toy swaps twice a year.
- Four competitions – bird watch in the Spring, water saving week – 6 water butt kits, sunflower competition, feed the bird day colouring competition in conjunction with the community café. Good model for going forward.
- Giveaways – hi-vis vests purchased last year – 80 more given away from 4 different promotions – including road safety week where more were given away at the community café last week. A further supply of the smaller hi-vis vests is needed – Bethan to revisit costings with a view to ordering more.
- Clothes collection with Salvation Army Recycle with Michael campaign
- Foodbox collection in January – 42 boxes of food distributed by the school during January and February. Donation of £1000 came in as a result of the campaign. Reasonable amount of that money remaining should families in the parish be in need. It was agreed that the remaining funds should be used for fund ingredients for hot meals over the Christmas period.

### **314/22 Local Government Reorganisation update**

Cllr Cavill reported that the new Chief Executive is in place, recruitment of the next tier down is underway; these vacancies are expected to be filled between now and Christmas. There are 48 people in post in equivalent tier 2 jobs across the Somerset Councils and only 29 positions are available. Some reallocating and redundancies will therefore be required.

Tier 3 recruitment will then follow; two to three months later than planned.

A decision regarding the geography of the LCNs has also been delayed. A good response was received to the consultation and as a result it is going to take longer to analyse the responses, suggestions and comments made. Area planning still being discussed. As a Parish Council there won't be anything more to discuss on LCNs until the new year.

Cheddon Fitzpaine PC are still pursuing a judicial review in respect of the CGR to form Taunton Town Council. This is now with the County Solicitors.

### **315/22 MH Developments**

#### **a) MH2 Update:**

Clerk and Cllr Cavill provided feedback on a virtual meeting held on 11th November between Simon Fox at SWT, the planning consultant for the Developers, Ian Jewson, Cllr David Fothergill and the Crech St Michael Clerk.

During the meeting it was confirmed that the Case Officer for the Planning Application is now Simon Fox, design workshops are taking place in respect of MH2, Create Streets have been commissioned to be a critical friend in design discussions.

A planning performance agreement in place and the technical issues highlighted in the Planning Officers report are being looked at with consultees to funnel through the Design Workshops. There is a commitment to engage with both PCs through this process.

It was confirmed during the meeting that the proposed relief road is at odds with the Garden Town Principles and Biodiversity / Climate Change Declarations and that this element is being looked at again.

Direction of travel will be shared at regular monthly Team Meetings with the Parish Councils. These will be attended by Cllr Cavill, the Chair and Clerk. Theme to be shared in advance of the meeting to enable the Councillor with responsibility for that area to also attend the meeting. It was agreed that Cllr Besley would attend the December meeting as highways is likely to be the focus of initial discussions.

The Masterplan will be the focus first and then detailed design for phase 1 to follow later. All comments submitted in respect of the planning application are being considered as part of the process.

Feedback from Highways is awaited in respect of the Transport Assessment, Jon Fellingham from SCC Highways involved.

#### **b) MH1 Update;**

Clerk confirmed that a meeting is scheduled with the Solicitor on Wednesday at 2pm with a pre-meet starting at 1pm to work through the MH1 S106 Variation. Cllr Cavill gave his apologies for the meeting.

Cllr Gage raised the issue with the Dyers Brook boundary and that it should be in the middle of the stream not the hedge because he was concerned that the area needs to be cleared back to that boundary hedge. Matter to be raised with solicitor during the meeting.

Cllr Hope reported that the Dyers Brook Stream is blocked again and is not flowing.

### **c) Sports Pitches Update**

Clerk confirmed that progress with the sports pitches is tied in with the variation of the S106. An update in respect of the Sports Pitch transfer to be requested during the meeting with the solicitor.

### **d) Hartnells Farm Development Update**

Clerk confirmed that there were no updates to report.

## **316/22 Community Development Projects**

### **a) CIL Projects:**

#### **Speed Indicator Device: Update**

Clerk confirmed that the SID data from when it was recently located at Goosenford has been circulated. The SID will next be installed on the ERR.

#### **Land next to new Primary School: Update**

Clerk confirmed that following the discussion at the last PC meeting, she had fed back to Persimmon / Redrow that the PC would like a lease of land for at least 5 years or to purchase the land. A response is awaited.

#### **BACH Storage Container: Completion Report**

Cllr Gage reported that the container has been insulated and shelved out. 30 chairs have been moved to the container from the Activity Hall storage cupboard providing more space.

More lights, reflectors and boxes for shelves and a trolley for transporting the boxes are being ordered.

## **317/22 Country Park Update**

Cllr Hall reported on the following:

Leaky dams - working well during the recent heavy rainfall.

Remembrance Day - went well with 140 children attending. Enjoyed by all. 4500 views of the video available on Facebook.

Benches - two benches are being donated by a funeral directors and Somerset Timber Services are also donating two benches.

One of the benches will be a memorial for a member of the military wives choir.

Embankment around the pond – grass is taking well – need to give further thought to the stone gabions.

Still aiming for June opening for the park.

Cllr Gage confirmed that the bluebell area that has been marked out will be cut until March. Cllr Hall to produce a grass cutting schedule.

Cllr Gage asked if more bulbs should be planted. Cllr Hall confirmed that the WPA have donated and planted 500 daffodil bulbs and snowdrops and extended the bluebell area. Cllr Hall also reported that Taunton Rotary started the circle last weekend and will continue this weekend.

Assistant Clerk Community reported that Howdens are donating £800.00 for saplings.

