



West Monkton Parish Council

ADOPTED

Minutes of the Meeting of West Monkton Parish Council held on Tuesday 27th May 2025 at 7.00pm.

Present: Cllrs Besley, Cavill, Chapman, Cronshaw, Ellis, Gage, Haskins and Munson.

In attendance: Amy Shepherd, Clerk (via zoom), Kate Welsh, Assistant Clerk (Community) and Candy Sully, CP Volunteer Coordinator.

28/25 To receive any apologies (with reasons), introductions with responsibilities.

No apologies were received.

29/25 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.

30/25 To adopt the minutes of the Annual Parish Council meeting on 13th May 2025.

The minutes from the Meeting of the Annual Parish Council on 13th May 2025, having been previously circulated, were taken as read. It was resolved to adopt the minutes of the Annual Parish Council meeting on 13th May proposed by Cllr Munson, seconded by Cllr Ellis, and agreed by show of hands.

Public Question Time

Cllr Gage reported that two public rights of way need to be cut. Cllr Haskins confirmed that the footpaths are on the Lengthsmans list to cut.

Cllr Gage reported that the hedge in front of the bench at New Cross is overgrown and needs cutting.

Cllr Gage raised the triangle on The Street and reported that he had received a complaint about its untidiness.

Cllr Chapman raised the overgrown hedges on Hyde Lane near the Rugby Club and that it is difficult to see oncoming traffic. Cllr Haskins raised other hedges on rural lanes in the Parish that are overgrown.

Cllr Besley raised the overgrown hedge along the footpath between the canal and the Bathpool Inn.

Cllr Ellis raised the footpath along Mead Way into Greenway – soil and grass is accumulating on the pavement reducing its width.

Cllr Ellis reported that as a homeowner in close proximity to the proposal relating to the Barn at Sidbrook Farm that is adjacent to 89 Greenway, she has not received notification of the planning application from the Local Planning Authority.

Clerk to ask Lengthsman to cut the hedge.

Clerk to ask Lengthsman to cut.

Clerk to report via SC website
Cllr Cavill to raise this hedge and another of others in the Parish that need cutting with SC.

Clerk to ask Lengthsman to cut the hedge.

Clerk to ask Lengthsman to tidy pavement.

Cllr Cavill to raise with Planning at SC.

Cllr Haskins reported that a pothole had recently been repaired but a number of potholes near it were left unrepaired.

31/25 Planning

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

48/25/0025/CQ: Application for Prior Approval for proposed change of use from agricultural building to 1 No. dwelling house (Class C3) and associated building operations at Barn at Sidbrook Farm, 83 Greenway, West Monkton.

The Parish Council objects to the grant of permission and made the following comments in respect of the proposal:

- Although this application is a class Q application, the site location is within an area reserved for external green spaces associated with the developable area as stated in Core Strategy Policy SS1. This is illustrated in the map supporting policy SS1 in the Core Strategy, the red line indicating the extent of the development area and the green line indicating the extent of the external green spaces associated with the developable area.
- The purpose of the area reserved for green spaces is to provide various types of open space including allotments, outdoor recreation and wildlife habitat. This proposal, if approved, would enable a residential property to be developed in an area reserved for green spaces, thereby contravening policy SS1 and the site should therefore be considered as not a desirable location for a residential dwelling.
- Further thought should be given to the proposal including the materials proposed to ensure that the materials reflect the character of the local area.
- The proposal should also incorporate measures for rainwater capture and external lighting that is downlit and LED to comply with the West Monkton and Cheddon Fitzpaine Neighbourhood Plan policies.

Cllr Cavill, as a member of the Somerset West Planning Committee did not take part in discussions of the remainder of the planning applications to avoid fettering his discretion.

48/25/0026/T: Notification to carry out management works to two yew trees within West Monkton Conservation Area at St. Augustine's churchyard, West Monkton.

The Parish Council supports the granting of permission.

