



West Monkton Parish Council

ADOPTED

Minutes of the meeting of the Parish Council held on Tuesday 27th June 2023 at 7.00pm.

Present: Cllrs Besley, Cavill, Ellis, Elliston (from 7.15pm), Gage, Hall, Haskins, Hope and Tully.

In attendance: Mrs A Shepherd, Clerk, Mr K Perry, Bathpool Flood Warden and 1 member of the public.

53/23 To receive any apologies (with reasons), introductions with responsibilities

Apologies were received from Mrs K Welsh, Assistant Clerk Community.

54/23 To note

a) Declarations of Interest: No change. Cllr Cavill confirmed that he would not take part in the discussion of any planning applications to avoid fettering his discretion as a member of the Somerset Council Planning Committee. Cllr Besley declared a personal interest in respect of planning application number 38/19/0129.

b) Dispensation Requests: None

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

55/23 To adopt the minutes of the Parish Council meeting on 13th June 2023

The minutes from the Meeting of the Parish Council on 13th June 2023, having been previously circulated, were taken as read. It was resolved to adopt the minutes of the Parish Council meeting on 13th June, proposed by Cllr Hall, seconded by Cllr Cavill and agreed by show of hands.

56/23 Chairman's Parish Asset Report

Cllr Haskins reported on the following:

- Broken bird mouth fencing across MH1 – widespread issue. Locations need to be identified and brackets could be adjusted to fix the issue.
- Verge cutting on lanes including around Blundells, Dosters, Yallands Hill, Mead Way. Cllr Besley confirmed that Mowgate are cutting the Country Park tomorrow. It was agreed that they would be asked to cut the hedge at Greenway too.
- Drainage works at Cherry Grove / Gotton – water now drains onto the road.
- Vegetation around road signs – Lengthsman has been asked to cut around any obscured road signs.
- Vehicles parking around SID in Greenway. Clerk to write to residents of property requesting that they do not obstruct the SID.
- Grass cutting – plans to be annotated, areas at risk from Traveller occupation to be identified at the same time.
- Bollard improvements made at Country Park following travellers trying to gain access at the weekend. Consider placement of large stones at the next Country Park meeting. Cllr Cavill suggested the erection of some signage at the entrance to the Country Park – matter to be discussed at next Country Park meeting.

Public Question Time

A member of the public requested some additional bin lids and fixings to add to the remainder of the open topped bins.

Clerk to order bin lids and fixings.

A member of the public raised the overgrown right of way near Glebelands.

Clerk to ask Lengthsman to cut the overgrown path.

A member of the public asked if the Parish Council is putting pressure on Persimmon to carry out a second cut of the grass in MH1. It was confirmed that regular cutting is now expected to take place.

Clerk raised concerns expressed by a member of the public about parked cars impacting on visibility for cars and pedestrian at the entrance to Farriers Green at school drop off and pick up.

Clerk reported that the bus shelter on Milton Hill near to the entrance of Farriers Green has been damaged and also that Persimmon have indicated that there is a requirement to move the bus shelter to the back of the path.

Clerk reported that a site meeting has been arranged for 6th July at 3.30pm at Acacia Gardens to discuss the issues with the double yellow lines.

Cllr Hope raised the piece of land along Bridgwater Road near Canal View and asked who owns it / is responsible for maintaining it. It was confirmed that the land is owned by Coker Engineering.

Cllr Ellis requested an update on the Spital Bench. Clerk confirmed that it is being delivered this week.

Cllr Haskins reported that the materials to make the improvements to the Spital Allotment taps required by Wessex Water have been purchased and the work will be carried out shortly.

Cllr Gage reported more fly tipping on the A38 in the westbound layby.

Cllr Gage reported that there are a number of pot holes on Noah's Hill and Red Hill.

Cllr Gage reported that the right of way at the back of Noah's Hill is closed for safety reasons due to a leaning wall.

Cllr Elliston raised that Central Government have a new policy whereby households would not be charged to take any items to the recycling centre and highlighted that the policy has not been adopted locally.

Clerk to raise the issues with Traffic Management at Somerset Council.

Clerk to contact Persimmon and negotiate the possible replacement of the bus shelter.

Clerk to contact Coker Engineering and request that they maintain / cut the site.

Clerk to liaise with the Lengthsman about installation of the bench.

