



West Monkton Parish Council

ADOPTED

Minutes of the meeting of the Parish Council held on Tuesday 25th July 2023 at 7.00pm.

Present: Cllrs Besley, Cavill, Ellis, Elliston (from 7.08pm), Hall, Haskins and Hope.

In attendance: Mrs A Shepherd, Clerk, Mrs K Welsh, Assistant Clerk Community and 2 members of the public.

78/23 To receive any apologies (with reasons), introductions with responsibilities

Apologies were received from Cllrs Gage and Tully.

79/23 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.

80/23 To adopt the minutes of the Parish Council meeting on 11th July 2023

The minutes from the Meeting of the Parish Council on 11th July 2023, having been previously circulated, were taken as read. It was resolved to adopt the minutes of the Parish Council meeting on 11th July, proposed by Cllr Hope, seconded by Cllr Besley and agreed by show of hands.

Public Question Time

There were no questions from members of the public present at the meeting.

Cllr Hall reported that he had met with the local parent about relocating the football goals by Central Park to the recessed attenuation pond who is happy with the suggestion. When the open spaces are adopted, permanent posts can be considered, rolling the ground to be considered too.

Cllr Hall raised the issue of footballs from the MUGA in Hob Close hitting neighbouring homes and cars. Clerk confirmed a response is awaited from the Planning Officer with regards to whether the MUGA has been constructed in accordance with the approved plans. If it has, the PC can consider adding netting and low-level shrubs around the park. If it hasn't Persimmon will be obliged to make any required changes prior to handover of the open spaces.

Broken slats on benches in MH1 were raised. Persimmon are aware of the need to replace the slats. Replacement needed on five benches across MH1.

Cllr Ellis reported door to door selling of items along Greenway.

Clerk to follow up with Planning Officer at Somerset Council.

Clerk to report to PCSO.

81/23 Planning

a) To consider any planning applications (listed on Somerset Council website)

No applications to consider.

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

Noted

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82/23 MH Developments

a) MH2 Update; Feedback from MH2 Meeting with Somerset Council / Developer on 21st July.

Clerk confirmed that the meeting scheduled to take place on 21st July with Somerset Council and the Developer was cancelled. A joint meeting with Creech St Michael PC to discuss MH2 has been arranged for 7th August at 7pm at CSM Village Hall. Items to be included on the agenda were discussed and agreed.

Cllr Cavill raised the area within MH2 set aside for wetlands and tree planting which provides phosphate mitigation for the development. A new test case for a sewerage treatment plug in that removes 90%+ of phosphates as been successful. If the Developers chose to use this for MH2 it could reduce the area of land needed for phosphate mitigation substantially which could bring more housing. PCs need to keep an eye on this element as detailed applications are submitted for phases.

Clerk confirmed that the next MH2 Teams meeting with Somerset Council and the Developer is scheduled for 18th August at 9am. Vectos, the Developers Highway Consultants will be present at the meeting.

b) MH1 Update; POS / Sports Pitch transfer update and feedback from meetings.

Clerk confirmed that the Section 106 Deed of Variation in respect of the Sports Pitches was completed on 18th August.

A formal offer of transfer of the sports pitches has been received. Cllr Haskins to sign acceptance of the formal offer on behalf of the Parish Council, proposed by Cllr Hall, seconded by Cllr Cavill and agreed with all in favour.

Clerk to return the acceptance to the solicitor. Completion of transfer of the land is imminent.

Cllr Hall suggested arranging a meeting on site as soon as possible to review the fencing on the boundaries to ensure that it is secure. Cllr Hall to arrange a site meeting with Cllrs Cavill, Haskins, Hall, Besley and Gage. Cllr Hall confirmed that a meeting with Persimmon on site will also be arranged to review the security of their boundary.

Cllr Hall also suggested reviewing the BMX track element of the proposal to ensure that it is the best solution and suggested that a skate park could be considered to cater for more users.