48/25/0027: Erection of a first floor extension over garage at 66 Farriers Green, Monkton Heathfield.

The Parish Council supports the granting of permission and made the following comments in respect of the proposal:

- To comply with the WM & CF Neighbourhood Plan policies, measures for rainwater capture should be included and any lighting should be downlit and LED.
- The proposal should incorporate bird and bat boxes and bee bricks.

48/25/0028/T: Application to carry out management works (comprising ground works and associated fibrous root pruning to install a root barrier 18m in length and 2.7m in depth) to two oak trees included in Taunton Deane Borough (West Monkton No.4) Tree Preservation Order 2001 at 39 Greenway, Monkton Heathfield (TD912)

The Parish Council supports the granting of permission.

48/25/0029 + 30/LB: Erection of a single storey extension, with glass link, to the side with internal alterations and replacement of windows at Sidbrook Lodge, Greenway, West Monkton.

The Parish Council objects to the granting of permission for the following reasons:

- The proposed extension is close to the boundary of the property and can be seen from the road
- The proposed extension is not in keeping with the character of the area and will impact on the street scene.
- The proposed extension is very large and too large for the size of the plot.

- The proposed extension will spoil the look of the grade 2 listed building.

48/25/0031/CQ: Application for Prior Approval for proposed change of use from agricultural building into 1 No. dwelling (Class C3) and associated building operations at Barn B, Hyde Farmhouse, Hyde Lane, Bathpool
The Parish Council supports the granting of permission.

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

Noted.

32/25 Community:

a) Update

- The café has been busy this month, families continue to come after school for hot chocolate and biscuits.
- David, one of our repair café volunteers has sourced a filing cabinet for them to store tools, although we do not have much space at the moment, the community gardeners are happy to have it in their shed for the time being.
- The Drop in Bereavement Café runs on the first Wednesday of the month and we have a few regular attenders.
- Stay and Play is getting busier on Thursdays, and Jess continues to open and run it alongside our volunteer Sheila.
- Our Companion Volunteer continues to visit approximately 6 elderly residents regularly, spending time with them and helping them with shopping, and appointments as and when required.
- Community Quiz continues to be popular. Andy, our Quiz Master was unwell this month and Stuart managed to organise a replacement, Chris who ran May's quiz.

b) Community Events Update;

Events Calendar 2025

Successful VE Day Event and Somerset Day Picnic, positive feedback.

| Date | Event | Venue | Update |
|--------------------------|--------------------------------------|------------------|--|
| Saturday 24th May | Falklands Commemoration Get Together | Maidenbrook | Good event. Request for an annual event to take place. Agreed to run the event annually but with gazebos and bar with cans |
| Saturday 28th June | Share Event | BACH | Bethan Turner Organising |
| Saturday 12th July | FunFest | Maidenbrook | Next meeting 16/6/25 |
| Sunday 10th August | St Giles Dog Show | Maidenbrook | St Giles organising, WMPC to organise parking and bar |
| Friday 15th August | VJ Day | Maidenbrook | Beacon Lighting and 40s band |
| 6th September | Black Tie Event & Opening | Maidenbrook | Meeting 19/6/25 |
| Tuesday 2nd December 7pm | Festive Volunteer Evening | BACH | |
| Thursday 18th December - | Santa Tractor/Trailer Event | From BACH at 3pm | |

Approval for FunFest Spending on cups and promotional material.

