



West Monkton Parish Council

## ADOPTED

Minutes of the meeting of the Parish Council held on Tuesday 14<sup>th</sup> January 2020 at 7.00pm in the BACH (Brittons Ash Community Hall), Bathpool.

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

In attendance: Mrs A Shepherd, Clerk, Mrs T Cavill, Assistant Clerk, Ms J Pearson, Clerk to Cheddon Fitzpaine Parish Council, Mr K Perry, Flood Warden, Mr T Tutill, NP Delivery Group Chairman, Cllr David Fothergill, County Councillor, Paul Elliston, Bathpool Pioneer and approximately 3 members of the public. Cheddon Fitzpaine Parish Councillors Jason Woollacott and Mike Batsch for item 15/20.

### **01/20 To receive any apologies (with reasons), introductions with responsibilities**

Apologies were received from Cllr Tully and Cllr Andrew Pritchard, District Councillors, SWT.

### **02/20 Declarations of Interest, Dispensation Requests, amendments to the Register of Disclosable Pecuniary Interest**

- 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.

### **03/20 To adopt the minutes of the last meetings**

The minutes from the previous meeting of the Parish Council on 10<sup>th</sup> December 2019, having been previously circulated, were taken as read. It was resolved to adopt the minutes of the Parish Council meeting on 10<sup>th</sup> December 2019, proposed by Cllr Hall, seconded by Cllr Hope, and all agreed by show of hands.

### **04/20 To note Clerk's report and Assistant Clerk's report**

Assistant Clerk's report:

- Actioned decisions made by Council.
- Attended meetings with Persimmon, Joint Panel with Creech St Michael PC, Cheddon Fitzpaine PC, Parish Surgery, Liaison meeting with SWTC, meeting with A Rhodes for NP.
- Liaison with K Tutill and Jo Pearson Clerk CFPC for meeting with A Rhodes to clarify next steps.
- Prepared reports on three planning applications, one of which was the Hartnells Phase 2 and 3 Reserved Matters application.

Clerk's report:

- Actions from previous meetings and other issues raised during the month:
  - Blades / tools in AMP boundary reported to Health and Safety Dep at SWT
  - Potholes at Dosters Lane and A38/A3259 junction reported to SCC
  - Casual Vacancy
    - SWT confirmed election not required, can fill vacancy via co-option.
    - Application form sent to those who have expressed an interest, application form also added to the website.
    - Deadline for applications is 31st January.
    - Co-option to take place at February meeting.
- Milton Hill drainage issue (flooding on pavement) – reported to SCC.

- Road drainage – The Cottage, Mount Fancy – reported to SCC.
- Report of a branch dangling from a tree over the road near Mortlake Cottage - reported to SCC Highways.
- Claire Thackray, SWT – meeting arranged on 13th January to discuss current invoice status and programme of work for next year.
- A3259 consultation now underway until 31st January 2020.
- Annual Parish Meeting – 25th March
  - Annual report to be developed
  - Presentation ideas
- Allotments:
  - Renewals sent (due 1st January)
  - 8 completed renewals / payments received
  - Following up remainder of renewals and meeting with new allotment holders
- BACH:
  - Invoices received from Primary School for electricity.
  - What's on at the BACH added to the website.
  - Next Committee Meeting – Thursday 23rd January 2020 at 7pm.
- Dates this month:
  - 7th January 2020 – SWT Liaison Meeting
  - 7th January 2020 – Planning Committee Meeting
  - 9th January 2020 – Parish Surgery
  - 13th January 2020 at 4pm – Country Park Meeting
  - 17th January 2020 – Audit Committee Meeting
  - 20th January 2020 at 5pm – Joint Panel Meeting
  - 21st January 2020 at 7pm – Joint Panel Meeting to agree a response.
  - 22nd January 2020 at 10.00am – MH1 Open Spaces Transfer Meeting
  - 23rd January 2020 – BACH Committee Meeting
- Communications work as per the Communication Report.

#### **05/20 Feedback from the January Parish Surgery**

Clerk reported that approximately 7 members of the public attended the January Parish Surgery, the discussion was focussed on the A3259 consultation, MH2 proposals, WRR timescales, the Hartnells roundabout works and MH1 issues. The issues with MH1 have been fed back to Persimmon.

The next Parish Surgery is on 13<sup>th</sup> February at 8.30am.

#### **06/20 SCC report from Cllr D Fothergill**

Cllr Fothergill reported on the following:

Last Reminder on School Places: For those applying for their first school place, the deadline for applications is 15<sup>th</sup> January – further details can be found at <https://www.somerset.gov.uk/education-and-families/apply-to-start-school/>

Climate Emergency Strategy Events: Rescheduled public events to discuss the creation of Somerset's first Climate Emergency Strategy have been confirmed and will be run by the Somerset Climate Action Network (SCAN) on behalf of Somerset's four District Councils and the County Council. The strategy will identify ways for Somerset to work towards being carbon neutral by 2030 and adapt to predicted climate change impacts. The events will be held 10am until 4pm as follows:

- 18<sup>th</sup> January – Taunton Library, TA1 3XZ
- 8<sup>th</sup> February – Bridgwater House, King Square, Bridgwater, TA6 3AR
- 15<sup>th</sup> February – Mendip DC Offices, Shepton Mallet, BA4 5BT
- 22<sup>nd</sup> February – Vicarage Street Methodist Church, Yeovil, BA20 1JB.

