



West Monkton Parish Council

ADOPTED

Minutes of the Meeting of West Monkton Parish Council held on Tuesday 28th May 2024 at 7.00pm.

Present: Cllrs Cavill, Chapman, Ellis, Gage, Hall, Haskins, and Tully.

In attendance: Mrs A Shepherd, Clerk, Mrs K Welsh, Assistant Clerk Community, and 3 members of the public.

27/24 To receive any apologies (with reasons), introductions with responsibilities.

Apologies were received from Cllrs Munson and Besley.

28/24 To note.

a) Declarations of Interest: No change.

b) Dispensation Requests: None

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

29/24 To adopt the minutes of the Annual Parish Council meeting on 14th May 2024

The minutes from the Meeting of the Annual Parish Council on 14th May 2024, having been previously circulated, were taken as read. It was resolved to adopt the minutes of the Annual Parish Council meeting on 14th May, proposed by Cllr Cavill, seconded by Cllr Chapman, and agreed by show of hands.

30/24 To declare Casual Vacancy following resignation of Cllr Alan Hall

It was noted that Cllr Hall's resignation had not yet been received and it was agreed to defer the item for one month.

31/24 Chairman's Report

Cllr Haskins reported on the following:

- The hedge between Hobs Close and the Cricket Club is overgrown – it was noted that the road is a highway. Clerk to report to SC Highways.
- Aginhills bird mouth fencing is damaged. Clerk confirmed that the fencing has been reported.
- Milton Hill Bus Shelter – large puddle. Clerk to report the issue to SC Highways again.
- Sports pitches – videos and pictures of the groundworks that have been undertaken were shared. Cllr Hall reported that the contractors will now level the surface again and the cricket square work will then commence in July.
- Community events – skittle secured.
- Mount Fancy Cottage – road closure advertised locally – indication that this could be for the drainage works around Mount Fancy Cottage.

Public Question Time

A member of the public raised the Lyngford Lane Planning Application, plans have been resubmitted plans providing another opportunity to comment. The member of the public raised the same concerns about an access road to Nerrols not being included in the amended plans. Clerk confirmed that the planning application would be discussed under item 6.

Cllr Chapman raised the lack of grass cutting in MH1. The grass in the play parks is too long for the equipment to be used and parents have expressed concerns about the long grass and ticks. Cllr Chapman said that local residents would be happy if the play areas are regularly cut and a metre sway along the footpaths was cut. The overgrown roundabouts are also causing a visibility issue for people crossing the road on the ERR.

Clerk to raise the grass cutting issues with Persimmon.

Cllr Tully reported that the hedge along the path from the canal to the Bathpool Inn and from Hyde Lane to Aldi.

Clerk to report to SC Highways.

Cllr Tully reported that the potholes on the junction of Milton Hill with School Road are getting worse.

Clerk to report to SC Highways.

Clerk raised the weed issue around the Community Square in MH1.

Clerk to ask the Lengthsman to deal with the weeds and tidy the area.

32/24 Planning

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

38/19/0129 (please quote on all correspondence) Proposal: 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

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

Highway Proposals:

As stated in the comments that the Parish Council previously submitted in respect of the application, the Parish Council strongly considers that the proposal should incorporate a link road to Nerrols.

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 rat running past Cheddon Fitzpaine Primary School, through Goosenford, on Greenway and on Monkton Heathfield Road or using Maidenbrook Lane. A Speed Indicator Device (SID) has been deployed several times in the last 18 months in Goosenford. The results are summarised below:

Date	Incoming vehicles (Cheddon Fitzpaine to Monkton Heathfield)	Outgoing vehicles (Monkton Heathfield to Cheddon Fitzpaine)	Total number of vehicles	Average number of vehicles per day	85th percentile speed
11th to 30th October 2022	9287	10684	19971	19 days: 1051 vehicles per day	29mph
27th May to 19th June 2023	12738	14168	26906	23 days: 1169 vehicles per day	31mph

8 th to 28 th May 2024	10212	14609	24821	20 days: 1241 vehicles per day	32mph
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The results demonstrate a gradual increase in traffic movements each day and an increase in average vehicle speeds. The road where the SID is deployed is a quiet country lane which cannot accommodate any further increase in traffic volumes. The proposal will discourage existing local residents from walking and cycling on the country lanes due to safety concerns from volumes and speed of traffic.