Pricing for Full Colour Cups (10 Working Days) – with Funfest Logo

250 ½ pint cups and 750 pint cups - £1052.50

FUNFEST flags and banners – 2 flags and 8 banners - £530.00

Resolution to proceed with purchases from Funfest cost code. Proposed by Cllr Gage, seconded by Cllr Munson and agreed with all in favour.

c) HYPE update;

The Boombox has continued to go out across the LCN and will be at the BACH on Tuesday 27th May from 2pm to 4pm. Youth Workers are collecting the voice of young people via a survey and offering other play/game type sessions. We will start to look at the results of the surveys over the next month with a view to planning for provision from September.

d) Somerset Youth Theatre; workshops with Primary Schools

https://youtu.be/F_1rj7k5iYg?feature=shared

West Monkton Primary School have booked to have Somerset Youth Theatre on the 3rd July.

e) Youth Café; additional youth worker / support

The Youth Café has become very popular with young people from Monkton Wood and now the Y6s from West Monkton Primary. On average we have 40 young people now staying for sessions and activities and a further 60 plus popping in for a hot chocolate and a snack. We currently have 2 volunteers plus myself at the Youth Café, however should one of us be unwell or unable to come we are not within the ratio of young people to worker. We do therefore need some additional support on a freelance basis to cover for absence and during the Summer Food Project. Job description for a freelance youth worker developed and shared in advance of the meeting. It was resolved to advertise for a freelance youth worker. Youth Worker to be funded from the Youth Provision cost code. Proposed by Cllr Chapman, seconded by Cllr Munson and agreed with all in favour.

f) Feedback from Village Hall users

Assistant Clerk Community visited West Monkton Village Hall on the 1st May and had some lovely discussions with the ladies and gents.

Ideas:

- Pétanque on the grass area at the back of the Village Hall – Cost around £25 for a set
- Benches in the garden area
- Benches along the path up to Bridgwater Road are broken and need updating, they use the bench when having a village walk and benches help break up the walk
- One of the ladies holds a Coffee Morning on a Wednesday at Heathfield Hall from 9.30am, I suggested that we could promote this as at present not many people attend.
- Bingo Night – Possibly at Heathfield Hall? Approximately £40 for a bingo kit with bingo booklets. Maximum number the hall holds is 30.
- Chippy Night – perhaps using the fish and chip van on a Tuesday

The feedback was that the Village Hall is very busy with lots going on there which is really positive. I plan to go back again to see them on the 5th June with an update. I was also able to put one lady in touch with our companion volunteer to have support with visits to the GP and medical appointments.

It was agreed that the activities taking place at the Village Hall would be promoted on the PC websites and social media pages.

It was also agreed to put on an afternoon bingo session with afternoon tea at the BACH. It was agreed that the bingo kit and booklets could be purchased. Cllr Chapman agreed to be the caller. Event to be advertised in the next village news edition.

It was agreed that the Village Hall users should direct their feedback on village hall improvements to the Village Hall Management Committee.

Cllr Chapman asked if a sign could be developed for the Community Garden area encouraging people to use and enjoy the area even when the school is closed.

g) Lending equipment for church event

Cllr Haskins reported that Sally Hillman has requested that the PC loan its gazebo and 2 dome shelters for a church event on Saturday 28 June. The Parish Council agreed to lend the equipment.

33/25 Highways

a) Update

No other updates provided.

b) Yallands Hill Crossing Point; Feasibility Study

The Feasibility Study report looking at two potential crossing points, one at Yallands Hill and one near Tudor Park, commissioned by the Parish Council and completed by Somerset Council was received in advance of the meeting and circulated.

A discussion took place. The following next steps were agreed:

- Share the Feasibility Study with Taunton Town Council and Cheddar Fitzpaine Parish Council.
- Enquire with the Town Council if they would like to work with the Parish Council, in particular to take forward the Tudor Park crossing point, whilst the Parish Council looks to take forward the Yallands Hill crossing point.
- Clerk to enquire with Persimmon and Andy Coupe at SC about the S106 Hartnells contribution for the fourth crossing point.
- Clerk to enquire if there is a S106 contribution from the Nerrols phase 3 development for crossings.

c) Car boot sale traffic

Cllr Haskins summarised the concerns that have been raised by residents about traffic accumulating on Monkton Heathfield Road during car boot sales.