Open to residents, businesses, groups and anyone with an interest, the drop-ins will be a chance to discuss the initial thoughts of the five councils set out in a 'framework' document.

National Award and Recognition: The Somerset team that provides advice, support and training to governors, clerks and trustees in schools, colleges and other education provided has won a top award. SCC's Support Services for Education (SSE) triumphed over big-budget, multi-nationals to win the prestigious Chartered

Governance Institute (ICSA) Service Provider of the Year Award. SSE Governance delivers training as well as providing a helpline to governance boards. Topics range from inductions for new head teachers to safeguarding responsibilities.

Specialist Support for Dementia: The list of grassroots projects for creative and imaginative dementia projects is growing with four new projects coming on stream thanks to grant support from SCC.

Age UK is launching the first charity-led Cognitive Stimulation Therapy (CST) project with two qualified Somerset practitioners offering the therapy.

Take Art is setting up a two-year programme of creative day time activities that provide dance and wordplay sessions to support people with memory loss or dementia and their carers.

Ark at Egwood, based at Merriott, provides land-based activities as the therapeutic use of outside space and animals has been shown to help restore wellbeing, confidence and self-esteem with people of all ages.

The Find Your Voice Momentum projects will bring together people living with dementia and their carers and support them in music and movement group work across 39 ten-week-courses across Somerset.

SCC is looking to invest more than half a million pounds in total to kick-start and extend projects and groups that run day time activities for people with dementia and provide respite for their unpaid carers. This is on top of its major spend on support for people with dementia which includes around £3.5m in special residential care, £4.5m in nursing care, plus a portion of the £14m it spends every year on homecare.

Shepton Mallet Library: Shepton Mallet library is set to keep its town centre location and be developed as a community hub as part of the regeneration of the Market Place. The decision includes an agreement which would allow the building to be open outside the library opening hours to help develop its community role, and to accept significant contributions from the Town Council and Glastonbury Festival founder Michael Eavis.

Volunteering in 2020: Somerset residents looking for a New Year's resolution would be warmly welcomed to join the growing army of volunteers in the county. There are roles to suit almost everyone, from supporting the local library to driving people to appointments or supporting the Duke of Edinburgh Award. All you need is a little bit of spare time; lots of enthusiasm and a 2020 vision to give something back to your community. Opportunities can be found at [www.volunteering.somerset.gov.uk](http://www.volunteering.somerset.gov.uk)

Robot Technology in the classroom: Somerset County Council is taking a trailblazing lead in the use of robot technology to help poorly children back into the classroom. In the biggest initiative of its kind in the country, the council has invested in 50 AV1 robots to support children who can't be in school – whether it's because they are sick or overcoming physical or mental health challenges. The AV1 robots take the place of the child in the classroom, letting them see, hear and contribute to lessons while they are out of school at home or in a hospital bed. Schools and colleges pay a rental fee that covers the running costs with any 'profit' being reinvested in more of the robots.

Cllr Fothergill when asked provided a summary of his view in relation to Somerset moving to a Unitary Authority status. The move, although not supported by the District Councils, could save up to £47m. Cllr Fothergill provided an overview of the process involved. Clerk and Assistant Clerk confirmed that the letter received in relation to the proposal and published report will be considered at the Planning Committee meeting on 4<sup>th</sup> February.

Chair raised the problems with road drainage from the heavy rain before Christmas and raised how blocked drains resulted in a property being flooded. Cllr Fothergill confirmed that there is an Emergency Sucking Team at SCC who are going around and dealing with these types of problems as they are reported. Cllr Fothergill agreed to bring the issue to the attention of the team.

Chair also raised issues with potholes and deteriorating road edges as a result of rat-running through West Monkton whilst the Hartnells roundabout works are taking place. It was agreed that work to rectify the issues should follow completion of the Hartnells roadworks. Clerk to request confirmation of timescales from Persimmon.

### **07/20 SW+T Council reports from Cllr Pritchard, Cllr Tully and Cllr Cavill**

In the absence of the SW+T Council Councillors no reports were received.

In Cllr Cavill's absence, Assistant Clerk reported that the Local Plan Issues and Options consultation is now live and runs until 16<sup>th</sup> March. The Parish Council needs to consider the consultation, in particular section 5, on Carbon Neutrality and Sustainable Locations and as such consideration of the consultation will be added to the February Planning Committee agenda.

*It was agreed to delay discussion of agenda item 8 'Country Park' to the end of the meeting to enable a confidential discussion to take place with no members of the public present.*

The meeting was adjourned.

**Public Question Time** *By agreement with the Chairman, the questions raised were answered in the body of PQT, where possible. No decisions*

Cllr Ellis reported concerns regarding the A38 / A3259 junction when turning left from the A38 onto the A3259 towards Monkton Elm following her witnessing a car turning left using the wrong allocated lane at the junction. The lane that was used is for those turning right from the A3259 onto the A38. It was acknowledged that the lane is badly lit.

Cllr Fothergill to ask SCC to take a look and ensure that signs and road markings are adequate at the junction.

The meeting was resumed.