Cllr Hall and Cavill explained that there is a need to secure additional land for the rest of the 10000 trees. Although a local landowner indicated a willingness to lease land for this purpose that is an issue with inheritance tax if the land is changed from agricultural use to tree planting use. A solution to this issue is being explored but is likely to need a letter from Government.

Clerk raised a comment made by Cllr Haskins in his absence that he believes that the stone on the safer route to school path only needs to be brushed for now before more stone being added. Cllrs Hall and Cavill to discuss the path with Cllr Haskins.

## **318/22 Community**

### **a) Update**

Assistant Clerk Community provided an update on the following activities:

Warm Hub – started on 14<sup>th</sup> November but the numbers are low at the moment with only a couple of people attending. Making soup to encourage people in.

Stay and Play – has been running for two weeks and is going really well and there has been lots of positive feedback. Saved some of the left over toys from the toy swap to give away at the last session before Christmas.

Community Café – 68 people attended the week before last so it is going really well. The Fixy Van is coming tomorrow between 12 and 4pm. Looking at running a repair café alongside Community Café once a month plus a new volunteer has come forward who may support this.

Community Fridge – now a local cause with the Co-op, this will help to raise money for the fridge and will be paid in October 2023.

Youth Club – worked on publicity for the group and the numbers are up again. A lot of year 5 and 6s not aware that it is on.

Christmas Meals – leaflets being developed for publicity.

Page 4 of 6

Christmas Carols in the Community Square – to be arranged for 16<sup>th</sup> December.

Christmas Cards for Volunteers – being developed.

Safeguarding Policy - sent to Spark Somerset for feedback. Quite a few bits to change but need a safeguarding lead – Assistant Clerk Community to be the Safeguarding Lead and get some updated training.

#### **b) Community Fridge Canopy**

The proposal to add a porch / canopy to the front of the fridge was outlined. It was agreed to move forward with the proposal.

#### **c) Community Garden update**

Cllr Elliston confirmed that the garden is continuing to produce. The school are onboard with its expansion. Application for grant funding to be made to the WPA to cover the costs of the expansion.

#### **d) Community Transport update**

Clerk confirmed that a response had been received from John Perrett at SCC confirming that the remaining S106 funds cannot be used for a Community Transport Scheme.

It was agreed that a separate agenda item would be added to a future PC agenda to discuss how to take a community transport scheme forward. Assistant Clerk Community to get in contact with someone who volunteers for a scheme in Crowcombe to come to the meeting to provide an overview.

#### **e) Christmas Trees**

It was agreed to purchase 10ft Christmas Trees for The Street and the Community Fridge Area at the BACH.

It was agreed that a permanent tree should be planted at the Community Square – at least 12ft tall if possible. Cllr Gage to source the Christmas Trees.

Clerk outlined a request received from West Monkton Church for a Councillor to attend the Christmas Carol Service on 18<sup>th</sup> December at 6pm to do a reading. Cllr Besley confirmed that he was happy to attend and do a reading.

#### **319/22 Consultations**

Devon and Somerset Fire and Rescue Community Risk Management Plan Consultation

<https://online1.snapsurveys.com/interview/769bb7ae-a2f9-44ef-a38a-39451587d1f4> (Deadline 30th November 2022)

Clerk to respond to the consultation on behalf of the Parish Council.

#### **320/22 Other matters for report only – items for discussion - no decision**

##### **a) Items for next meeting agenda - by Monday 5th December 2022.**

Noted

Cllr Besley reported that water has been flowing down Blundells Lane during the recent heavy rainfall and that the grips need clearing.

Cllr Tully reported that water is flowing out of the back entrance to Farrier Green Park onto the pavement. Clerk to follow up progress with installing a slope and improved drainage at this location with SWT.

Cllr Gage reported that the drain next to the telephone box in The Street is blocked. Clerk to ask the Lengthsman to clear the drain. Cllr Tully raised his frustration that road works are taking place on the A38 at Bathpool now rather than during the year long road closure.

Cllr Hall reported that a new quote for replacing the remainder of the MH1 trees had been obtained. Clerk confirmed that the quote would be included in the December Finance Report.

Cllr Hope reported the trees on the edge of Bawler Road and suggested that a meeting is scheduled to take place with Blenheims about their replacement. Clerk to arrange.

Cllr Gage raised the Exmoor National Park and its financial position and expressed concern that Exmoor National Park land will be sold off. It was confirmed that the land will still be designated as park land and have the same stipulations.

Cllr Hope raised the marketing of Glebe Farm and asked if anyone had any knowledge as to whether the plans to develop had now been abandoned. Councillors did not. Cllr Besley to circulate a copy of the correspondence between the Planning Officer and Rural Solutions outlining the reasons why the planning application for Glebe Farm would have been refused if it weren't withdrawn.

#### **321/22 Dates of forthcoming meetings:**

Parish Council:

Second Tuesday in the month (Business focused meeting)

Page 5 of 6

2023: 10th Jan, 14th Feb, 14th Mar, 11th Apr, 9th May, 13th Jun, 11th Jul, 8th Aug, 12th Sep, 10th Oct, 14th Nov, 12th Dec

Fourth Tuesday in the month (Community / project focused meeting)

2023: 24th Jan, 28th Feb, 18th Apr, 23rd May, 27th Jun, 25th Jul, 26th Sep, 24th Oct, 28th Nov.

Audit Working Party: 21st October 2022 at 9.30am (Virtual)

Annual Parish Meeting: 28<sup>th</sup> March 2023 at 7pm

BACH committee 19th January 2023 at 7pm

Budget and Precept 6th December 2022 at 12.30pm

Meeting finished at 9pm



Signed Chairman:

Date: 13<sup>th</sup> December 2022