



West Monkton Parish Council

## ADOPTED

Minutes of the meeting of the Parish Council held on Tuesday 24<sup>th</sup> May 2022 at 7.00pm.

**Present:** Cllrs Ellis, Elliston, Gage, Hall, Haskins, Hope and Cavill (from 7.30pm).

**In attendance:** Mrs A Shepherd, Clerk, Mrs T Cavill, Assistant Clerk, Mrs K Welsh Assistant Clerk Community, and 1 member of the public.

### **149/22 To receive any apologies (with reasons), introductions with responsibilities**

Apologies were received from Cllrs Besley and Tully.

### **150/22 To note**

a) Declarations of Interest: None

b) Dispensation Requests: None

c) Amendments to the Register of Disclosable Pecuniary Interest: none had been notified to the Clerk.

### **151/22 To adopt the minutes of the Annual Parish Council meeting on 10<sup>th</sup> May 2022**

The minutes from the meeting of the Parish Council on 10<sup>th</sup> May 2022, having been previously circulated, were taken as read. Subject to one identified amendment, it was resolved to adopt the minutes of the Parish Council meeting on 10<sup>th</sup> May, proposed by Cllr Hall, seconded by Cllr Elliston and agreed by show of hands.

### **Public Question Time**

Cllr Gage raised the grass cutting in Mead Way and requested clarity about the number of cuts that SWT are contracted to deliver. Assistant Clerk confirmed that 9 cuts in total are included in the contract and they take place three weekly. Assistant Clerk confirmed that SWT have a 'no mow May' policy. Cllr Gage suggested that the Parish Council could provide additional cuts using its mower.

Cllr Hope raised the significant clearance of the area in Langaller along the ditch. It was noted that the landowner is currently doing a severe tidy up of the area. It was also noted that surveying is taking place in the area.

Cllr Gage reported that no gully sucking has taken place yet in the Parish.

Clerk to enquire with SCC about using the PC Mower to cut the verges.

Clerk to follow up with SCC Highways.

### **152/22 Planning**

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

48/21/0073 Application for outline planning with all matters reserved, except for access, for the demolition of employment buildings and erection of 28 No. dwellings with associated parking, cycle storage, refuse storage and private/communal amenity space at AMP Access, 156 Bridgwater Road, Monkton Heathfield (resubmission of 48/21/0033)

The Parish Council objects to this application because the TPO should not be lifted on the tree shown as Oak tree T36 on the plans submitted and the tree should remain. The Parish Council does not support the rationale

put forward in the Arboricultural Report. The two no dig zones to protect trees on the boundary leave no room for error and should be re-evaluated.

As previously stated, access to the site from Pippin Road is recommended and stronger efforts to achieve such access should be pursued by the applicant.

All the previous comments from West Monkton Parish Council as tabled on the SWT website dated 13 Jan 2022 remain pertinent.

48/22/0023 Demolition of stable building and erection of 1 No. dwelling with associated works at Sidbrook Coach House, Sidbrook, West Monkton

Noted that the application 48/18/0055 has been granted and is still valid for four dwellings. The subsequent application 48/20/0008 for four more innovative and modern dwellings is still extant and a decision has yet to be made. But four dwellings of one sort or another have permission to be built.

The Stables lie adjacent to the red line of application 48/20/0008.

Proximity to Hestercombe SAC – quote from Planning Statement:

‘Due to the fact the site is partly already developed and has otherwise been subject to high maintenance as garden and semi intensive pasture it is considered to be of low ecological value. It is also considered that the stable building is a type of construction that means it is unlikely to provide any protected species habitat. It is noted that this application site lies in fairly close proximity of the Hestercombe House SAC, with its colony of Lesser Horseshoe bats. On this basis, a test of the likely significant effect will need to be undertaken by the Council. Based on conclusions drawn in respect of the site to the south it anticipated that there will be no significant impact on the European Site provided planting and lighting is controlled by condition’.

NP policies

R1 Dark skies, external lighting needs to be LED and downlit;

R3 Flood alleviation: could suggest water butts or other rainwater capture from flat roof but sedum roof may have drainage built in to avoid plants getting waterlogged?