Clerk provided an update in relation to the MH1 POS. A further S106 Deed of Variation needs to be agreed in respect of this element. In order for Councillors to be Directors on the Management Company the Articles of Association for the Management Company need to be amended. In order for that to happen 75% of the members of the Management Company (all unit holders in MH1) need to agree to the change. A public meeting has been arranged for 18th September from 3pm until 7pm to provide home owners with information about the proposal and to answer any questions. A draft invitation letter has been worded and sent to Persimmon for comment. The invitation letter will contain information about the proposal and the public meeting and include details of an online portal to vote.

Clerk confirmed that clarity was needed on the number of directors that would be councillors for inclusion in the Articles of Association and whether PC Directors should represent the majority. A discussion took place and it was agreed that the PC did not want its directors to be the majority and in control of the Management Company. It was agreed that there would be a minimum of two Parish Council Directors of a maximum of seven Directors in total.

Clerk confirmed that the Solicitor had requested confirmation of the Councillors that would be Directors. It was noted that not all Councillors were present at the meeting and it was agreed that the Clerk would send an email around requesting volunteers to take up the two Director positions. The decision on those that would be Directors delegated to the Cllr Haskins and the Clerk.

Clerk to request a copy of the current maintenance schedule for MH1 from Persimmon.

Cllr Haskins raised concern that Wellington and Bridgwater have recently obtained approval for business parks and factories and that Taunton appears to be missing out. Cllr Haskins asked if any pressure can be put on Developers to release the land along the ERR to enable it to be put to employment use as intended.

c) Hartnells Farm Development Update

Cllr Haskins confirmed that an update on the delivery of the play park, replacing dead trees and grass cutting was raised with Persimmon during a recent virtual meeting. A response in respect of these issues is expected from Persimmon.

d) Garden Town Delivery Board Meeting 14th July: Feedback

Cllr Haskins provided feedback on the Garden Town Delivery Board meeting on 14th July. Persimmon and Redrow provided presentation on MH2 at the meeting and the Board provided some feedback. The Board requested further presentations on MH2 to ensure the Garden Town Principles are delivered.

The name of the Board has been amended to 'Garden Town Advisory Board'.

Next meeting Friday 29th September from 11am until 1pm.

83/23 Highways Update

a) SID results from Greenway

The results from the SID placement at Greenway were shared, discussed and noted. Clerk to share results with Avon and Somerset Police to inform their enforcement schedule.

SID to be placed on the ERR next, it was noted that locating the SID on the ERR during the school holiday when M5 closures are common would provide useful traffic volume data.

Clerk to request a further meeting with Andy Coupe at Somerset Council regarding traffic flows.

Cllr Cavill reported that an independent safety audit has take place of the Monkton Heathfield / WRR junction. It has identified a safety issue with the cycle path exiting on to Yallands Hill and has stated that it should be closed. Cllr Cavill confirmed that he is following this up.

b) Village Sign Review update

Clerk shared a plan of suggested additional signage and amendments to existing signage in and around the parish.

Cllr Hope suggested that a new sign is added on Bridgwater Road, prior to Bawler Road stating 'bus gate ahead / no through road'. Clerk to add proposal to the plan.

Clerk to circulate the plan and supporting document to Councillors for consideration prior to the next PC meeting.

Cllr Haskins reported that he had reviewed the areas for grass cutting in and around the village and produced a list of areas that need cutting but some of the areas were cut the next day. Clerk to make enquiries about the areas that they cut and the frequency of cuts. Cllr Haskins confirmed that he could review that areas again in 3-4 weeks' time.

84/23 Community

a) Update;

Assistant Clerk Community reported that:

- Community Café – consulted with young people at the café to see what they would like from a youth club – overwhelming majority want sports. It was suggested that this element could be incorporated into the Scout Hut in MH2.
- Repair café getting more items into repair. Knit group looking into being established.
- Loss and Bereavement Group to start up once a month from 2nd August – in the committee room during community café.

b) Community Events update

Assistant Clerk Community reported that:

- Community Events – Dog show – 3rd September - Need to coordinate grass cutting. Discuss at the next PC meeting.
- Next year event dates: 30/3/24 – Easter Egg Hunt, D DAY Beacon Lighting – 6/6/24, Jo Comer and Adrian Priorsanky expressed interest in Country Park being used. Looking at signage on WW2 for Country Park. Meeting with Somerset Heritage planned regarding the signage. Party in the Park 8/6/24, Dog Show – TBC September 2024
- Harvest Supper – September 2024 – discuss with Church / support and date to be confirmed.

Cllr Haskins reported that he had received an email from a member of the public who is arranging an event in the village requesting that they borrow the skittle alley. Councillors agreed to the request. Cllr Haskins to make arrangements.

Cllr Haskins reported that he had authorised the purchase of a gift voucher and card for the volunteer Quizmaster. Assistant Clerk Community has purchased a £25.00 voucher and card.

c) Community Fridge update

Assistant Clerk Community reported that:

- Community Fridge needs new flooring, have been in contact with Bathpool Flooring about renewing this. They've been and are going to put a temporary fix in place.
- Applied for a number of funders to expand fridge. Been knocked back by Somerset Community Foundation. We will be receiving some funding in October from Coop.

d) Community Garden update

Assistant Clerk Community reported that:

- £2,500 SALC Wellbeing Grant applied for. Awaiting confirmation at the end of month of funding. Ann Diment from SALC visited the Community Café and Garden. The funding will be used for tools for children and adults, storage for tools, working with the school around family learning, benches for garden and 'A Boards' – with wellbeing message or challenge of the week.
- Brambles / shrub removal – 6th August.

85/23 To consider Award nominations

a) NALC Star Awards

https://www.nalc.gov.uk/starcouncilawards?mc_cid=0a857b931f&mc_eid=a572fab34d

Clerk and Assistant Clerk Community suggested that the Parish Council could be nominated for the Council of the Year. The criteria for the nomination were confirmed.

It was agreed that the Clerk and Assistant Clerk Community would complete and submit a nomination for the Parish Council for the Council of the Year category.

86/23 Other matters for report only – items for discussion - no decision

a) Items for next meeting agenda – by Monday 31st July or Monday 4th September 2023

Cllr Ellis requested an update in relation to the installation of the bench near the Spital Almshouses. Cllr Haskins confirmed that he was liaising with the Lengthsman and would ensure that it is installed prior to 16th August.

Cllr Besley requested permission to share the MH2 proposed road design with COWMS. Councillors confirmed that they were content for the proposed road design to be shared.

Cllr Hope raised the canal car park near Swingbridge. The car park is always busy and asked if enquiries could be made regarding it being expanded. Clerk to enquire with the Canal and River Trust.

Cllr Elliston gave his apologies for the next Parish Council meeting.

b) Dates to note over the next 14 days

Clerk confirmed that the following meetings are scheduled over the coming weeks:

1st August – Agenda run through meeting (Cllrs Haskins and Hall)

7th August – MH2 Meeting with CSM PC at CSM

8th August – PC meeting (only meeting in August)

11th August – MH1 meeting

14th August – Country Park meeting, pre meeting 2pm on 11th August (send invite round)xx.

18th August – MH2 Teams Meeting

87/23 Dates of forthcoming meetings:

Parish Council:

Second Tuesday in the month (Business focused meeting)

2023: 8th Aug, 12th Sep, 10th Oct, 14th Nov, 12th Dec

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

2023: 26th Sep, 24th Oct, 28th Nov.

Audit Working Party: 27th October at 9.30am

Annual Parish Meeting: TBC March 2024

BACH committee 19th September 2023 at 7pm

Budget and Precept TBC November 2023

Meeting finished at 8.50pm



Signed Chairman:

Date: 8th August 2023