Clerk to report fly tipping to Somerset Council.

Clerk to report potholes to Somerset Council

Clerk to make contact with the ROW Officer at Somerset Council to find out when remedial works are planned.

Cllr Cavill to raise with Somerset Council.

57/23 Planning

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

38/19/0129: Phased development capable of being severed of 292 no. dwellings with associated access, infrastructure, open space (formal and informal), landscaping and related works on land off Lyngford Lane, Taunton

The Parish Council objects to the granting of permission for the following reasons:

- The Planning Statement states that the vehicular link road between Nerrols and Lyngford will not be delivered; that there is no highways justification for providing the link, no funding for it and that the link is not required in traffic terms in order to achieve a safe and convenient access to the application site. The Parish Council strongly disagrees with this statement.
- Policy CP6 – Transport and Accessibility states that “Development should contribute to reducing the need to travel, improve accessibility to jobs, services and community facilities, and mitigate and adapt to climate change. And that this will be achieved by:
 - Ensuring that development proposals are consistent with the principle of ‘corridor management’ on the strategic road network and rail links connecting Taunton Deane to other regions;

An access road into the estate between Cheddon Road and Bossington Drive will provide a “Strategic Access Road” and a strategic road and link connecting the estate with Taunton, the local area and the wider allocation development area should be provided / land allocated as part of this proposal to ensure compliance with this policy. If the link is not part of this proposal, the ability to provide such a link in the future should not be restricted. Land has been set aside in the adjacent development for the strategic access road to be provided, likewise this proposal should allow for the road to be provided.

- The link road forms part of the Core Strategy Policy SS2 which states that a new highway link between Bossington Drive and Lyngford Lane / Cheddon Road is required. Without the link road being delivered, there will be no vehicular link from the A3259/Priorswood Road to the proposed development site, neither is there any plan or ground allocated that will enable it to be provided at a later stage. If the link isn't provided there will be an inevitable increase in vehicle movements heading to and from the Bridgwater direction running past Cheddon Fitzpaine Primary School, through Goosenford, on Greenway and on Monkton Heathfield Road or using Maidenbrook Lane. A Speed Indicator Device (SID) was recently deployed in Goosenford. The SID was in place from 25th May until 19th June 2023, during this period of 3.5 weeks, 26906 vehicles travelled on this road. The road is a quiet country lane which cannot accommodate any further increase in traffic volume. Speeding on this road is also an issue with 26% of vehicles heading towards Cheddon Fitzpaine travelling above the 30mph speed limit and 18% of vehicles heading towards Monkton Heathfield travelling above the 30mph speed limit. By not providing a link road, the safety of pedestrians, cyclists and horse riders who regularly use this stretch of road would be compromised.
- The amended proposals submitted in April 2023 remove the previously proposed roundabout at the entrance to the proposal site with Lyngford Lane, the single access point to the site is located on a dangerous corner and the Parish Council has concerns regarding road safety. This single access point will be used by the proposed 292 dwellings and the existing Lyngford Lane properties.
- A second access point to the proposal site should be provided to enable emergency access that isn't via Lyngford Lane.

48/21/0042: Replacement of buildings at Hyde Lane Business Park, Hyde Lane, Bathpool (reduction in height and alterations to north elevation)

West Monkton Parish Council continues to object to the granting of permission for the following reasons:

- The proposed unit remains too tall for the site, estimated to be 7.5 to 8 metres tall, although due to the lack of dimension drawings the precise proposed height is unclear. The unit will be completely overbearing on the bungalows and houses on either side of the road (which is narrow).
- The proposed amount of parking is still inadequate for the number of employees that are likely to be working there. Inadequate parking could result in cars being parked on the road which is narrow.

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

Noted

58/23 MH Developments

a) MH2 Update; Feedback from MH2 Meeting with Somerset Council / Developer on 16th June.

Feedback from the meeting on 16th June 2023 with the Somerset Council Planning Officer and Developers Consultant was provided.

Drawings prepared by Cllr Hall proposing highway changes in the MH2 proposals was shared on the screen. It was agreed that the drawings should be submitted to the Developers and Planning Officer for consideration.

It was also agreed that a copy of the plans would be submitted to Jon Fellingham in the Somerset Council Highways Team with a request for a meeting to discuss the proposals.