H2 materials – climate emergency check list indicates compliance;

H5 buildings: is orientation OK? See N sign on ground floor plan; sedum roof

R6 Trees and hedgerows, meadow planting for phosphate mitigation will allow biodiversity net gain. Bee bricks and swallow terrace included in structure – suggest bat and bird boxes?

PC Comment: West Monkton Parish Council does not support this application following a vote in which 2 supported, 3 could not support and one abstention. A comment was made that the application lies outside the village envelope, and as West Monkton has taken more than its share of development over the years no more houses should be allowed. It was observed that the proximity of a pond within 40 metres of the site with the potential for great crested newt had not been included in the application.

48/22/0026 Erection of a single storey extension to the side and erection of extension to garage (including raising of roof to construct first floor) with conversion of first floor into ancillary accommodation at 17 Hardys Road, Bathpool (resubmission of 48/21/0059).

Permission granted to 48/21/0059 conditional on the building being built in accordance with the drawings and conditional upon installation of bird/bat boxes.

Extension has now been increased to accommodate a double garage, with appropriate amendments to the three drawings listed.

PC Comment: Parish Council supports this application

48/22/0013 Change of use from Patio slab manufacture to car sales (sui generis) with erection of a workshop building with ancillary works including hardstanding and fencing for Alan Motor Trade, Riverside, Bridgwater Road, Bathpool (resubmission of 48/20/0056) (retention of works already undertaken).

Parish Council commented on the previous application 48/20/0056 before the application was withdrawn.

Disappointing that the PC comments were not on the website at the point it was withdrawn. It was withdrawn when it was discovered that a change of use application was also required.

PC Comment: The Parish Council supports this application for change of use, but wishes very strongly to note that comment made on the application 48/20/0056 remain relevant to the use of this site for car sales and

erection of a workshop. For ease of reference those comments are included in this response. The comments made on 48/20/0056 are in blue italic, and the comments on 48/22/0013 are in red not italic. Comments from 2020 follow in blue italic with comments on current application in red:

*48/20/0056 Erection of a workshop for Bathpool Car Sales, Riverside, Area E, Bridgwater Road, Bathpool*

*Current use is for car sales and car hand-washing. The proposal is to demolish the existing buildings and erect a metal clad building in the area closer to the main road, currently without any building on it and used for car washing.*

*Parish Council comments: West Monkton Parish Council objects to the grant of this application on the grounds that insufficient information has been provided and responses on the application form are incorrect (see acreage of site and numbers of employees).*

**Amended response is included in the current application 48/22/0013**

*The Parish Council notes that neither the application form nor any submitted report indicates how oil and other aspects of car workshop activities will be dealt with – no detail of oil waste storage/disposal or other waste storage/disposal. The surface of the site, known by the Parish Council looks to be largely porous, which raises questions about land contamination both in its current function and for the future proposed use of the site.*

**No comment has been provided regarding disposal of oil or other materials associated with motor vehicles and given the proximity to the R Tone, these details should be specified. Drainage from the site either currently or in the future is not explained, drainage into existing drainage systems raises the question of contamination and the potential for pollution owing to the proximity of the flood relief channel for the River Tone raises environmental concerns.**

**A flood risk assessment has been submitted and concludes there will be no increase to the risk of flooding by the proposed application.**

*The dimensions of the proposed building are provided but no details of staff facilities have been included. Should the building be erected it is recommended that the building is insulated, and solar panels are installed on the roof to ensure well-being and adequate working conditions for the staff.*

**No change to workshop or its location, but toilet is shown in corner of the building. Climate Emergency checklist states that shed will be unheated. Roof should be of sufficient strength to allow installation of solar panels in the future (emerging NP policy R6)**

*With reference to West Monkton and Cheddon Fitzpaine Neighbourhood Plan (NP) Policies:*

*NP policy R3 Flood attenuation; no details of rainwater capture from the roof are provided. RWDP on plan indicates no rainwater capture from roof but going direct into drains, which is disappointing.*

**Water attenuation is significant as the site lies adjacent to the R Tone flood relief channel. No information offered in this application – reassurance required that the change of use application will not affect current flood relief measures at Bathpool.**

