



West Monkton Parish Council

Planning Committee Meeting 7th December 2021 7.00pm

Minutes of the meeting of the Planning Committee held on Tuesday 7th December 2021 at 7.00pm at the BACH.

Present: Cllrs Besley, Ellis, Elliston, Hall, Haskins, Hope and Gage.

Apologies: Cllrs Tully and Cavill

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

1. Team Wilder, Somerset Wildlife

Bryony Slaymaker attended the meeting and provided a presentation on the Team Wilder initiative on behalf of Somerset Wildlife. There is a 10 year Wilder Somerset 2030 plan which incorporates three goals; Nature Recovery Network, Team Wilder and Somerset State of Nature. Bryony provided an overview of the Team Wilder goal focussed on connection with nature and the steps that need to be taken by individuals and communities to change behaviour to bridge the value to action gap.

Bryony also provided an overview of the tools that Somerset Wildlife have available to individuals and communities including mapping tools, advice, resources, webinars, training and workshops.

2. Planning applications

Any applications registered on SWT website up to and including 7th December 2021

48/21/0042 Replacement of buildings at Hyde Lane Business Park, Hyde Lane, Bathpool.

West Monkton Parish Council does not support the application as submitted.

- The red line outline does not match the proposed development.
- Whilst West Monkton Parish Council supports in principle local employment and less use of vehicles, the reality is that the parking is insufficient for the number of staff likely to be employed. Suggest that the secure cycle area is covered to keep cycles dry, and shower facilities are included in each of the units; suggest that reducing the number of units from 5 to 4 would free up more land for parking
- The units themselves at 8 metres high are too tall for the site and would be completely overbearing on the bungalows on the other side of the road (which is narrow).
- To comply with the WM & CF Neighbourhood Plan policies, measures for rainwater capture should be included, lighting should be downlit and LED, and bat boxes should be installed.

48/21/0068 Demolition of garage and erection of single storey side and rear extension at 12 Sylvan Way, Monkton Heathfield.

West Monkton Parish Council supports this application.

- Building right up to the boundary, as proposed, raises issues about future maintenance, which should be addressed.

- To comply with the WM & CF Neighbourhood Plan policies, rainwater capture devices should be installed (e.g. water butts) and measures should be taken to reduce light spillage from the proposed extension. External lighting should be downlit and LED.

48/21/0066/T 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).

Application has been withdrawn.

48/21/0074/A Display of 7 No. internally illuminated fascia signs, 1 No. internally illuminated totem sign, 2 No. internally illuminated directional signs, 1 No. internally illuminated height restrictor bar, 1 No. internally illuminated menu board, 1 No. internally illuminated order canopy and 1 No. internally illuminated triple menu board at Drive Thru Coffee Shop, on part of Deane Retail Car Park, Hankridge

West Monkton Parish Council objects to the totem pole, it is too high and irrelevant in view of all the other signage proposed for the site; but supports the rest of the application.

48/21/0075/LB Proposal: Installation of an air source heat pump at The Old Bakery, Greenway, Cheddon Fitzpaine Application Type: Listed Building C

Cllr Haskins declared personal interest in this application.

West Monkton Parish Council supports this application.

48/20/0050 Erection of a 66 bedroomed care home (Class C2) with associated parking, access and landscaping at Heathfield Industrial Park, Hardys Road, Bathpool. Amendment(s): Amendments Comprise: Installation of Solar panels on roof of building.

West Monkton Parish Council supports the installation of solar panels on the roof of the building.

48/21/0076/CJ Notification for Prior Approval for the installation of solar voltaic equipment to the roof of Hollywood Bowl, Heron Gate, Taunton

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) . Decision of Conditional Approval was made by on 18/10/2021

West Monkton Parish Council confirms its support for the suggestion from SWT for planting a mix of beech, oak, hawthorn and maple trees at Hankridge Lakes near to the M5 memorial.

3. Community Governance Review to form Taunton Town Council

Clerk confirmed that collectively the Clerk's had entered the hard copies of the completed surveys received so far into Survey Monkey. The Survey Monkey analysis of the responses received so far was shared at the meeting and discussed. The list of postcodes / addresses of those who have responded to the survey was also discussed. The survey results are positive and the postcodes confirm that responses have been received are from addresses across the Parish.

It was agreed that a final article should be added to the websites and Facebook pages encouraging anyone who hasn't already to complete the online version of the survey.

Clerk confirmed that the responses will be used to inform the Parish Council response to the SWT consultation which will now be drafted and circulated with a view to it being formally approved at the January Parish Council meeting.