Cllr Hall confirmed that the Garden Town Delivery Board will be receiving a presentation on MH2 at its next meeting – it isn't clear what information / plans will be shared. Matter to be raised with the Planning Officer.

b) MH1 Update; POS / Sports Pitch transfer update;

Clerk provided an update on the MH1 Sports Pitch S106 deed of variation and confirmed that both the Deed and the Sports Pitch transfer documents will need to be signed by two Parish Councillors on behalf of the Parish Council in the presence of the Clerk as specified in the Parish Councils Standing Orders.

It was resolved that Cllr Haskins and Cllr Gage will sign both Deeds in the presence of the Clerk. Proposed by Cllr Hall, seconded by Cllr Cavill and agreed with all in favour.

Clerk confirmed that the work to complete and transfer the public open space is ongoing.

c) Sports Pitches; discussion, agree way forward and to consider quotes received and appoint contractor

Quotes received from contractors for the ground works, drainage and seeding work on the sports pitches were outlined. It was resolved to accept the quote from WT and RJ Jones for the works. The acceptance of the quote and commencement of works is conditional on the S106 variation agreement, completion of transfer of the land and receipt of money from Persimmon. Proposed by Cllr Besley, seconded by Cllr Tully and agreed with all in favour.

It was further resolved to make payment of 25% of the invoice at the start of the works. Proposed by Cllr Elliston, seconded by Cllr Cavill and agreed with all in favour.

d) Hartnells Farm Development Update; Feedback from meeting with the Environment Agency and Somerset Council on 16th June regarding S106 contribution. Discuss supporting funds being used for a permanent flood relief pump at Bathpool

Clerk provided feedback from the meeting with the Environment Agency and Somerset Council on 16th June about the Hartnells S106 contribution. The contribution must be used for measures to alleviate flood risk in Bathpool. Clerk confirmed that the Environment Agency are supportive of some of the contribution being used to install a permanent pump in Bathpool. Clerk confirmed that the Environment Agency had requested written confirmation from the Parish Council that it supports the use of the S106 contribution to provide a permanent pump at Bathpool. It was resolved that the Clerk could write to the Environment Agency confirming the Parish Councils support. Proposed by Cllr Elliston, seconded by Cllr Gage and agreed with all in favour.

Cllr Hall provided feedback on a meeting that took place on 22nd June with multi-agency partners to discuss wider catchment flooding and projects that could be taken forward to reduce the flooding pressure in Bathpool. The meeting was very positive and a further meeting has now been arranged with FWAG to develop a plan of the area to identify the issues and opportunities to slow the flow. The SRA have indicated that there is funding available to support the approach.

59/23 Highways Update

a) SID results from Goosenford

Clerk shared and provided an overview of the SID results following its recent deployment at Goosenford.

Clerk to share the report with the police to inform their enforcement schedule.

Clerk to incorporate the figures of speeds and volumes in the planning response to the Lyngford Lane planning application.

60/23 Hestercombe LCN Meeting Preparation

a) Priorities and areas of focus for the Local Community Network for the next 12 months

Cllr Haskins reported that the first meeting of the Hestercombe LCN is scheduled to take place on Wednesday 28th June and the agenda has been issued. The agenda includes identifying the priorities and areas of focus for the LCN for the next 12 months and what is important to residents and businesses in the area. A brief discussion took place and following local priorities and areas of focus were identified:

- Highways
- Flooding
- Community Transport / Reliable bus services
- Engagement with Developers
- Retail / Employment in and around developments to support the Garden Town principles.

Feedback from the LCN meeting to be provided at the next Parish Council meeting.

61/23 Community

a) Update;

Assistant Clerk Community provided the following report in advance of the meeting:

Community Service Group to come to the BACH every 6 to 8 weeks to tidy up the bushes and area in the community garden.

Peter Ernest is the supervisor I met, we will have to book out the BACH for the day and there might be some who are a cause for concern and this will safeguard everyone.

Stay and Play Group - Over the summer holidays there has been demand for us to continue running the Stay and Play group and we plan to run this on a Wednesday before the Café but not on a Thursday morning. New research to say not to have safety plugs in sockets, so have removed them and informed Maggie.

Community Fridge - Fareshare app up but not quite running for all volunteers as yet. We are waiting for Fareshare to resolve the issue. I have been receiving notifications for pickups so have been coordinating this with volunteers. We have 8 new collection volunteers signed up! Hoping to get the app up and running before I go on holiday!