## **08/20 Planning**

### **a) To consider recommendations from the WMPC Planning committee on applications received by 7<sup>th</sup> January 2020, (listed on SWT website); and to consider any others to date**

Assistant Clerk confirmed that as agreed by the Planning Committee, the comments made by the Planning Committee in relation to 48/19/0069 in respect of the Hartnells Farm development had already been submitted to SWT due to time constraints. The comments were:

#### Drainage

The Drainage Compliance statement confirming that adequate provision for surface water and foul water was put in place for Phase 1 and so the fact that no further work is needed is noted. 'The surface water drainage from Phase 2 and 3 connects to the surface water system previously approved and designed for Phase 1. It complies with the 'Drainage Strategy Summary' prepared by Vectos in October 2018'. 'The foul water drainage from Phase 2 and 3 connects to the foul water system previously approved and designed for Phase 1. It complies with the 'Drainage Strategy Summary' prepared by Vectos in October 2018. The connection points are allowed for from Phase 1. The flows from Phase 2 and 3 have been allowed for within the Phase 1 design'. However, West Monkton Parish Council wishes to reiterate that no connections to the combined system serving Greenway would be acceptable and notes that 'Wessex Water have confirmed that they will be undertaking some upgrade works in the downstream system. This is instead of a foul storage tank as previously referred to in the Flood Risk Assessment (WSP, December 2013).'

It should be noted that the assumption that the drainage ditch down the side of Bawler Road will be adequate for the site is open to question, since the site was previously drained by a number of ditches, therefore the Bawler Road ditch will be carrying an increased volume.

#### Relevant NP Policies and compliance

Housing Policy H1: Housing Suitable for Older People. This application satisfies NP Policy H1 more closely than the provision in Phase 1. Policy H1 requires ten percent of open market housing to be bungalows suitable for older people which means that 10 houses of the 105 should fall into this category. In the submitted application, 8 are open market and 2 are affordable/social housing disabled access bungalows. It would be up to the LPA to properly enforce the NP Policy H1, but West Monkton Parish Council is encouraged that a row of bungalows has been designed into the scheme. As the bungalows represent the interface between the Hartnells site and the existing properties, a request has been made for some to have false chimneys installed to blend with existing older properties on Greenway.

Housing Policy H2: External Materials for Residential Development. There is nothing new in terms of the materials used, but it is encouraging to note the Persimmon statement that 'Materials will be chosen with a least environmental impact; this will be implemented during the procurement process. Suppliers will be obliged to produce Environmental Management System certificates covering the sourcing and production of materials'. It

could be suggested that NP Policy H2 is partly addressed by the statement made. Overall, the Materials Plan seems to show a majority of red brick, red tiled roof construction, although some on the eastern side (Phase 3) are shown as rendered with grey tiles. Given the sea of red roofs at the nearby Aginhills site, and the fact that the bungalows at the lower end of Greenway are white rendered, it would be aesthetically unifying if there could be a better mix of materials at Hartnells.

Housing Policy H3: Refuse Bin Storage for Residential Development – bin storage has been provided where access to the rear of dwellings by refuse collectors is not possible.

Housing Policy H4: Affordable Housing. 25% is provided, as per SWTC policy, although it would be encouraging to see some self-build sites being offered, as per NP policy. West Monkton Parish Council suggests this could be catered for in Phase 4 of the development.

The Affordable Housing Statement indicates that 26 dwellings are offering on the 60:40 split of tenure (16 social and 10 shared ownership) rather than the NP ratio of 80:20. The pitfalls of shared ownership were well researched to support the NP policy recommendation.

Affordable Plan. The row of open market bungalows has 3 units of 2.5 storey high shared ownership opposite them. This is potentially overbearing since the street will be built according to 'Manual for Streets' as a residential street. There are too many blocks of social rent units on the western side of the site (Phase 2) adjacent to Phase 1, because when site plans for Phase 1 and Phase 2 are put side by side it shows there is a preponderance of social rent units in the same area of the development site. The Parish Council would wish to ensure that social and shared ownership dwellings in Phase 1 and Phase 2 do not result in an area where their proportion outweighs the open market, and so the social and affordable units need to spread out more.

Transport Policy T1: Developing a comprehensive and high-quality cycle and footpath network. There are no footpaths or cycle ways adjoining or running through the application site, therefore the provision within the site is considered to be acceptable. Pelican crossings ensure safe connection to local schools based on the southern side of the A3259. A cycle path marked in red tarmac on the footpath along the A3259 would ensure routes to Taunton and local amenities are safe.

Policy R1: Dark Skies - Applications for new development requiring a lighting scheme should show how dark skies will be protected, and must seek to minimise additional light pollution. No evidence is offered in this application, and it is expected that downlit, LED lighting will be installed. The Construction Management Plan should also show the same and lights should be on PIR. The lights should be directed onto the site and not into hedgerows.