The Parish Council is disappointed to read paragraphs 2.4 of the Traffic Assessment that states that 'It has been agreed with SC that the proposed vehicular access with Lyngford Lane / Cheddon Road is suitable to serve the site.'

The Parish Council also notes that the most up to date planning policy has been retrospectively applied to this 2019 planning application and reflected in the proposals in respect of cycle and pedestrian routes / active travel but the most up to date Garden Town policies have not.

The Residential Travel Plan document also makes reference to the number 2 bus service that has not served area of the proposal for some time.

The proposed 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.

Facilities

The Parish Council notes that a trim trail and LEAP are included in the proposal. If the proposal is approved, the Parish Council requests that the S106 agreement incorporates a requirement to make a proportionate off site contribution towards the provision of changing facilities at the Waterleaze adult football pitch (in the Parish of West Monkton) to enable the existing pitch, delivered as part of the Waterleaze development, to meet Football Association requirements and be fully utilised for adult football. Interest has been expressed by a local football team 'Northwalls United' who would like use of the pitch, but the pitch must have changing facilities available to be used for fixtures. The provision of changing facilities at this location will also bring the pitch into use for other adult and youth teams that express an interest and provide a local facility that is easily accessible by pedestrians and cyclists.

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

Noted

33/24 Environment

a) Parks and Open Spaces Devolution; feedback from meeting with Somerset Council officers.

Clerk provided feedback on a meeting with Somerset Council Officers about the possible devolution of play parks to the Parish Council including Farriers Green, Mead Way, St Quintins and Acacia Gardens.

Somerset Council would like to devolve the play parks to the Parish Council, for the Parish Council to take responsibility for maintaining the play parks as soon as possible and the legal transfer of the asset to follow as soon as possible.

The Somerset Council officers explained that the play parks need a weekly review and an operational check every 3 months as well as a ROSPA inspection every year and that Somerset Council could carry out the weekly inspection for the Parish Council at a cost of £26.00 +VAT per week per park.

A discussion followed. It was noted that if Parish Councils don't take the play parks, if play equipment is broken then it won't be repaired going forward but just taped off.

It was agreed that the Parish Council would be interested in the devolution of the assets but that further information regarding the cost implications were needed. Clerk to gather further information including:

- The training requirements to carry out the inspections.
- SC current costs for maintain the play parks.
- A contractors cost for maintenance of the parks and other cost comparisons.
- The 21-year inspection record for each play park.

Once this information is available, the Parish Council to consider devolution further.

It was agreed that the ride on lawn mower could be used in the interim to supplement the grass cutting in Farriers Green Park, particularly of the football pitch area.

Clerk reported that although the Parish Council had been previously led to believe that S106 money was held by Somerset Council for the replacement of the equipment in St Quintins Park, Somerset Council have indicated that there is no money for equipment replacement. If the Parish Council were to take on this asset, the equipment would therefore need replacing. Clerk to obtain cost estimates for the replacement of the equipment for consideration as part of next year's budget.

Clerk also advised that it is likely that the Parish Council will be required to pay for all bin emptying (dog and waste and Somerset Council and Parish Council owned bins). The cost is likely to be significant and a figure will be provided prior to November for budget setting for 2025/26 and beyond. Clerk to request a list of bins from Somerset Council and if the ownership of the bin is intended to be handed over to the Parish Council.

Cllr Chapman raised the dangerous and hazardous play equipment in the Community Square play park – Clerk to raise with Persimmon and ensure it is on the schedule of works.

b) Cricket club litter bin liner

Cllr Haskins reported that he visited the cricket club to collect the damaged bin inner to see if he could bend it back into place, but he couldn't locate it.

Clerk reported that the bin inners are not sold separately and instead a complete bin would need to be purchased to replace it at a cost of £165+VAT.

Clerk to contract the cricket club and find the whereabouts of the bin inner, Cllr Haskins to fix the existing or make a new one.

34/24 Community

a) D-Day Event update

- Key Stratton is finalising the programme for the event and is also coordinating stewards on the day for various task.