Cllr Besley outlined the issue, a pinch point for cars getting in between Monkton Heathfield Road and the car boot field. Cllr Besley advised that two staff members have been trained and are now able to move traffic more quickly from the road into the site.

Cllr Besley advised that there are sometimes as many as 4000 car movements associated with the car boot. Clerk advised of the upcoming A38 road closures planned for Sunday 1st, 8th and 15th June and the impact of these. Clerk advised that she had contacted Somerset Council raising concerns regarding the impact and is waiting for a response. Clerk to chase a reply and Cllr Cavill to also raise the Parish Councils concerns with Somerset Council.

Cllr Cronshaw reported that the contractors working on the road are not providing sufficient access for residents who live / access their properties from the A38 during the road closures.

34/25 Assets

a) Country Park and Somerset Wood;

(i) General update;

A general progress report on the Country Park was circulated in advance of the meeting and shared on screen

(ii) Lottery Project Progress Report; Containers update and consider quotes for project deliverables

A Lottery Progress Report was circulated in advance of the meeting and Clerk and Candy Sully, Volunteer Coordinator provided a summary of the report.

A paper providing quotes for deliverables was circulated in advance of the meeting and the Clerk summarised the quotes and progress.

Containers update:

Containers Direct since the resolution confirmed that they won't deliver on a field so additional costs would be incurred moving the containers into position and there is a 7-8 week lead time. Cost for 2 x 30fts £6530.00 + VAT)

Cleveland Containers have confirmed that they will deliver on a field if it is bone dry and have a shorter 6 week lead time. Cost for 2 x 30fts £6016.00 + VAT + £900.00 delivery)

Agreed to proceed with order from Cleveland Containers. Ordered placed and delivery expected within 6 weeks (prior to Funfest).

Converted container ordered, delivery expected on or before 8th August. Container will need delivered over the hedge at the south of the park and will then need moving into place.

Electric

National Grid have provided an updated quotation to bring the supply into the field and to a box. Quote £8124.40 + VAT. Quote agreed as per resolution at the last meeting.

Cllr Cavill gathering quotes to bring the power supply from the box to the volunteer compound.

Electric Cabinet

Further advice to be sought regarding the cabinet requirements and quotes to be considered at the next meeting.

Treatment Plant

Clerk advised that she has met two companies on site so far with a view to them quoting. In order for a quote to be provided the size of the tank required is needed and a percolation test is needed of the ground for the drainage field to establish the size of the drainage field that is needed for the treatment plant.

Clerk advised that a quotation to carry out a percolation test had been received. The cost quoted is £600.00 + VAT.

It was resolved to approve the quotation for the percolation test. Proposed by Cllr Besley, seconded by Cllr Munson and agreed with all in favour.

A discussion took place about the ride on lawn mower that will be funded from the lottery grant, it was agreed that a discussion needed to take place to establish the requirements for equipment in the Country Park before proceeding with the purchase.

b) BACH update; Solar panels update

Cllr Cavill reported that he is liaising with the Chief Executive of the Trust about the Diocese's decision and the legal advice that the Diocese had received regarding the solar panels.

Cllr Cavill to provide a further update in due course.

c) Community Fridge update; volunteers needed

Steady flow of donations throughout the month from around 12 locations in and around Taunton, some daily and others a few times a week. We have advertised for new volunteers but unfortunately we have had no responses – can we please ask people we know if they might like to get involved?

d) Community Garden update;

Cllr Alan Chapman has spent sometime in the garden and it is looking really good at the moment, had a number of people feedback about how good it is looking. Jess to look at the allotment list and see if there is anyone in flats locally on the list that might like a space at the garden. Cllr Chapman reported that Monkton Elm Garden Centre had gifted three parasols for the community garden benches. Cllr Chapman requested that three parasol bases are ordered at a cost of approximately £30 each. It was agreed to purchase the bases.

35/25 Projects

a) Poppy of Honour fundraising update;

Cllr Cronshaw reported on progress with fundraising. The Poppy of Honour is at the Fleet Air Arm Museum this week and donations are being received.

Cllr Cronshaw advised that she continues to make requests to take the Poppy of Honour to different events including Chelsea Flower Show and Westminster Abbey.

Good feedback is being received on Facebook pages. Plan to review donations received in December.

A meeting with the architects is being arranged to discuss staging the build.

The Poppy of Honour will be at WSM Armed Forces Day on 21st June and Plymouth Armed Forces Day on 28th June.

b) Sports Pitches update;

Determination of the planning application is still awaited. Cllr Cavill continues to chase. Cllr Cavill to advise the planning team that the Parish Council is considering appealing on grounds of non-determination.

A priority order for works to bring the rugby pitches into use for September needs to be established.

Clerk to liaise with the contractor regarding when the grass needs to be cut on the pitches.

c) MH1 POS; to approve the signing of the S106 Deed of Variation and Transfer Document in respect of the POS.

Clerk summarised a meeting that has taken place with the legal representatives of Persimmon, Redrow and the Parish Council. It was established during the meeting that the plan that accompanies the transfer will not be amended to add further 'T's'.

It was resolved to approve the S106 Deed of Variation and Transfer Document and authorise Cllrs Cavill and Cronshaw (or Cllr Ellis if Cllrs Cavill or Cronshaw are not available) to sign the documents on behalf of the Parish Council in the presence of the Clerk. Proposed by Cllr Gage, seconded by Cllr Chapman and agreed with all in favour.

d) MH2 Update;

Clerk advised that the Developers would like to meet with the PCs on Thursday 5th June at 6.30pm at the BACH. A discussion followed about availability and due to Cllrs being away it was agreed to request that the meeting is deferred until later in June. Clerk to liaise with CSMPC and the Developers to establish a new date and confirm the date with Cllrs when it is set.

36/25 Parish Council

a) Agree additional member for the Audit Working Party

Cllr Ellis agreed to be the additional member of the Audit Working Party.

b) Agree additional member for the BACH Committee

Cllr Munson agreed to be the additional member of the BACH Committee.

c) To consider and approve insurance renewal quotation

Clerk outlined two quotes received, one from Zurich and one from the existing insurers, Clear Councils. It was resolved to approve the quotation provided by Clear Councils. Proposed by Cllr Munson, seconded by Cllr Besley and agreed with all in favour.

37/25 Other matters for report only – items for discussion at next meeting

Cllr Cavill provided feedback from the LCN Highways Working Group meeting that took place a couple of weeks ago. KSMPC raised concerns about overgrown hedges during the Kingston Road closure.

Clerk advised that she had received information about this years Somerset Council Chairmans Award. Item to be added to a future agenda and that the Somerset Council boundary review consultation is on the forward plan.

Cllr Cavill highlighted that the PC should be looking to set up a charity for the Country Park by 2027.

a) Items for next meeting agenda – by Monday 2nd June 2025 or 16th June 2025.

Noted.

b) Dates to note over the next 14 days

Noted

38/25 Dates of forthcoming meetings:

Second Tuesday in the month (Business focused meeting)

2025: 10th Jun, 8th Jul, 12th Aug, 9th Sept, 14th Oct, 11th Nov, 9th Dec.
Fourth Tuesday in the month (Community / project focused meeting)
2025: 24th Jun, 22nd Jul, 23rd Sept, 28th Oct, 25th Nov.
Audit Working Party: 18th July 2025 at 9.30am.
Annual Parish Meeting: TBC 2026 at 7pm
BACH Committee 17th June 2025 at 7.30pm
Budget and Precept Working Group: TBC November 2025
Sports Pitch Committee TBC
Somerset Wood Joint Committee TBC

There being no further business to discussed, the meeting ended at 22.15pm

Signed Chairman: *Noel Munson*

Date: 10th June 2025