Policy R2: Green Space and Wildlife – West Monkton Parish Council endorses the ecology report which allows for net gains in biodiversity. The Council supports new planting to replace the hedgerow that has been removed. To ensure the success of the Somerset Banks (unlike the ones on Meadway) it is recommended that a wide base is used, suitable shrubs are planted, and the banks are watered to ensure survival and establishment well in advance of occupancy. Management procedures with retained hedges need to be strengthened to ensure the hedgerows survive, and homeowners must be able to access their hedges for maintenance purposes (fences should allow access strips). The Landscape Plan shows one oak (T23) will also be removed, because its condition is poor having been previously pollarded and it cannot be afforded 'Tree Root Protection' during construction. The Parish Council supports SWTC Dave Galley's agreement to this act because he has required that three new oaks will be planted to replace it. The Parish Council would wish that all trees which fail to survive the tree root protection plans during construction are replaced like for like. Regarding the small square of ground in the bottom left hand corner of the site planted with trees: the Parish Council would wish to see the central oak retained but would prefer that the surrounding Acers and decorative pear (Pyrus red spire) are replaced with fruiting apple and pear trees that will produce fruits for the community. If the Community Orchard is acceptable, the Parish Council requests the installation of a standpipe to facilitate care of the orchard by the community.

Policy R3: Flood Attenuation – West Monkton Parish Council supports the installation of ponds in the arboretum.

Policy R4: Recreation and Community Facilities – the LEAP and NEAP were included in the Phase 1 application, and therefore lie outside the redline of this application. Regrettably, it is looking as though the play areas will be installed after the majority of dwellings in Phase 1 are occupied. West Monkton Parish Council strongly requests that the play equipment as agreed in Phase 1 is in place before work commences on Phases 2 and 3. Referring to the existing Meadway play area, West Monkton Parish Council wishes to remind the developers that it was agreed to improve this play area whilst the access for emergency vehicles along its perimeter is being created. It is not shown in this application, but the Parish Council assumes the work will proceed as a result of outline/phase 1 applications.

### Public Art and Street Furniture

A suitable site for a piece of public art would be in the small area of fruit trees in the south west corner of Phase 2, and a notice board in the style of other Notice boards in the Parish would be a useful community addition adjacent to where the play areas will be. Evidence from the WM & CF NP Review survey recently completed would suggest overwhelming support for seats overlooking the play areas, so that parents/grandparents can supervise children at play. Litter bins and dog bins are required.

### Declaration of Climate and Ecology Emergency

West Monkton Parish Council strongly supports the recommendations in the Update Ecological Impact Assessment dated Dec 2019, original survey commissioned in 2012. In addition to the requirements set out in the report, the Parish Council particularly supports the statement: 'The attenuation basin within the eastern parcel will be designed to provide biodiversity gain, for example in accordance with the CIRIAs SuDS manual and RSPB's SuDS Guide: Maximising the Potential for People and Wildlife; Wildlife ponds within the arboretum will be created to provide additional wildlife habitat, including bat foraging. The design of the pond is set out in the LEMP for the wider site (EPS Ecology 2013b) and will aim to be of high quality for biodiversity and control adverse impacts from human interference once established (e.g. stocking with fish, litter); Reptile hibernacula will be created within the arboretum and northern part of the wider application site; Integrated bat and bird boxes will be integrated within new properties at an average rate of 1 per 2 dwellings; and, Planting schemes will aim to provide invertebrate habitat, by selecting specimens from the RHS Plants for Pollinators List'.

West Monkton Parish Council would wish to add that planting schemes should be in compliance with the SCC Pollinators Policy.

EV charging points are required to be installed at dwellings.

Solar Panels should be added to roofs (not just affordable dwellings), and some orientation of dwelling attempted to maximise on solar gain.

The recommendations from the Planning Committee meeting on 7<sup>th</sup> January 2020 in relation to the following planning applications were agreed:

48/19/0062 - Change of use of dairy buildings from agricultural to agricultural and commercial equestrian with internal fitting of stables, indoor manege and for the storage of trailers at Gotton Farm, Gotton Lane, Gotton, Cheddon Fitzpaine.

West Monkton Parish Council supports this application.

48/19/0071 – Erection of extension to garage at Hawksview, Church Hill, West Monkton. Parish Council supports this application.

West Monkton Parish Council supports the application but wishes to note the following:

### Impact on neighbours

The proposal is for a new garage 1.5 metres wider than the existing, in the same place on the site. The roof pitch will be reduced from current 37 degrees to 25 degrees which would reduce the height of the roof line by 184 mm. The height to the eaves will remain the same. This will not intrude on the neighbour's privacy.

### Highways and access

There will be a turning head within the garden so that all vehicles can turn to leave the site facing forward. There will be no need for vehicles to reverse out of the site onto Church Hill.

### Climate and Ecology emergency

The Ecology Report (including bat survey) conducted in September 2019 noted evidence of bat foraging but no roosting on existing buildings. The report states that if demolition of the existing garage is delayed beyond March 2020 another survey will be required. The report also notes that 'To minimise impacts on commuting and foraging bats the development should include a sensitive lighting scheme.'

### Reference to NP Policies

Housing Policy H2: External Materials for Residential Development. The Design and Access statement submitted with the application states that 'The garage extension will see the introduction of rendered walls to match with the existing dwelling, Hawksview. This would also see the incorporation of an external door to the rear elevation of which will be grey uPVC to match the main dwelling.' As such, the application is in accord with NP Policy H2.

Policy R1: Dark Skies. The Ecology Report states the need for a sensitive lighting scheme. No evidence of this scheme has been provided, nor evidence of Contractors working arrangements. Quote from NP Policy R1

'Applications for new development requiring a lighting scheme should show how dark skies will be protected, and must seek to minimise additional light pollution.' All lighting during construction and afterwards is required to be LED and downlit in order to comply with NP Policy R1.

