



West Monkton Parish Council

Planning Committee Report 10 March 2020 7.00pm at the BACH

Members of the public are encouraged and welcomed to attend this meeting if they have comments to make on Planning matters. Members of the public are kindly requested on arrival to inform the Clerk, or Assistant Clerk, if they wish to speak on an item on the agenda.

Attended by Cllrs Besley, Cavill, Ellis, Elliston, Gage, Haskins (Chairman), Hope, Tully; Clerk Mrs A Shepherd and Assistant Clerk Mrs T Cavill; Mr C George.

Apologies were received from Cllr A Hall (personal reasons).

1. Public Open Spaces MH1

- a. Update on enquiries regarding hand over of Playing Pitches between ERR and Canal.
 - Cllr Hope showed photos of works still required to be done before handover, noting that communication between himself and Kate Payne/Rob Finch (Persimmon) appears to have ceased.
 - The emailed letter ref playing pitches sent by the Clerk to James Hasset, and cc'd to Mike Rigby and Federica Smith-Brown has been received; A Penna informed that he had drafted a reply on behalf of the Leader. Jo Humble, Enabling Officer SWTC has taken over Debbie Arscott's portfolio for Playing Pitches so she will be doing the research about the proposals.
- b. Chris George – management company experience.
 - PC to indemnify management company? How will it work? Management company to indemnify themselves and their operatives.
 - Homeowners can become Directors if they own a home, no right of refusal, all homeowners must be invited to annual meeting. Therefore, retain five (or more) separate management companies to avoid huge and unmanageable annual meetings.
 - Usually next to no interest in what is done until money is involved. Larger invoices must be served under notice.
 - Manage expectations, home owners haven't paid anything since they moved in, different residents will have different wishes.
 - Service charge less easy to enforce and collect, ground rent is key.
 - PC to own the land, but absolutely everything to do with its maintenance would be handled by management company, there is not enough professional expertise within the Council.
 - Lawyers and developers need to be checked out and if possible use a second lawyer to check out the first. May not be a job for the present lawyer, experience needed – Ashfords recommended, with names.

2. Other MH development – covered at Liaison Meeting with A Penna earlier in the day

- Location of business units – south of Langaller Manor or Walford Cross?
Liaison Meeting with A Penna indicated that it's too late to contemplate such a redesign – in the MH2 plans, the area at Walford would be 10 Hectares short.
- The Langaller consultation will run for 4 weeks then go forward as Local Development Order.
- MH2 plans will include provision of a Scout Hut.
- A Penna reported that access to A3259/WRR would have to be complete by 1st June.

- A Penna stated that the extra lane on the ERR would come forward as a result of MH2 application, not the WRR works. Need to check what was agreed with Highways.
- Joint Panel Bus Tour Mon 16th March 4.30pm. A Penna advised that it might have been advisable to have members of the Planning Cttee (i.e. the decision makers) on the bus rather than the Leader and PFH for Planning. Need to produce a list of points for bus tour attendees to take away with them. From West Monkton Parish Council, Cllrs A Hall and M Besley will be on the bus, other Councillors will attend at CSM Village Hall for the wash up after the tour.

3. Planning applications

- Any applications registered on SWT website up to and including 3/32020
- 48/20/0006/A. Display of a total of 17. No advertisements, (4 No. internally illuminated fascia signs, 2 No. internally illuminated signs and 11 No. non-illuminated various signs including poster frames, banner frame, menu boards, barrier, header signage, exit sign, welcome sign, tenant panel and key sellers) at Coast Coffee, Hankridge Way, Taunton. The Parish Council is not able to support this application based on the overall height of the new external display sign, which is higher than the existing external sign on the roof of the building. The building is not in need of repair, this is a rebranding exercise which, by its use of more new man-made materials is contrary to the spirit of the Climate and Ecological Emergency declarations made by SCC, SWTC and West Monkton Parish Council.
- 48/20/0007 Notification to fell two Cherry trees and to carry out management works to a group of Lime trees, two Cherries and one Birch within West Monkton Conservation Area at Limewood, Blundells Lane, West Monkton. Parish Council comment: Noted, okay.
- 48/20/0008 Erection of 4 No. detached dwellings with associated works on land to the south of The Coach House, Sidbrook, West Monkton (amended scheme to 48/18/0055). Parish Council comments: The chalet bungalows granted permission in application 48/18/0055) were of an acceptable height to the Parish Council. The four new buildings proposed are much higher, one is shown in the artist's impression to be 2.5 storeys, which is too high. The Parish Council takes issue with the Planning Statement, which states the difference in height is negligible, by examination of the elevations and drawings submitted. Whilst the Parish Council remains keen to encourage individuality of architectural design, the four designs submitted are rather too industrial and a long way from being 'in keeping' with the dwellings to the south of the site and other individual recent new builds in the area (e.g. the development of four houses at Summercourt, Dosters Lane). The Parish Council notes an HRA is required to ensure the bats from SAC Hestercombe remain protected: the PC also questions if the amount of glass proposed in the four dwellings cumulatively will be contra to WM & CF Neighbourhood Plan Policy R1 'Dark Skies'. The dwellings are large, the centre of the site has no hedges in it, and the Parish Council observes that there will be a lot of overlooking of the properties from one to the other. The Parish Council seeks confirmation that the covenant on the land which prevented houses being built on it has been revoked. Councillor Tully abstained due to personal reasons, and not all Councillors agreed with the comments made.
- 48/20/0009 Erection of first floor roof extension and conversion of loft at Cheldon, 29 Greenway, Monkton Heathfield. Parish Council comments: the Parish Council supports this application.
- 48/20/0011/A Display of 2 No. internally illuminated customer order displays (COD) and 4 No. internally illuminated freestanding signs at McDonalds, Heron Gate, Taunton. *Comments awaited from Councillors*
- 48/20/0014 Erection of single storey extensions to the side and rear with external alterations, installation of digital drive thru signage and overhead canopies with installation of drive thru booths and digital customer order displays at McDonalds, Herons Gate, Taunton. *Comments awaited from Councillors*

- h. Enforcement action E/0026/48/20 Case Officer Myra Spalding Alleged breach of Condition 11 - Dumping of Materials and Waste as well as a lack of maintenance at Land to the rear of Hardys Road, Bathpool. Parish Council comment: Noted.

4. Consultations

- a. Any consultations received up to and including 3/3/2020
- b. Issues and Options – response to consultation document. The Parish Council having spent an hour agreeing some responses for the online survey response agreed to defer the rest of the survey to a later date.
- c. Quiet Lanes initiative from Holford Parish Council - no response prepared.
- d. LDO policy – no response prepared.

5. Consideration of email received from BBC Bristol.

No action taken due to shortage of time.

Hi Amy – can you help?

On Sunday 5th April we should very much like to visit the village with a BBC Radio Car and a conduct a live iv with one or a few people about some interesting aspect of village life.

It's part of a three hour radio programme we broadcast on BBC Radio Bristol and BBC Somerset called Clueless with Richard Lewis every Sunday morning.

In short, we would expect to arrive in the village sometime between 11.30–12.00 that day, but be gone by midday. Ideally, all I need you or someone else to help me source and fix if possible, is an interesting guest for us to meet on the day, somewhere to meet in the village and a contact number we could use on the day to keep them up to date with the radio car's progress?

Can you think of anyone suitable who I may be able to discuss this with??

Call me on my mb no before the weekend, if you fancy chatting this through in a bit more detail?

Best wishes.

David.

*David Aston
Head of Programmes
0117 974 7837
Ext 47837
07774 288 822.*

6. Country Park

No report