Grant Applications –

Wessex Water for ECO Fair and Sunflower Competition
SALC Health and Wellbeing Grant
Coop Funding
Armed Forces Covenant Fund
Somerset Community Foundation (Food Grants)
One Show Competition Entry

Applied
Closing date August 2023
Applied for Community Fridge
Closing date 14th July
Applied for CF expansion
by first week in July

b) Community Events update

Dog Show – Rescheduled for Sunday 3rd September 2023

Community Quiz Nights Wed 13 Sep, 7:30pm, Wed 11 Oct, 7:30pm, Wed 15 Nov, 7:30pm

Christmas Community Quiz Night Wed 13 Dec, 7:30pm

Community Quiz Nights have been running this for nearly a year and prove to be very popular. Are we able to get a thank you card and gift for Andy, The Quizmaster?

D Day 80th – Beacon Lighting – 6th June 2024

Potential Date for Party in the Park - 8th June 2024

Assistant Clerk – Community to put together a local events diary so when planning events we do not clash with other events in the local area. Councillors to email Assistant Clerk – Community with any local events they know about going forward.

Repair Café – We had a few more customers at the Repair Café this month.

c) Community Garden update;

Cllr Elliston confirmed that there wasn't much to report, the Garden is doing well and contributing to the Community Fridge.

d) Community Transport update;

Cllr Elliston provided feedback from a recent Bus Partnership Meeting that he attended. Local promotion of Catch the Bus month in September is planned. It was confirmed at the meeting that Somerset Council is responsible for keeping the bus shelters up to date with timetables. Cllr Cavill to follow up.

Cllr Elliston reported that Somerset Council had pledged to bring Somerset Council spend on bus services up to the rural average. Cllr Cavill to follow up to ensure that Somerset Council delivers on this.

Cllr Elliston confirmed that the Bus Partnership had offered to attend a Parish Council meeting if requested.

62/23 To consider Award nominations

a) Somerset Council Chairman's Award

Clerk confirmed that the deadline for nominations for the award is 30th June and that two suggested nominations have been received. It was agreed with the majority in favour that Maggie Little be nominated for the Award. Clerk to prepare the nomination form and submit it prior to the deadline.

b) NALC Star Awards

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

Clerk confirmed that the deadline for nominations for the awards is 28th July, award nominations to be considered at the next meeting.

63/23 Other matters for report only – items for discussion - no decision

a) Items for next meeting agenda – by Monday 3rd July or Monday 17th July 2023

Noted.

Cllr Haskins asked whether plans should be made to water trees in MH1. It was agreed to wait until next week as rain is expected this week.

Cllr Haskins requested confirmation as to whether the volunteer grass cutter for the Community Garden is able to cut the grass.

Clerk to check with Assistant Clerk Community on her return from leave.

Cllr Tully reported that the Defibrillator has been installed at the Village Hall and expressed the thanks of the Village Hall Committee to the Parish Council for purchasing the Defibrillator.

Cllr Tully requested the deployment of the SID in Bathpool. Clerk confirmed that a request had already been submitted to Somerset Council to deploy the SID in Bathpool and also on Monkton Heathfield Road and outside the Primary School on Bridgwater Road.

Clerk to follow up with Traffic Management at Somerset Council.

Cllr Besley reported that an email had been received from a member of the public raising concerns about speeding between Blundells Lane and the Hartnells Roundabout. Clerk to follow up Somerset Council regarding the Hartnells post for the SID and about painting 20mph roundels on the road.

Clerk to circulate link for MH2 Teams Meeting scheduled to take place on Friday 30th June at 2pm.

64/23 Dates of forthcoming meetings:

Parish Council:

Second Tuesday in the month (Business focused meeting)

2023: 11th Jul, 8th Aug, 12th Sep, 10th Oct, 14th Nov, 12th Dec

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

2023: 25th Jul, 26th Sep, 24th Oct, 28th Nov.

Audit Working Party: 21st July 2023 at 10.30am

Annual Parish Meeting: TBC March 2024

BACH Committee 19th September 2023 at 7pm

Budget and Precept TBC November 2023

Meeting finished at 9.48pm



Signed Chairman:

Date: 11th July 2023