48/19/0072 – Erection of 2 No. dwellings with detached garages and access thereto on land to the rear of Springdale, 41 Greenway, Monkton Heathfield. Parish Council had comments on lighting schemes and overlooking

West Monkton Parish Council wishes the following comments to be taken into consideration regarding this application:

The Planning Statement fails to include the WM and CF Neighbourhood Plan.

#### Relevant NP Policies:

Housing Policy H2: External Materials for Residential Development

Residential developments must incorporate the use of appropriate local and traditional external building materials. The Inspectors Report on granting of 48/16/0045 agreed a condition on materials was necessary. The design of the houses and materials used are similar to those used for the buildings at Monkton Heights – tall windows, white render, upvc doors and windows. Roof tile colour is not specified, but red tiles would fit local colour. The dwelling opposite the site was used as an illustration in NP of local traditional materials.

Policy R1: Dark Skies

Development proposals which include measures to maintain and enhance dark skies within the NP area will be supported. This application does not include a lighting scheme should show how dark skies will be protected, and must seek to minimise additional light pollution. The Ecology survey recognises foraging and commuting bats in the area and for that reason lighting must be LED, downlit and ideally PIR. External lighting on the two dwellings should comply with this requirement. Similar restrictions should be included in the Construction Management Plan. Dark corridors should be maintained along the hedgerows, so site lighting should face into the site and way from the boundaries, and no external lighting of the finished dwellings should be directed towards the hedgerows.

Policy R3: Flood Attenuation

New residential and commercial developments will only be supported if they include measures to reduce flooding. Specifically, developments which include the following will be supported:

- proposals which include swales, water butts and other rain water capture features such as ponds and wetland areas;
- up-stream flood attenuation\* measures such as “weepy dams”, hedge and tree planting to ‘slow the flow’ of water run-off to be co-ordinated with local partners.
- Water butts should be included in the for both dwellings. The access drive should be permeable to water, and measures to collect surface water run-off from the access drive should be included.

#### Climate and Ecology emergency

Further to the Ecology Appraisal, the hedgerows forming the boundary to the site should be retained: particularly the southern and westerly boundary hedges which are shown on OS maps dating to 1960s and earlier, thus putting them within the Hedgerow Protection Regulations of 1997. A retaining timber fence is shown on the plans replicated in the Ecology Statement, but retention of the Hedgerow should supercede that. Bird and bat boxes should be included on site, and planting/landscaping should be compliant with Somerset Pollinator Policy. It is noted that the mature oak trees on the southern boundary (especially T1) will be the subject of tree root preservation measures during the construction process, otherwise their survival would be under threat. In the event of tree death, replacement planting should be required.

There are no EV charging points shown in the drawings, they should be included in view of national requirements and WMPC Declaration of Climate and Ecological Emergency. No solar panels or other sustainable measures are shown on the dwellings, and their position on the site is so tight that there is little room for orientation to maximise solar gain.

#### Highways and access

Highways access needs checking by SCC Highways – the Planning Statement suggests that access has already been agreed, but that was under the two previous planning applications which came in separately. Therefore, the impact of 8 additional vehicles on that site, accessing Greenway, should be re-appraised. In view of the narrow access to the site between the boundary and the edge of the existing building (estimated to be circa 1.5 metres) the Parish Council wishes to know how access for emergency appliances for both plots will be achieved?

#### Impact on neighbours

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No datum levels or topography are evident in the application, which would have been useful to assess the impact of the two houses on their neighbours on Greenway, and the wider view, particularly for the West of Greenway site. The windows on the north elevation of Plot 2 directly overlook the garden of the house next door (to the north) where the children play.

**b) To note Planning decisions made are available on SW&T Council website filed under the application number**

Noted.

**09/20 MH Development**

**a) MH1: Sports pitches, Open Spaces Transfer / Management: Update.**

Cllr Hall provided an update in relation to the sports pitches, a meeting has been arranged with UK Cycling at the pitches to discuss the proposals further. The proposals will also be discussed with Persimmon at the meeting arranged next week.

Clerk provided an update in relation to the Open Space Transfer. There has been little progress since the last Parish Council meeting but a meeting has been arranged with Persimmon on 22<sup>nd</sup> January to discuss progress and the process going forward. Persimmon have confirmed that a S106 deed of variation is not required to enable the transfer of the open space. Persimmon have indicated that they are still planning handover at the end of February although feedback from SWTC during the recent Liaison Meeting indicated that this timescale may not be realistic. There are also a number of items on the spreadsheet that still require completion before handover can take place.

It was agreed to invite Chris George to the February Planning Committee meeting.

A conversation about the ditch along Bawler Road that joins Dyers Brook followed. Persimmon have indicated their intention to hand this over with the open space, however it was noted that this ditch will provide drainage from Hartnells Farm and the volume of water expected is not fully understood. This will be raised with Persimmon.

**b) Hartnells Farm Development**

Clerk confirmed that completion had taken place on a number of properties before Christmas and are now occupied. Although work on the roundabout appeared to complete before Christmas the traffic lights reappeared in January and work to dig the road up again appears to be taking place.

Concern was expressed by a member of the public about the drainage from Hartnells Farm and the impact of water run off onto properties in Mead Way. A discussion followed about the attenuation ponds proposed at Hartnells Farm and the proposed drainage. Cllr Fothergill suggested contact Dan Martin at SCC / SRA who is an expert in relation to attenuation ponds so get his view on the proposals. Clerk to email Dan Martin and copy in Cllr Fothergill.

**c) Retail Units**

Clerk confirmed that responses had still not been received from Persimmon and Redrow to the emails whereby evidence of marketing of the MH1 retail units was requested.

The flats above the Persimmon retail units have now been occupied.

The residents have allegedly been told that the units below will be residential and not retail. Clerk to investigate further with those occupying the flats.

**d) MH2**

Clerk confirmed that a meeting of the Joint Parish Panel with A. Penna from SWTC and Thrive, the SWTC Masterplanners is scheduled to take place on 20<sup>th</sup> January at 5pm in the Activity Hall at the BACH and a further meeting of the Joint Parish Panel will take place on Tuesday 21<sup>st</sup> January at 7pm at CSM Village Hall to agree a response to the proposals presented.

Cllr Ellis confirmed that she would not be able to attend the meeting on 20<sup>th</sup> January, Chair to attend as a substitute.

Clerk to request electronic copies of the information presented by A. Penna to share with Parish Councillors who are not able to be present.

**e) Feedback from SWT Liaison Meeting**



Clerk confirmed that feedback in relation to all of the items covered at the SWT Liaison Meeting had been provided under the relevant agenda items through the meeting. There was nothing further to report.

#### **10/20 Environmental**

##### **a) CIL projects:**

- **Dyers Cycle Lane**

Clerk confirmed that the possibility of erecting a sign to indicate to cyclists the direction that they should continue along Dyers Lane had been discussed with SWTC who are investigating the proposal further.

- **Parish signage**

Clerk confirmed that the signs are currently being manufactured and will be delivered in due course.

##### **b) Access to Heathfield School Tennis Courts**

Clerk confirmed posts containing information about the Tennis Courts had again been added to the website and facebook page but only a small amount of interest had been received.

It was agreed that the Clerk would add further posts over the coming months to see if any more interest is expressed as the season changes and weather improves.

#### **11/20 Reports, including recent developments, matters to consider and decisions to be made:**

##### **a) Bathpool Flood Warden – Mr Kevin Perry**

Kevin reported that during the period from 12<sup>th</sup> to 27<sup>th</sup> December flood alerts were activated 5 times. The river tone raised 1.65m in 11 hours on 19<sup>th</sup> December; a flood warning was activated, sewerage was discharging from manhole covers in gardens. The Hyde Lane Pumping Station wasn't coping with the volumes of water.

The relief pump did its job and was in operation for 110 hours over the Christmas period. All properties stayed dry but gardens were flooded.

Kevin raised concerns about whether the attenuation ponds at Hardys Road and Glebelands were functioning correctly as they appear to be dry during the rainfall when others had water in them. Photos of the levels of water in the attenuation ponds were shared with the Council.

A report is going to SWTC Executive on 22<sup>nd</sup> January about the Environment Agency Flood Relief plans for Taunton. These plans will be shared by the Environment Agency at the February Planning Committee meeting.

Cllr Fothergill added that throughout the heavy rainfall during the Christmas period the flooding system, whereby water is pumped onto Curry Moor, worked well and to plan.

Clerk to raise attenuation ponds with Persimmon.

##### **b) NP Delivery Group Chairman – Mr K Tutill**

Kelvin reported that a meeting had taken place with A Rhodes at SWTC about the proposed changes to the Neighbourhood Plan. A Rhodes put forward some suggested changes to policies and suggested a new climate change policy. A Rhodes advised that the reviewed Neighbourhood Plan will need to be considered by the Examiner again who will decide if a referendum is required.

A Rhodes also recommended that the reviewed Neighbourhood Plan isn't submitted to SWTC before the draft Local Plan is available to ensure that there are no conflicts with it.

This would mean a delay in the finalisation of the reviewed Neighbourhood Plan until Spring 2021 at the earliest.

A draft reviewed Neighbourhood Plan is going to be developed for consideration at the next meeting.

##### **c) Councillors with roles of responsibility**

###### **Footpaths: Cllr Gage**

Cllr Gage reported that the gate at the top of Laurel Wood by Pigeon Cottage was rotten. The gate has been removed. Not an issue which requires reporting to SCC.

###### **BACH: Cllr Gage**

Nothing to report.

**Allotments: Cllr Haskins (Clerk)**

Nothing to report.

**Highways: Cllr Besley**

Cllr Besley reported that rat-running through West Monkton village remains an issue.

**Flooding: Cllrs Cavill and Hall**

Nothing to report

**Safe Routes to School**

In Cllr Tully's absence no report was provided. It was noted that Cllr Fothergill was raising the issues with the safe route to school during the Hartnells works and that a Traffic Management Scheme in respect of the safe route to school during the WRR work was still awaited from the contractor.

**Public Open Spaces, Recreation and Children's Play Areas: Cllrs Hope and Cavill**

Cllr Hope reported that Rob Finch, Persimmon was back at work and that a meeting is scheduled on Friday with him to go through the outstanding items. Trees are being replaced. Cllr Hope reported that dog fouling is becoming a major problem.

Clerk to report to SWTC

**Community Liaison/Transportation:**

Paul Elliston, Bathpool Pioneer provided feedback on the first community workshop which took place on 12<sup>th</sup> January about Finance. Unfortunately, no members of the community attended the workshop. Further events including a Business and Leadership Communication Workshop on 25<sup>th</sup> January, are planned. The workshops are being developed to enable the sharing of knowledge of members of the community with the community.

**d) Communications Report**

Clerk confirmed that regular updates and news items were added to the Parish Council website and Facebook page during the course of the month.

Clerk confirmed that all Parish Councillor had been provided with access to the Parish Online Tool.

The calendar of meetings was summarised up until the end of January to clarify meeting dates.

**e) GDPR**

Nothing to report

**f) WMPC Chairman: Cllr Haskins**

Chair reported that the May Bank Holiday has been moved from Monday 4<sup>th</sup> to Friday 8<sup>th</sup> May to coincide with the celebration of the 75<sup>th</sup> anniversary of VE Day. He highlighted the opportunity for the community to apply for grants to enable them to organise / hold events in the Parish. Cllr Besley confirmed that a Street Party had been arranged in West Monkton. Clerk to add details to the Parish Council website and facebook page.

Chair reported his concerns about the fence running alongside the flats in Heathfield Drive from Dyers Brook bridge. The fence needs to be replaced. Clerk to report.

Chair reported that the Annual Parish Meeting is coming up and requested that Councillors send to the Clerk their 6 lines for the annual report, any pictures of what has been happening in the Parish. Items / presentations for the agenda were discussed. Cllr Fothergill suggested invited Steve Mewes from Somerset Climate Action Network to do a presentation on Climate Change.

**Representatives on outside bodies/Response to Consultations****f) West Monkton Village Hall Management Committee; Cllr Tully to report**

In Cllr Tully's absence there was nothing to report.

**g) The Spital Trust: Cllr Ellis to report**

Cllr Ellis confirmed that there was nothing to report. The Spital Trust are due to meet again next month.

**i) Any other events at which WMPC was represented**

None

**j) Consultations submitted**

None

**12/20 Assets**

**a) To confirm Asset Register is up to date**

Asset Register is up to date.

**13/20 Finance**

**a) To approve receipts and payments as listed below**

Information relating to named, or otherwise identifiable, individuals is confidential and has been redacted in documents placed in the public domain

**Receipts**

Interest Lloyds	£0.08
Nationwide	£38.52
PSDF	£14.20

**Payments**

Bus shelter cleaning and litter picking

Mr A Pritchard, all his pay after tax => employee voluntary contribution to pension via Tailored auto-enrolment (£xx.xx to be paid by direct debit)) shown on bank statement

Tailored auto-enrolment pension contributions (£xx.xx to be paid by direct debit)) together - £xx.xx

Clerks salary (after tax) £xx.xx to be paid by bacs

Asst Clerk (after tax) £xx.xx to be paid by bacs

HMRC month 10 £106.05 to be paid by bacs

Homeworkers allowance Clerk £16.00 to be paid by bacs

Homeworkers allowance Assistant Clerk £16.00 to be paid by bacs

Lengthsmans services £ 104.50 to be paid by bacs

Third quarter expenses Clerk £158.66 to be paid by bacs

Third quarter expenses Assistant Clerk £55.17 to be paid by bacs

Taunton Solicitors POS work £600.00 to be paid by bacs

Small Fries (grant support) hire VH £57.75 to be paid by bacs

Mowgate ditch repair Blundells Lane £126.00 to be paid by bacs

Any other invoices received before 14 Jan2020 £ to follow, to be paid by bacs wherever possible

Resolution to make payments as described above (invoices to be paid by bacs where noted)

Proposed by Cllr Besley, seconded by Cllr Ellis and all agreed by show of hands.

Payments made since last meeting of WMPC

1. To note: Payments made using debit card  
nil

2. To note payments by bacs/transfer:  
nil

3. To note payment by direct debit

Invoice 6966 Monthly payment of £12.00 + vat £2.40 = £14.40 to Tailored Auto Enrolment, servicing plan  
Tailored auto enrolment direct debit: AP voluntary contribution xx.xx + xx.xx employer contribution for AS and xx.xx employee contribution for AS = total £xx.xx

Invoice SWS 105487 Monthly payment of £59.80 + vat £11.96 = £71.76 to Somerset Web Services (13 mailboxes)

Annual subscription to Dropbox and McAfee due later in January

**b) To note bank reconciliation and budget check, WMPC and BACH (green financial sheets).**

Bank reconciliation and budget check will be presented at the PC meeting by ref to green financial sheet. Bank reconciliation is OK, no outstanding items.

General notes

Each column heading is dated first of the month.

Each monthly receipt column is a snap shot of what has been received in the month prior to 1st of the month.

Each monthly expenditure column itemizes payment that will be made (i.e. paying the last month's bills). These are the monthly list of payments for approval.

Bank statements for 1st of the month provide the figures shown on the financial sheet (bottom left hand corner).

Specific notes for WMPC January financial sheet

WMPC Receipts

Interest from Lloyds 0.08p, Nationwide 38.52, PSDF 14.20, CB090 refund and compensation fees 0.54 = 55.34

Rent for 2020 paid by 7 allotments holders =£210.00

WMPC Expenditure

Clerks homeworkers allowance based on HMRC guidelines 16 per month x 2 = £32.00

Environment - annual sub for defibrillator 75.36 +mileage to Cllr Gage for xmas tree and climate change conf

38.25 = 113.61

Communications - 71.76 monthly direct debit to SWS plus one off annual subscription to Parish Online 180.00 = 251.76

Environment - Taunton Solicitors invoice for POS work so far £600.00, plus Mowgate ditch repair Blundells Lane £126.00 = £726.00

Grants - Small Fries invoice from VH is a grant support, so listed under grants £57.75

**c) To note next Meeting of Audit Working Party 17th January 2020, BACH 9.15am.**

Noted

**e) BACH finance**

The BACH Finance Sheet, providing the position in relation to the BACH finances to the end of December was circulated in advance of the meeting and its contents noted.

**14/20 Other matters for report only**

A member of the public raised concerns about the Hartnells Farm Reserved Matters application in respect of Phase 2 and how the proposals appear to differ from the plan that was approved in the outline planning application.

The member of the public expressed concerns about the layout, design of housing, drainage and security. Cllr Cavill suggested that the member of the public copy him in when he submits his observations to the SWTC Planning.

No other matters for report.

**CONFIDENTIAL SESSION**

**15/20 Country Park**

Cheddon Fitzpaine Parish Councillors Jason Woollacott and Mike Batsch joined the meeting for the discussion of this item.

A briefing was provided of the meeting with SWTC on 13<sup>th</sup> January at Deane House for Cllr Ellis and Jason Woollacott who were unable to attend the meeting.

A discussion followed about the meeting. It was felt that the Planners considering the Pre-planning application advice were working to Policy, and not towards this unique opportunity.

Next Steps:

Outline Planning, with Reserved Matters.

Cost £5,000 but half price to Parishes. ie £2,541. So approx. £1,300 for WM & CF PC each. So far, pre-planning advice has been given on the site and on the proposed DDA parking area. Neither response was supportive.

Travel matters: Plans to include a small amount of disabled parking (this has not yet been approved – H Vittery pre-planning advice quoted levels and didn't support). Visitors to be encouraged to walk, cycle, use the bus. A new bus stop could be added on the A3259.

Tree Planting: SWTC Leader/Head of Strategy/Garden Town Planner agreed tree planting could continue. Trees available from Wee Trees when species approved by SWTC Landscape Officer.

The Crown: Agreed for Cllr Cavill to contact James Dennis in Crown Estate Office London regarding the covenant in original sale. (There can be a building, but not for profit. Profit can be reinvested in the park. Not to be used for educational purposes).

Sale price of land: It was agreed that Cllr Cavill could offer £100k (£50k from each Parish), rising to £150,000. There was no inclination to purchase without Planning permission on the site – gamble with STWC as the planning permission could increase the value of site – but Parishes need to provide functions to satisfy national accreditation as a country park to ensure grants and other funding streams are available to get the site up and running.

Meetings: have been held between SCC Leader & SWTC CEO and a presentation has been made to Chairman and Vice Chairman of Arts Taunton (two other eminent/cultural groups with local area) to garner support.

The Way Forward:

1. Ascertain what price SWTC are looking for? Ascertain who the S151 officer is.
2. Progress work on the Outline Planning Application – subject to timing. Get an idea from Reed and Holland on likely costs to prepare and present.
3. Licence to Occupy to be altered to allow Tree Planting to progress Somerset Wood. Suggest if SWTC say this has been done then planting proceeds – neither Parish feels inclined to pay legal fees for correction of SWTC error.
4. Consider PR and press release to coincide with item 2. (Carolyn Cooper, Field Cottage, Maidenbrook Lane is understood to work in PR. Contact to be made to ascertain if her knowledge can be sought). Mike Batsch to put together a PR team.
5. AH to start collecting quotes from all his contacts and experts regarding excellence and provision for health and well-being.
6. Further discussion and update to take place at the Planning Committee meeting on 4<sup>th</sup> February 2020.

**16/20 Dates of forthcoming meetings: all meetings commence at 7.00pm in the BACH committee room**

**Parish Council:**

**Second Tuesday** in the month

2020: 11th Feb, 10th Mar, 14th Apr, 12th May, 9th Jun, 14th Jul, 11th Aug, 8th Sept, 13th Oct, 10th Nov, 8th Dec.

**Planning Committee**

**First Tuesday** in the month

2020: 4th Feb, 3rd Mar, 7th Apr, 5th May, 2nd Jun, 7th Jul, 4th Aug, 1st Sep, 6th Oct, 2nd Nov, 1st Dec.

**Parish Surgery**

**Second Thursday** in the month at 8.30am – DROP-IN

**Neighbourhood Plan Delivery Group**

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**Country Park Tripartite Committee**

**Annual Parish Meeting** 25<sup>th</sup> March 2020 at 7pm at the BACH

**BACH Committee:** 23rd January 2020 at 7pm at the BACH

**Audit Working Party:** 17<sup>th</sup> January 2020 9am and 17<sup>th</sup> April 2020 9am.

**Budget and Precept:** TBC November 2020

There being no further business, the meeting closed at 10.25pm.



Signed Chairman

Date 11<sup>th</sup> February 2020.

Adopted - Redacted