The email correspondence received from SALC in respect of the Community Governance Review was discussed. It was agreed that the Clerk would respond to the email and accept the invitation to hold an online meeting to discuss the CGR further.

4. Community

Review Community Survey:

The Community Survey was discussed including the method of collecting responses to the survey. Options including piloting the survey as a mailshot with the opportunity to complete the survey online were discussed.

It was agreed to make a decision in terms of the survey response collection and the content of the survey at the December Parish Council meeting.

Review Volunteer Policies:

The Volunteer Policies prepared by Assistant Clerk (Community) were discussed. Cllr Elliston suggested a change to section 9 of the Volunteer Policy. The policies were approved for use pending ratification at the December Parish Council meeting.

Assistant Clerk (Community) to circulate the risk assessment prepared for the clearing of Dyers Brook to Councillors for their information.

5. Development Survey Update

Clerk provided an update on the Development Survey, unfortunately only two responses to the survey were received and neither of the responses suggested that the respondents had shared the same experience of Developers in their Parishes.

A discussion followed about what further action to take. It was agreed that the Clerk would draft a letter to the MP about the issues that the Council has experienced in relation to MH1 and request that the MP passes the letter to the Minister.

A discussion also followed about how to ensure that the experience isn't duplicated in MH2 and it was agreed that it would be worthwhile to carry out an exercise to document all the lessons learnt from MH1 in the near future in readiness for MH2.

6. Land next to West Monkton Primary School

Clerk outlined the email received from Redrow Homes confirming agreement to the Parish Council making use of the piece of land next to West Monkton Primary School subject to a number of conditions.

It was agreed that the Clerk would respond to Redrow Homes and request the following:

- If there is any limit on how the land can be used by the Parish Council
- What the Novotel period is.
- If permission will be given for the Parish Council to obtain a survey of the land before it progresses with the formal arrangements.

7. Consultations

Devon and Somerset Fire and Rescue Service - draft Community Risk Management - <http://www.dsfire.gov.uk/community-risk-plan>.

It was noted that the deadline for responses to this consultation was January.

Clerk to circulate information to Councillors with a view to a response being agreed at the 11th January Parish Council meeting.

To note only: refers primarily to Parishes with Churchyards: Proposed amendments to Environment Permitting Regulations 2016 – noted.

8. Sports Pitches Update

Cllr Hall provided an update. West Monkton Cricket Club have provided a report of current and future needs and plans for the club. The report has been shared with Simon Fox at SWT. A similar report is expected from the Rugby Club.

There is no further progress to report in respect of the Sports Pitches following the WM Liaison Meeting.

9. Neighbourhood Plan Progress Update

Chair provided a summary of the points raised by members of the public at the Cheddon Fitzpaine Parish Council meeting on 6th December. Members of the public attended the meeting to ask questions following a Facebook post about the addition of a paragraph to the reviewed Neighbourhood Plan after it was consulted upon earlier this year.

Assistant Clerk provided an overview of the Neighbourhood Plan process, the comments that were received from consultees during the consultation and how they were responded to.

As part of the Regulation 14 consultation in respect of the reviewed Neighbourhood Plan a response was received from Rural Solutions Limited requesting that an additional policy was added to the Housing Section of the Plan. The response was considered collectively by Kelvin Tutill, the Assistant Clerk and the Clerk for Cheddon Fitzpaine Parish Council and it was agreed not to add it as a policy but instead incorporate it into the Housing Objective.

Assistant Clerk confirmed that if a decision was made to remove the paragraph at this point, the Neighbourhood Plan review would have to start from the beginning again. If SWT receive any other comments during the Regulation 16 consultation that is taking place at the moment, the Independent Examiner could remove the paragraph.

A discussion followed about whether a response should be made to the Facebook post. It was agreed that rather than responding to the post an article would be drafted and added to Monkton Matters about the process and importance of developing a Neighbourhood Plan.

10. 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 on progress in relation to the Pond and Forest School. The pond is progressing well, the liner is on site but the contractors are waiting for the weather to improve before proceeding with its installation. Benjamin Henry is also on site working on the Forest School which should be complete in the next 1-2 weeks.

Cllr Hall confirmed that a Project Team are meeting on 18th December to discuss the Labyrinth.

Clerk provided an update in relation to the lease and outlined the updated costs received from the solicitor. The revised costs were approved subject to ratification at the December Parish Council meeting. Clerk confirmed that an invoice has been received from the solicitor for the Crown Estate Commissioners costs in relation to the covenant. It was agreed that the invoice could be paid now and reported at the December Parish Council meeting to expedite progress.

Cllr Hall reported that SWT Executive are considering the lease at a meeting later this month.

There being no other business to discuss the meeting finished at 10.15pm.