



West Monkton Parish Council

Planning Committee report 8th September 2020

Members of the public are encouraged and welcomed to attend this VIRTUAL 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.

Amy Shepherd is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting: <https://us02web.zoom.us/j/85636214130>

In attendance: Cllrs Haskins, Hall, Besley, Cavill, Gage, Ellis, Hope; Clerks Amy Shepherd (WM) Jo Pearson (CF), assistant clerk Tricia Cavill. Apologies received from Cllr P Elliston. Cllr Tully was not present.

1. Planning applications

Any applications registered on SWT website up to and including 1/9/2020

08/20/0024 Erection of a tent on the south lawn with a mobile toilet and service tent for a period of six years at Hestercombe House, Hestercombe Road, Cheddon Fitzpaine

PC Response

The Parish Council supports the grant of this application but would wish the following comments to be noted.

Rainwater

No rainwater goods were specified on the application form. Suggest that with the amount of surface run-off from the PVC coated roof onto the surrounding area will cause the edges of the tent to become very soggy very quickly leading to extra loss of biodiversity (the lawn) beyond the unavoidable loss of the area within the tent that that will be covered by hard core and then wooden flooring. Suggest rainwater capture is put in place in line with NP Policy R3 Flood attenuation e.g. water butts.

Attention should also be paid to the effect the run-off load will have on the capacity of the adjacent stream, as there is a significant area of canvas which will be sluicing water in the event of heavy rain, and attenuation may be needed to stop the stream from overflowing. The stream runs into the Hestercombe stream which marks the Parish boundary with West Monkton.

There should be a better, and safer solution to covering the stream with metal plates that would protect more of the natural habitat (the metal sheets will exclude light to a significant degree, will be slippery when wet, and damaging to the banks of the stream).

Compensatory planting to offset the loss of biodiversity by the removal of a significant area of lawn and paths should be instigated.

Lighting

The hours specified allow for the tent to be in use until 11.59 pm and therefore lighting will be needed. As the tent has clear pvc sides, measures should be put in place to protect the bat species roosting and foraging at Hestercombe (no mention in the application that it is SAC for bats).

Also, no lighting is specified for access from any of the pathways shown on the plan. Low level lighting should be installed for safety purposes. All lighting inside and out (because the sides of the tent are clear) should be directional LED according to recommendations by L Burrows Ecologist at SCC. No lighting should be directed into trees or hedges around the site.

48/20/0041 Erection of a first-floor extension at Walford Lodge, Bridgwater Road, West Monkton Having confirmed that the proposed cladding will be actual wood and not a plastic look-alike, the Parish Council supports the grant of this application.

48/20/0008. Further to comments made by Parish Council on this application and on the SWTC planning website dated 11th March. It was noted that the application 48/18/0055 had been granted. PC remained concerned that bats would be affected by light spillage from the houses. It is noted that the report from L Burrows Ecology Officer at SCC on 25th February 2020 states that an HRA (Habitat Regulations Assessment) is required due to the bats being in Band B of the Hestercombe House SAC. The Parish Council notes that neither this Assessment nor the response from Natural England to the HRA is on the website. The PC would be minded to support any recommendations made by the HRA and approved by Natural England. The Parish Council recommends that, to comply with NP Dark Skies policy, the internal lighting in the houses is downlit, LED and of a suitable spectrum to protect wildlife. Appropriate glazing should reduce the extent of light spillage. If the driveways are to be lit, although not shown on the drawings submitted, then low level lighting should be used. There is no indication of any plans to install street lighting up to the proposed new entrance, the PC would not support further encroachment of street lighting towards Sidbrook Cross. The Parish Council would strongly endorse the immediate replanting of hedgerow species when the existing drive into the site is removed, in the interests of protecting biodiversity and helping to attenuate water run-off. In accordance with NP Policy Flood attenuation, it is expected that the properties will be provided with water butts or other rainwater capture systems.

Proposal for anew build in the grounds of The Orchards, Redhill, West Monkton. Some illustrative drawings were shown, of a very individual design. Cllrs Besley and Gage declared personal interest. No negative comments were received.

Planning Enforcement notices were noted.

E/0138/48/20 Alleged unauthorised advertisement on land at Prockters Farm, West Monkton

E/0141/48/20 Alleged breach - building within the curtilage at 9 Richmond Street, Monkton Heathfield, Taunton, TA2 8GY

Application withdrawn: this was noted

48/20/0006 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 Costa Coffee, Hankridge Way, Taunton

2. Grant Application

Tacchi Morris Grant application. Some contract furniture designs were presented with prices. Discussion followed and the following feedback was sent to Andy Pulleyn T-M.

The supplier that was used to furnish from scratch the BACH was primarily a company called Nisbets. They are based in Avonmouth and known nationally as suppliers of catering equipment and furnishings.

It may be useful for you to look through their catalogue to gain an appreciation of what is available in the catering fraternity, and the prices. Click on the link below.

https://www.nisbets.co.uk/furniture/_/a33-1

Concern was expressed that the kitchen and bar need upgrading, and therefore some of the funds need to be directed towards those improvements as well as tables and chairs. The PC's original discussion centred upon the provision of a catering coffee making machine (see Nisbets). It was expressed that it was better to have first class coffee and cake and sit on boards rather than stylish furniture with poor quality coffee.

Given Covid and the need for sanitising/hygiene, together with the expressed evening clientele (young people, coffee bar style) the question was raised as to the appropriateness of upholstered furniture.

It would be useful to the PC to see the improvement plans for downstairs in their entirety, to make sure the funds are directed appropriately. Is it possible for you to send over the drawings and the name of the company you are dealing with? Given the amount of funds that were discussed yesterday, it would be necessary for the Parish Council to see competitive quotes. The PC favours local suppliers where possible.

3. Decline of Insects Report

Consider recommendations of actions that could be included in the Climate Change Action Plan and reviewed Neighbourhood Plan

A paper was presented indicating ways that the Parish Council could respond, either through PC Climate Change Policies or through revisions to NP policies. It was agreed the paper would be adopted at the next PC meeting.

4. Climate Change

Action Plan development
Ideas had been invited from Cllrs.

5. Parish Surgery

Agree a list of queries for Persimmon to be sent in advance
Kate Payne has agreed to attend on Sept 10th, and has requested a list of questions in advance. A letter to Rob Hart will be sent ref unfinished works at MH1.

6. Sports Pitches Update

A Hall has produced drawings to indicate conformity with Sport England standards, having consulted the Rugby Club. Cricket squares can be included. B Gage wanted to ensure all possible areas of land are used. Other options being considered are skatepark area, baseball (although the local club is now established with grounds at Victoria Park). Mention was made of two football pitches as well.

7. Consultations

Any consultations received up to and including 1/9/2020

- a. Consultation on Changes to the Current Planning System
- b. Consultation on Transparency and Competition (land control)

c. Consultation on Planning for the Future White Paper

The significance of the consultations was explained. Notes to enable response to (a) had been circulated. Closing date 17th September. Closing date for (b) is 15th October and closing date for (c) is 17th October.

8. Neighbourhood Plan Illustrative Map Project

Progress update

Mark Marlborough had produced a map with zoom in drawings shown. Possibility to produce the map as an app was mentioned as well as paper folded map. Map to include footpaths as, particularly in the northern sector, there is very little play provision. Mark has photos of all play areas now and each is different from the other so a generic scheme for the smaller areas would not be possible. Suggestion to use similar font to that used in new West Monkton village signs.

Suggested a round-the-table meeting with a couple of Councillors from each Parish would be the next step.

9. 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.