



West Monkton Parish Council

Planning Committee Meeting 2nd November 2021 7.00pm

Minutes of the meeting of the Planning Committee held on Tuesday 2nd November 2021 at 7.00pm at the BACH.

Present: Cllrs Besley, Ellis, Elliston, Cavill, Hall, Haskins, Hope and Gage (via Zoom)

Apologies: None

In attendance: Mrs A Shepherd, Clerk, Mrs T Cavill, Assistant Clerk and Mrs K Welsh, Assistant Clerk Community.

1. New Village Agent – Debbie Harris – Introduction

Clerk explained that Debbie Harris, the new Village Agent was hoping to attend the meeting but had sent her apologies today. Clerk confirmed that information about the role of the Village Agent has been provided by Debbie including leaflets / posters. Clerk will add an article to Monkton Matters with information about the role of the Village Agent and also display the posters on the noticeboards.

Cllr Elliston requested that Debbie is contacted and asked if there is any help the Village Agents would like to give locally that they are unable to and the reasons to see if the Parish Council can offer support.

Village Agent to also be invited to the Annual Parish Meeting in March.

2. Planning applications

Any applications registered on SWT website up to and including 2nd November 2021

48/21/0060 Erection of single storey extensions to the front, side and rear with conversion of loft into ancillary accommodation at 45 Greenway, Monkton Heathfield.

Cllr Gage declared an interest and did not speak except to answer questions.

Parish Council comments:

West Monkton Parish Council supports this application.

To conform with Climate and ecological emergency measures there needs to be:

- Demonstration of a 'fabric first' approach to the new extensions to carbon emissions, by using suitable materials
- Demonstrate biodiversity net gain by installation of bird and bat boxes, and bee bricks in the new build.

To conform with West Monkton and Cheddon Fitzpaine Neighbourhood Plan policies there needs to be:

- R1 Dark Skies – all external lighting is required to be LED and downlit
- R3 Flood attenuation – rainwater capture devices need to be installed for the new roof areas.

As an observation, the front elevation as proposed seems slightly unbalanced as there are three different elements in the design – the new front door which is an excellent feature, demonstrating modern design and practice, and then on either side two different styles of window.

48/21/0064 Erection of a two storey extension to the side of 12 Ginger Place, Bathpool

Parish Council comments: West Monkton Parish Council does not object to this application.

To conform with West Monkton and Cheddon Fitzpaine Neighbourhood Plan policies there needs to be:

- R1 Dark Skies – all external lighting is required to be LED and downlit
- R3 Flood attenuation – rainwater capture devices need to be installed for the new roof areas.

Biodiversity net gain can be demonstrated by the installation of bird and bat boxes and bee bricks, owing to the proximity of mature trees.

48/21/0063 Installation of 2 No. rapid electric vehicle charging stations within the grounds of McDonalds Restaurant, Heron Gate, Taunton.

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

48/21/0008 Erection of 1 No. detached dwelling with detached garage and associated works at the walled gardens at Nigella, Church Hill, West Monkton (Amendments).

Parish Council comment: West Monkton Parish Council finds no reason to alter its objection to this application. All the reasons submitted to the Local Planning Authority in March 2021 remain; and the. West Monkton Parish Council is disappointed to note the original plans and drawings have been removed from the SWT Planning website so that comparison of the original with the amended is rendered impossible. However, the building as proposed in the revised drawings represents inappropriate development for the site and location in West Monkton village and is too large for the site. It is also disappointing to note that the rather misleading Site sections and context drawing 220.17-0008 showing elevations relative to the neighbouring properties has not been corrected to show the topography over the site and its neighbours – the existing site survey drawing no. 220.17-002 showing the topography of the site conveniently stops at the boundary wall of the site which means it is of little assistance.

The dwelling as proposed in the amendments will overshadow and take light from the windows of Annandale.

The Parish Council strongly recommends that comments are sought from a different Conservation Officer as it is understood that the 'No comments' entered on the SWT website reflect a conflict of interest on the part of the author of that email (the Conservation Officer) rather than no comment being made on the application.

For the avoidance of doubt, please find herewith the comments sent in by West Monkton Parish Council in March 2021

Access. The access onto Church Hill from the private shared drive, which is not in the ownership or control of the applicant, is poor, meeting Church Hill at 90 degrees. The visibility splay is reduced by the stone walls bordering the access road. Owing to the substantial dwelling proposed for the site there is a likelihood of two or three additional cars using the access onto Church Hill on a regular basis. Church Hill is used as the main route to a large 900 head dairy farm, as such, the road is frequently used by heavy agricultural vehicles such as milk tanker (two or three times daily) silage trailers, slurry spreaders, and other agricultural deliveries. There is no footpath, and the road is used by cyclists and pedestrians as part of the footpath network around West Monkton.

Size. The proposed dwelling is a substantial 4 bedroomed building that occupies a very significant part of the site, to the extent that it is too large for the site.

Materials and design. The design is out of keeping with the area, and of little architectural merit.

Impact on neighbours. The height of the proposed building, although cognizant of the height of the walls is such that, owing to the topography of the area, overlooks the neighbours lower down the hill, Bartons, Mulberry House, Windflower. The relative heights of the proposed dwelling and its neighbours does not appear to be shown correctly on the elevations presented.

Conservation wall. The history of the wall is well documented. The location of the proposed dwelling is very close to the listed wall. Has the Conservation Officer expressed a view on the proximity of the proposed dwelling to the listed structure?

48/21/0066 Application to carry out management works to one Ash tree included in Taunton Deane Borough (West Monkton No.3) Tree Preservation Order 1998 at 56 Acacia Gardens, Bathpool, Taunton (TD777)
West Monkton Parish Council supports this application.

48/21/0058 Application to fell 10 Alder trees and 3 Poplars included in Taunton Deane Borough (West Monkton No.1) Tree Preservation Order 2011 at Riverside, Bridgwater Road, Bathpool (TD1090)

Further to the grant of consent and email from the applicant, West Monkton Parish Council wishes to suggest the following two sites for the planting of the 13 deciduous broadleaved trees:

- South of Firepool Green on the 'island' between the river and the canal (there may be difficulties over access to this suggestion for ensuring healthy establishment and maintenance of the trees;
- On the outside of the applicant's site, in the area between his boundary and the southern bank of the river, which would hide the containers from the cycleway/footpath.

Extract from Grant of permission letter to applicant

48/21/0058/T Proposal: Application to fell 10 Alder trees and 3 Poplars included in Taunton Deane Borough (West Monkton No.1) Tree Preservation Order 2011 at Riverside, Bridgwater Road, Bathpool (TD1090)

Application Type: Felling of Tree(s) covered by TPO Grid Reference: 324710.125654 . In pursuance of its powers under the above mentioned Act and Regulations and in connection with the above mentioned Tree Preservation Order made by the Taunton Deane Borough Council (hereinafter called "The Council") as Local Planning Authority, the Council hereby GRANT CONSENT to the carrying out of the operations specified in the above application subject to the following condition(s):

1 The proposed work shall be completed before the expiration of two years from the date of this permission.

Reason: To ensure that the works hereby approved are carried out in accordance with the Town and Country Planning (Tree Preservation) (England) Regulations 2012

2 The following works are approved: Trees T1 to T13 - FELL Reason: Trees of low public amenity value. Some in poor condition.

3 The following replacement tree(s) shall be in accordance with British Standard BS3936 and be planted within three months of felling, in accordance with British Standard BS4428 (1989): 13 no. broadleaf deciduous native trees, minimum height 1.5 metres at planting, planted within council-managed land along the River Tone, species and location to be agreed. If the tree(s) (or any other tree(s) planted in replacement for it) is removed, uprooted, destroyed or dies within a period of 5 years from the date of planting, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Note: A new Tree Preservation Order may be served to protect the new tree(s). Please inform this office when the new tree(s) has been planted (01823 219534). Reason: To maintain visual amenity

3. SWT Free Trees Update

Clerk confirmed that 7 Beech trees have been ordered from SWT as part of the Free Trees initiative. The trees will be available for collection towards the end of November. Clerk also confirmed that Persimmon have confirmed their permission for the trees to be planted along the Dyers Brook Corridor so long as the location of the trees can be illustrated on a plan and agreed with Persimmon and SWT.