TIME	ARTIST / EVENT	LOCATION	NOTES:
16:00	VIDEO PACKAGE #1 WELCOME	SCREEN	KSPS / BBC VIDEO
16:05	WELCOME AND INTRODUCTION ON STAGE (MC)	STAGE	JASON & CRAIG
16:15	MARION MUSIC JAZZ CLASSICS	STAGE	SOLO MIC INPUT ON STAGE
17:00	RECAP AND ANNOUNCE (MC)	STAGE	JASON & CRAIG
17:05	MONKTON WOOD ACADEMY POEM	SCREEN	KSPS VIDEO
17:10	RECAP AND ANNOUNCE (MC)	STAGE	JASON & CRAIG
17:30	VIDEO PACKAGE / Set up stage for TCB		
17:58	RECAP AND ANNOUNCE (MC)	STAGE	JASON & CRAIG
18:00	TAUNTON CONCERT BAND	STAGE	TBC
18:28	RECAP AND ANNOUNCE (MC) / very very quick changeover to Gangshow	STAGE	JASON & CRAIG
18:30	GANG SHOW	STAGE	BACKING TRACKS AND CHOIR MICS
18:30 - 19:30	WORDFISH FLY PAST	SKY	Rough eta 7pm
18:58	RECAP AND ANNOUNCE (MC)	STAGE	JASON & CRAIG
19:00	CRYSTAL BUSS	STAGE	SELF SUPPLIED MIC. DI ON STAGE FOR IPAD - SAME AS MARION
19:35	RECAP AND ANNOUNCE (MC) / Changeover on Stage	STAGE	JASON & CRAIG
19:45	MILITARY WIVES CHOIR	STAGE	CHOIR MICS, KEYBOARD, SOLO MIC, 15-20 + MD & KEYS
20:30	RECAP AND ANNOUNCE (MC)	STAGE	JASON & CRAIG
20:32	VIDEO PACKAGE	SCREEN	KSPS / BBC
20:43	RECAP AND ANNOUNCE (MC)	STAGE	JASON & CRAIG
20:45	RECITALS & FLAG BEARERS; ADRIAN PRIOR-SANKEY, BRIGADIER RICHARD TWOOMEY	STAGE	4 x MICS ESTIMATED
21:10	LORCAN DRYSDALE - BAGPIPES	STAGE	
21:14	SUNSET ESTIMATED		
21:15	RECAP AND ANNOUNCE (MC) / POSSIBLY APS OR MILITARY?	STAGE	JASON & CRAIG
21:15	BEACON LIGHTING	BEACON	
21:18	RECAP AND ANNOUNCE (MC) - FINAL INTRODUCTION	STAGE	JASON & CRAIG
21:30	CRYSTAL BUSS - END WITH LAND OF HOPE AND GLORY	STAGE	SELF SUPPLIED MIC. DI ON STAGE FOR IPAD - SAME AS MARION
22:15	FIREWORKS (10-15mins)	SKY	SONO-LUMINAIR WITH LAST SONG?
F/O	RECAP AND FAREWELLS / THANKS	STAGE	JASON & CRAIG

- The Clerk and Assistant Clerk Community will be manning the 'Information Point' and will look to engage the pupil in consultation over key priorities for community for the Community Review. Mandy Cooper will be joining us.
- Mark and Barry will be running the bar.
- Stuart will be running the gin bar – gin purchased from Bookers using a £25 off recent offer.
- Clerks or Mandy able to help bars during busy periods.
- The Women's Institute will need 4 tables, our urn and a generator.
- We are able to take all the tables from the BACH on Wednesday 5/6/24.
- Hay will be delivered to the Country Park on 5/6/24 – 6pm delivery time but will confirm on the day (Tarpaulin for this is in the container at the BACH)

b) Tug of War Event update

- Once the D-day Event is over, we will be putting up banners and advertising more vigorously.
- There haven't been many entries for the Tug of War element however we intend to gather teams together on the day.
- There will be many more fun day activities and the evening's entertainment which will then be over to us at West Monkton Parish Council with Charlie Cudlip supporting us with stage/open mic and band.
- David Fothergill is compering on the day.
- Further information to follow in the run up to the event.

c) Community Review Project update

Clerk reported that a further meeting of the Community Review Steering Group took place on 23rd May. A Facebook Group 'Monkton Community Plan' has been established along with a web page on the PC website. A poster has also been developed to raise awareness of the project. Key topics for inclusion in the survey now need to be identified, consultation to inform these will take place at the D-Day event and via a Facebook poll.

d) Summer Food provision

Summer Project – Sarah Tudor who ran a project for us in December 2022 for meals over Christmas has been in contact to ask about whether we could run something over the summer holidays. I am due to meet her this week to discuss her availability and some ideas.

e) Training courses – Youth Engagement Summit (Assistant Clerk Community) First Aid (Companion Volunteer)

Our companion volunteer was unable to attend our first aid training in March but is keen to have some to support her volunteer work. A one-day training course is available at a cost of £70. It was agreed to book the training. A summary of the Youth Engagement Summit was provided. It was agreed that Assistant Clerk Community would attend the training.

f) Somerset Council Chair Community Award; discuss nominations.