*With reference to NP Policy R1 Dark Skies, no information about internal lighting of the proposed building nor information about how the outside yard will be lit have been provided. In accordance with NP Policy R1 it is required that all lighting is LED (warm white) and down lit, so that bats in the area are not negatively impacted by the proposals.*

**No details offered – provision needs to be made.**

*No details are offered about demolition of the existing building which involves concrete, metal and various other materials. The potential for environmental contamination is clear and the Parish Council suggests the process should be monitored.*

**No information offered: since this application is for retention of works already undertaken, but has the existing building (shown on the block plan) been demolished and were the materials re-used in an environmentally sensitive way?. Existing elevations do not show any building behind boundary fences but that may be owing to height of buildings.**

*No information has been provided if any trees are to be removed when the new building is erected, trees in the location have an important screening role and potential foraging for bats and birds nesting sites. It is recommended that no trees are removed during the delivery of this application.*

**No landscaping information offered.**

48/22/0028 Erection of a single storey extension to the rear of 35 Hob Close, Monkton Heathfield  
PC comment: The Parish Council supports this application.

48/22/0025 Erection of trellis panels to the top of the garden boundary wall at 8 Mead Way, Monkton Heathfield  
PC Comment: The Parish Council supports this application

48/22/0032 Conversion of loft into ancillary accommodation at Farthings, 5 Brittons Ash, Hyde Lane, Bathpool  
PC Comment: The Parish Council supports this application, but owing to the proximity of the Primary School Playing Field to the rear of the property it is recommended that the rear windows of the loft accommodation overlooking the playing field should be of obscured glass.

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

Noted.

**153/22 MH Developments**

**a) MH2 update: Feedback from meeting with Developers on 24<sup>th</sup> May**

Cllr Haskins confirmed that the meeting with Persimmon and Redrow and SWT was a good meeting and that all of the comments that the PC submitted in relation to the MH2 planning application were discussed. Although Persimmon / Redrow were not prepared to make any commitments they took interest in the views of the Parish Council. The Clerk will now update the spreadsheet to record the discussion and agreed actions and circulate it to Councillors, Persimmon / Redrow, the SWT Planning Officer and CSM PC. During the meeting it was confirmed that the MH2 development is a 50/50 development and it was indicated during the meeting that it would be at least 18 months before construction commences.

**b) MH1 update: Feedback from meeting with Persimmon Homes on 17<sup>th</sup> May**

A summary of the items discussed during the meeting with Persimmon Homes on 17<sup>th</sup> May was provided, including:

Grass cutting – Persimmon have commissioned grass cutting which is now underway.

Ragwort – Persimmon have agreed a management plan with Natural England

Football goals in MH1 – Persimmon are agreeable.

Travellers – served notice last week and vacated. Redrow are now working to remove the rubbish left and install a knee high fence to prevent their return.

ERR Phase 1 remedials – completed and Persimmon are now liaising with SCC Highways about adoption.

The bus shelter on the Monkton Heathfield Road is being installed imminently and the old bus shelter will be removed.

Attenuation Pond at the Canal Roundabout – has been inspected by Wessex Water and needs to be increased in depth. Persimmon are liaising with Cllr Hall regarding use of the soil being removed from the pond and its possible use on the sports pitch land.

**c) Sports Pitches Update**

Cllr Hall and Gage have been liaising about the possible repositioning of the clubhouse and drainage connection. Cllr Gage confirmed that he has been provided with a rough estimate for the BMX track of £36k. Item to be added to the agenda for the next meeting to discuss further.

**d) Hartnells Farm Development Update**

Clerk reported that Persimmon had confirmed that phase 2 of the development is nearing completion. The application in respect of phase 3 is expected to be submitted in the next couple of months. Persimmon are hoping to install the play parks before leaving site at the end of phase 2.

Persimmon have also confirmed that they do not own the strip of land between the development and Mead Way, preventing a point of access being provided.

### **154/22 Neighbourhood Plan Update**

Assistant Clerk confirmed that she has received an email from Ann Rhodes at SWT confirming that the Examiner is making good progress. The Examiner had a question regarding the SEA which Ann Rhodes has answered. A copy of the response is available on the SWT website.