The positions of the trees were discussed, and locations agreed. Clerk to annotate a plan to illustrate the proposed position of the trees and send to Persimmon and SWT for their agreement.

4. Discuss proposed vision / objectives from Away Day

Clerk shared a document drafted identifying a proposed vision and some objectives informed by the discussion at the Parish Council Away Day. Clerk to share the document with Councillors to receive their feedback.

An additional objective was identified: The Parish Council will hold developers to account for non-delivery of required infrastructure.

A conversation followed about what additional steps the Parish Council could take to draw local and national attention to the failings of Persimmon Homes in the delivery of elements of MH1.

It was agreed that the following steps would be taken:

- Survey and covering letter to be drafted and sent to Clerks of all Somerset Parish and Town Councils to gather their experiences of Persimmon Homes failing to deliver / finish required infrastructure, open spaces and other provision.
- Freedom of Information request to be sent to Persimmon Homes requesting details of the complaints that they have received from homeowners in developments in Somerset.
- Evidence to be gathered from the survey and accompany a letter to Rebecca Pow MP outlining the failures of Persimmon Homes in West Monkton and the wider experiences across Somerset. Letter to include a request that it is forwarded to the Minister.

5. Sports Pitches Update

Cllr Hall provided an update. Meetings have taken place with the local Rugby Club and Cricket Club to support them with the development of reports documenting the needs that the clubs have. The reports were requested by Sports England and will be shared when available.

Cllr Hall provided feedback from the WM Liaison Meeting that took place earlier in the day when the need for a topographical survey was discussed and the permission of Persimmon Homes was requested to carry out the survey next week. Persimmon Home would not provide their permission during the meeting. Cllr Hall explained that the survey is needed to enable contractors to quote for the required groundworks. The survey was also a step agreed with Simon Fox at SWT during a meeting in October with the FA and Sports England. Unfortunately, Simon Fox did not support the Parish Council at the Liaison Meeting when Persimmon's permission was requested.

A conversation followed whereby Councillors expressed their dissatisfaction about the situation. It was agreed that a letter would be written to the SWT Director of Place drawing attention to matters in relation to the Sports Pitches.

6. Neighbourhood Plan Progress Update

Assistant Clerk provided an update on progress with the Neighbourhood Plan. The Regulation 16 submission has been made to SWT and contact details for the consultees who provided a response to the Regulation 14 consultation have been provided to Ann Rhodes at SWT. Once SWT have completed the Regulation 16 consultation the Revised Neighbourhood Plan and the consultation responses will be passed to an Examiner who will determine if a referendum is required. Assistant Clerk confirmed that the case has already been put forward, when making the submission, that a referendum should not be required because the policy changes and tweaks to the Neighbourhood Plan refine it and add to elements of it and bring it up to date with national and local policy rather than including any new policies which are materially different.

7. Country Park

This agenda item will be held in camera, members of the public and Councillors with conflicting interests participating in the virtual meeting are kindly requested to leave the meeting at this point.

Cllr Hall provided an update. Ben Ashton attended a Joint Parish Council meeting last night and answered questions about the Glebe Farm Proposal. CFPC will arrange an open public meeting about the proposal that Ben Ashton has expressed his willingness to attend to answer questions from local residents.

Cllr Hall confirmed that the cedar roof for the Forest School structure is expected to arrive in the next 2 weeks so that the structure can be completed. Work on the pond is expected to commence in 2 weeks.

The Glebe Farm Proposal planning application will be submitted on 20th November.

FWAG has come up with a plan for installation of four leaky dams along Dyers Brook. Local landowners to be consulted.

Other projects are proceeding according to schedule.

There being no other business to discuss the meeting finished at 9.30pm.