Clerk provided a summary of the Somerset Council Chair Community Award. The deadline for nominations of individuals or groups is 28th June.

Clerk to add an item to the agenda for the next meeting and Councillors to send any proposed nominations to the Clerk in advance of the meeting.

35/24 Projects

a) MH1 POS update; authority to sign S106 Deed of Variation (R)

Clerk reported that the S106 deed of variation is expected to be received shortly which will need to be executed by the Parish Council. The Parish Council must therefore authorise two councillors to sign the deed and the Clerk to witness.

It was resolved that Cllrs Haskins and Chapman are authorised to sign the deed in the presence of the Clerk as the witness. Proposed by Cllr Hall, seconded by Cllr Ellis and agreed with all in favour.

A discussion about the remedial work required to the play park equipment prior to transfer of the POS took place. Clerk to follow up progress with Dan Mawer at the next catch-up meeting. Once the deed of variation has completed, Clerk to add an update to Monkton Matters.

b) Sports Pitches

Cllr Hall reported that the skip was finally removed by Persimmon and clear access provided for the groundworks to commence.

Stone and Partners have been instructed to develop the application to vary the existing planning consent to move the position of the pavilion and add floodlighting.

Cllr Hall is providing a presentation at the cricket ground on 2nd June to provide an update on the plans. This will hopefully achieve more involvement from parents to help with planting trees etc.

A meeting has taken place with the owner of adjacent house regarding permissive access.

Passageway alongside the gate been developed by dog walkers which needs addressing.

Site visit for Councillors to be arranged to provide an overview of the project.

The initial groundworks have been completed, the excess soil will be used for the BMX area and the excess gravel will be used for the gravel tracks / pathways.

c) MH2 Update

Clerk confirmed that there was nothing to report.

Clerk to schedule a catch up with the Planning Officer.

Cllr Gage raised that a permanent storage solution for PC equipment was needed and suggested that CIL money from the MH2 development that is retained by the PC could be spent on a permanent structure and PC office on MH1 land. Further discussion and consideration needed. Clerk to add as an ongoing agenda item.

d) Poppy of Honour

Cllr Hall reported that the design and engineering work is complete. Focus is now on fundraising and raising awareness of the poppy of honour pavilion nationally. A meeting has taken place with Somerset Council and Taunton Town Council to take this forward.

Cllr Hall reported that in order for the build of the pavilion to be completed by November, contractors would need to be on site by the end of July.

e) Junior Football Pitch Provision Update; To discuss FA comments received in relation to Football Provision to enable support for Sports Pitch proposal.

Clerk provided an update on the Junior Pitch provision in the Parish. The FA initially indicated that they were supportive of the sports pitches being provided for cricket and rugby if alternative junior footpath pitches could be provided.

The two pitches including one on the land adjacent to Bridgwater Road that has been allocated as a pitch for the school as part of the MH1 development. The school has confirmed that they do not require the pitch. Quotes are being obtained for a survey of the land to provide information on what work is required to bring it to specification. These will be considered at the next meeting.

The other pitch is the Waterleaze pitch. The FA have now stated that they would like this to be available for adult and junior football. This requires changing facilities to be provided. The FA have suggested that a restriction could be placed on the sports pitches that if the Waterleaze pitch is not available by a certain date (initially suggested as September 2026) the use of the sports pitches by rugby and cricket would be restricted to enable football to be played. Cricket and Rugby bodies have indicated their agreement to the restriction.

Clerk reported that she had sought the advice of the Planning Officer who suggested agreeing to the restriction to enable the FAs support of the sports pitch proposal but to push the date back to September 2027 and ask if there is justification or current need for senior football pitches.

A discussion followed.