It was noted that Persimmon / Redrow are aware of the reviewed Neighbourhood Plan and referred to it as an emerging plan and a material consideration in relation to the MH2 planning application.

### **155/22 Community Development Projects**

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

#### **Footpaths / Renewing gates, stiles and ROW Fingerposts: Update**

Cllr Gage confirmed that the Parish Lengthsman is going to install two new gates at Hyde Farm and Hill Farm. Two gates remain available and will be stored at Hill Farm pending locations being identified for their installation. A request has been received to install one of them at the rear of the Old Churchyard as the existing gate is in a poor state of repair. It was agreed that a gate would be installed at this location.

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

Clerk summarised the results from the SID following its operation at Greenway. It was noted that the data confirmed an average speed below 30mph but also provided evidence of speeds above 30mph. The data also confirms the number of vehicle movements in both directions.

The data from the SID will be shared with SCC.

Clerk is working with the Lengthsman to install the SID at the next location in Goosenford.

Cllr Haskins confirmed that police speed enforcement is now taking place at the bottom of Yallands Hill.

The 20mph speed limit on the Monkton Heathfield Road was discussed and the planned traffic calming measures. Persimmon are now developing technical drawings for approval by SCC which will be shared with the Parish Council.

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

Clerk confirmed that there was no update but that Persimmon are chasing Redrow to provide a response.

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

Assistant Clerk outlined a new quote provided by the Cricket Club for birdmouth fencing. Subject to confirmation that the posts would be sufficiently dug into the ground the quote was approved. Proposed by Cllr Elliston, seconded by Cllr Hope and all agreed by show of hands. Assistant Clerk confirmed that the CIL receipts would be used to fund the fencing.

#### **BACH Extension: Update.**

Cllr Gage confirmed that there was no update. Clerk to contact the School and request confirmation of when the next Diocese Boarding meeting is.

Cllr Haskins confirmed that he is in correspondence with Brookbridge Timber about providing a quotation for the extension.

#### **Pavement between the Canal Bridge and the New Mill Inn**

Cllr Haskins provided an update. A site meeting has taken place with SWT who confirmed that they own all the land behind the pavement and they have made a commitment to cut the hedge and clear the undergrowth. The pavement is only 750mm wide. Once the hedge is removed, it will be possible to widen the pavement between the existing pavement and the hedge. Clerk to explore increasing the width with SCC Highways and make contact with RW Gale about providing a quote for the work and make contact with Western Power about the possibility of moving the lighting columns.

#### **West Monkton Village Hall**

Assistant Clerk summarised quotes provided by West Monkton Village Hall to add insulation to the roof. An engineer has advised the Village Hall that strengthening works to the roof need to take place before insulation can be added.

West Monkton Village Hall had requested funding for both the roof strengthening work and the insulation work. A discussion took place about the CIL regulations and whether CIL funding can be used for the roof strengthening work. It was agreed that the Assistant Clerk would respond to the request for funding to confirm that although the PC is supportive of funding the insulation work as it fits with both the CIL regulations and the Parish Councils Climate Change Declaration, that CIL funding couldn't be used for strengthening the roof and suggest that the Village Hall applies for other grant funding that may be available for that element. Assistant Clerk confirmed that members of the Village Hall Management Committee will be attending the June meeting to discuss the application for funding.

## **156/22 Environmental**

### **a) Climate Initiative Programme update**

Assistant Clerk confirmed that the Climate Initiative Programme is being delivered as per the agreed plan. The water butt initiative is currently taking place which is popular.

## **157/22 Community**

### **a) Update**

Cllr Elliston reported the following issues in the community:

Aginhills Play Park – wooden columns have been vandalized / are rotten. It was noted that a Management Company is responsible for maintaining the playpark and the contact details for them are available on the noticeboard in the playpark.

Dog Poo – an issue, particularly around Hob Close. It was noted that a dual purpose bin should be added once the area has been adopted.

Microgrid – a member of the public has requested that the Parish Council promotes microgrids where energy generated from solar panels is shared locally so that households are less dependent on the National Grid. Cllr Elliston to ask the member of the public to develop a proposal that the Parish Council can consider supporting and suggested that the Parish Council could support the proposal by providing grants for homeowners to purchase the required equipment.

### **b) Community Fridge update**

Assistant Clerk Community provided an update on the Community Fridge. Eight volunteers are now supporting the project. A checklist of requirements is currently being worked through. The volunteers have developed a leaflet about the fridge which will be called 'Our Community Fridge – Monkton Heathfield'. Assistant Clerk Community confirmed that she had attended a Food Resilience Networking meeting today and will be meeting with the Co-op again tomorrow to agree a launch date. SWT have also been in contact offering staff members to support the project as their staff volunteering days. These volunteers could help with preparing and launching the community fridge. A write up on the fridge has been developed and shared with the Diocese, Persimmon and others. Any money raised from the Jubilee will be put towards the remaining costs involved with setting up the Community Fridge.

### **c) Queen's Platinum Jubilee Update**

Assistant Clerk Community provided an update on the plans for the Jubilee events and confirmed that everything is on track. Suggested roles for volunteers, Councillors and the Clerks were shared at the meeting.

Arrangements have been made for someone to stay on site on the Thursday and Friday evening overnight for security. Arrangement for fuel and how to fill the Beacon Brazier were discussed.

## **158/22 Parish Council administration**

### **a) Resignation of Assistant Clerk**

Cllr Haskins confirmed that the Assistant Clerk has tendered her resignation and will be leaving the Parish Council at the end of July.

The Clerk and Assistant Clerk Community have discussed the impact of the Assistant Clerks departure and the Assistant Clerk Community has agreed to increase the hours she works for the Parish Council and take some of the Clerks responsibilities to enable the Clerk to have capacity to take on the Assistant Clerks responsibilities.

**b) Consider quote to obtain Scribe financial software**

Clerk confirmed that she had attended a demo of Scribe which is a financial software designed specifically for Parish and Town Councils. Clerk described the capabilities of Scribe and how it is likely to save time through out the year in developing the Parish Councils financial records and also at the end of year during the Annual Audit. Clerk summarised the quote provided by Scribe which includes an initial set up cost. It was proposed by Cllr Hall, seconded by Cllr Elliston and agreed with all in favour to accept the quote.

**159/22 Other matters for report only – items for discussion - no decision**

**a) Items for next meeting agenda – by Monday 6<sup>th</sup> June 2022 or Monday 20<sup>th</sup> June 2022**

Noted.

Assistant Clerk summarised correspondence that she had received from Kevin Chedzoy in relation to producing the Platinum Walk signs. It was agreed to keep the agreed design and look for alternative sign makers to produce it.

**Confidential Session**

*(Due to confidential negotiations with the Developer).*

**160/22 MH1 Tree planting, Play Park remedials, POS adoption and Sports Pitches update**

Cllr Hall confirmed that a meeting has taken place with Wee Trees to discuss the tree planting required on the ERR. Wee Trees will provide a quote for planting in the next planting season.

Assistant Clerk Community confirmed that a donation of £800 has been provided by Howdens for planting trees in the Somerset Wood.

Cllr Elliston suggested that the Parish Council should recognise that as a result of it taking over the public open spaces residents will be in receipt of a bill for the annual fee during a cost of living crisis. It was noted that appropriate communication with residents was needed during the period of the Parish Council taking over the public open spaces to ensure that an understanding of the reasons and benefits of the Parish Council taking this action is developed with residents.

*(Due to confidential negotiations regarding the lease)*

**161/22 Country Park: Update**

Clerk confirmed that there was no update and a response to the email to Sally Stark about the CP lease was awaited.

**162/22 Dates of forthcoming meetings:**

Parish Council:

Second Tuesday in the month (Business focused meeting)

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

Extraordinary Parish Council Meeting to consider Glebe Farm planning application: 19<sup>th</sup> Apr at 7pm

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

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

Audit Working Party: 22<sup>nd</sup> July 2022 at 9.00am (Virtual)

Annual Parish Meeting: March 2023 TBC

BACH committee: 7<sup>th</sup> June 2022 at 7pm

Budget and Precept Working Party TBC November 2022 at 7pm

Meeting finished at 10.20pm



Signed Chairman:

Date: 14<sup>th</sup> June 2022

Adopted - Redacted