It was agreed that the Clerk would respond to the FA agreeing to the restriction but requesting that the date of the restriction is September 2027 and requesting if a need for adult football pitches had been expressed.

f) Allotment provision

Cllr Cavill to follow up the acquisition of the land between School Road and Farriers Green with Somerset Council.

g) Multi-Agency Approach to flood prevention update

Cllr Hall reported that a meeting had taken place with FWAG a couple of weeks ago to get an update. FWAG are going to focus on four landowners to get the work underway including Hestercombe and Proctors Farm. These will then act as showcases for other landowners.

Clerk confirmed that there was no news from the Environment Agency regarding the pumps at Bathpool. Clerk to chase progress.

36/24 Assets

a) Country Park and Somerset Wood; Lottery grant application update, Stone Gabion installation quotations

Clerk confirmed that three quotations had been requested for the stone gabion work at the Country Park and two quotations had been received for the same specification of work.

Lee Pope Landscaping had quoted £5960 including VAT and Tony Benger Landscaping had quoted £13315.54 including VAT.

It was resolved to accept the quote provided by Lee Pope Landscaping, proposed by Cllr Gage, seconded by Cllr Ellis and agreed with all in favour.

Contractor to be requested to carry out the work during July and August to avoid the dates of events in the Country Park.

Update in relation to the Lottery Grant application deferred until the end of the meeting for an update to be provided in camera.

b) BACH

Clerk provided an update in respect of the ongoing insurance claim. Clerk has provided a statement confirming that no other incidents had been reported and confirming the number of hall and school users.

The next BACH Committee meeting is scheduled to take place on 4th June at 7.30pm

c) Community Fridge; expansion update.

Clerk reported that the shed delivery for the expansion is expected imminently. Racking / shelving for the new shed to be included in next finance report.

Assistant Clerk Community reported that the fridge continues to be busy, and the volunteers are looking forward to the new shed and purchasing shelving. The video made by the Monkton Wood pupils was popular across social media.

d) Community Garden

Assistant Clerk Community reported that SALC visited last week and were very impressed with the progress. A shout out for garden tools has gone onto Facebook.

The Community Garden is looking fantastic, and the volunteers met with Ann Diment from SALC who was very impressed with the garden and the changes met. A big thank you to all the volunteers for making this happen.

37/24 Highways / Footpaths / Safe Routes to School; Cllrs Besley and Tully to report.

Clerk summarised the SID results for Monkton Heathfield Road. The results are for the period 24th April to 29th April so only 5 days, the one-way road closure started on 29th April. The results show a total of 33588 vehicles movements over 5 days - 6717 vehicles per day on average. As a comparison when the SID was last placed at this location there were 3500 vehicles per day on average.

It was agreed that the Clerk would share the latest SID results with the Planning Officer and Developer for MH2 and SC Highways.

Cllr Tully reported concern about the volume of traffic on A38 through Bathpool and expressed again the need for the SID to be deployed. Cllr Tully to send pictures of posts that could be used for the SID to the Clerk to share with Traffic Management at Somerset Council.

38/24 Other matters for report only – items for discussion - no decision

Cllr Hall's departure – moving from area 4 weeks from now. Happy to continue to lead on projects from afar after departure. Sports Pitches, Flooding, Country Park and Somerset Wood – happy with that process. Cllr Hall to support in the same way as Flood Warden does now – join online. Email address to auto forward.

Partner Cllr for each project to be identified.

Cllr Gage – Village News – continue printing extra copies.

Cllr Ellis – raised concerns about lots of potholes – Clerk and others to keep reporting them.

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

Noted

Confidential Session

39/24 Country Park Lottery Grant Application update:

Update provided.

40/24 Dates of forthcoming meetings:

Parish Council:

Second Tuesday in the month (Business focused meeting)

2024: 11th Jun, 9th Jul, 13th Aug, 10th Sep, 8th Oct, 12th Nov, 10th Dec.

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

2024: 25th Jun, 23rd Jul, 24th Sep, 22nd Oct, 26th Nov.

Audit Working Party: 19th July 2024 at 9.30am

Annual Parish Meeting: TBC March 2025 at 7pm

BACH Committee 4th June 2024 at 7pm

Sports Pitch Committee TBC

Somerset Wood Joint Committee: TBC

There being no further business to discussed, the meeting ended at 9.31pm

Signed Chairman:

Date: