

Minutes of the meeting of West Monkton Parish Council held on Tuesday 14th November 2017 at 7.00pm in the BACH (Brittons Ash Community Hall), Bathpool.

**Present:** Cllrs Cavill, Gage, Haskins (Chairman), Ling, Thompson, Tully.

In attendance: Mrs P A Cavill, Clerk; Mrs A Shepherd, Assistant Clerk; Ms J Pearson, Clerk to Cheddon Fitzpaine Parish Council; 19 members of the public; Mr K Perry, Bathpool Flood Warden; TD Cllr R Parrish, SCC Cllr D Fothergill, Mr K Tutill, Chairman Neighbourhood Plan Steering Group.

## **145/17 Apologies**

Apologies were received from Cllrs Besley (business) and Cllr Ellis (personal).

**146/17** To note Declarations of Interest, Dispensation requests, and amendments to the Register of Disclosable Pecuniary Interest None had been received.

It was agreed to give Cllr Day a Certificate of Appreciation for the 18 plus years she had served as a Parish Councillor.

Public notice of the vacancy had been posted. No requests for an election had been received during the 14-day period of notice for calling an election. The Council will therefore co-opt a new member at the Parish Council meeting on 12<sup>th</sup> December. One application had been received, closing date for applications is 4<sup>th</sup> December 2017.

## **147/17 a) To adopt the minutes of the last meeting of the Council held on 10<sup>th</sup> October 2017**

The minutes, having been previously circulated, were taken as read. **It was resolved** to adopt the minutes of the meeting on 10<sup>th</sup> October 2017, proposed by Cllr Gage, seconded by Cllr Tully, and all agreed by show of hands.

### **b) To adopt the minutes of the BACH committee meeting held on 24<sup>th</sup> August 2017**

It was resolved to adopt the minutes of the BACH meeting on 24<sup>th</sup> August 2017, and to accept the recommendations therein; proposed by Cllr Gage, seconded by Cllr Tully, and all agreed by show of hands.

## **148/17 To note Clerk's report and Assistant Clerk's report**

Both reports had been circulated prior to the meeting.

### **Clerk's report**

A meeting with EA explained water flows at Bathpool and identified the need for secure storage for the pump.

A meeting with SCC and First Bus had not made much progress.

The SID installation programme is continuing.

A 'BATHPOOL' sign has been requested to replace the missing one. Bollards at pinch point in Bathpool will be replaced. Roundabout signage and 'No Through Road' at School Road will be installed.

Speeding issues in West Monkton and Greenway/Meadway reported to Police. Effectiveness of pinch point at top of Sidbrook reported to SCC. Advice sought. Possibility of residents in Greenway working in association with Pavilion Gardens group regarding the speed gun.

A grant of £1000.00 towards the defibrillator project has been awarded by Somerset Community Foundation

AON consulted regarding insurance position ref stolen keys at BACH. Insurance cover not affected.

CIL annual report made to TDBC and posted on website.

SCC/NHS 'Health Surgery' to be held at the BACH on 12th December 2017. NHS Van will visit BACH on 12th December 2017 9.30am – 4.30pm. Please encourage as many people as possible to book a 20-minute health check appointment, online.

Hinkley Point survey was completed and returned, identifying the development of designated employment sites, Local/District centres, and Rapid Bus Transit system as being of high priority to West Monkton Parish.

A response was made to SCC Family Support and Children's Centres consultation.

### **Assistant Clerk's Report**

Research has been carried out into a message board for the BACH, an LCD screen with appropriate programming seems to be the best option; quotes for options of these will be obtained for consideration at the next meeting.

Amendments to the Terms and Conditions of Hire for the BACH were discussed and agreed by the BACH Committee at the October meeting. Updated Terms and Conditions are now available.

The BACH is now registered as a Community Place of Safety with Somerset Prepared and PRS and PPL licences have been obtained for the BACH for the playing of recorded music.

Assistant Clerk outlined policy updates outlined at the SALC AGM and Area Meeting on 28th October including those relating to General Data Protection Regulations (GDPR), Transparency, and Local Government Finance

## **149/17 Report from SCC Cllr D Fothergill**

The County Roads are ready for winter treatment - £8.5k every time the gritter goes out. Information available on SCC website – Travel Somerset.

The SW Heritage Trust has reopened the Rural Life Museum (Glastonbury) after extensive refurbishment.

Highways England has announced the A303 Ilchester to Sparkford will be dualled. The A358 improvements will not go out to consultation until the New Year.

Children's Service announced 510 children in care. After a 'Poor' Ofsted report, the Children's Services are hoping to show improvements since the last inspection.

Dillington House will remain in the control of the County, there are 58 years left on the 99-year lease. Seasonal offerings include a skating ring and Christmas Market, the Jacobean building is used for many purposes.

Public Health section is concerned about a very virulent strain of influenza virus likely to reach UK this winter, everyone urged to get a 'flu jab. The vaccine programme is needed to prevent pandemic infection.

Since the bus gate opened on Bridgwater Road, 2474 vehicles have been recorded going through, and some have appealed against it. The situation may improve when Roys Place opens as a through road.

There are bus issues with 'Transporting Somerset'. Companies have folded, drivers are tempted by higher pay at Hinkley Point.

Persimmon/Hyde Lane footpath. The footpath was promised to be opened before the dark nights. Other developers from the Creech St Michael (CSM) side have provided footpaths, Persimmon has failed to provide the final section in timely manner.

CSM Parish Council is applying to re-open the footpath under the motorway bridge at Langaller (T10/20 or T10/28, not confirmed).

Greenway improvements – Jo Sharp at SCC will monitor traffic. Regrettably the SCC has to prioritise areas where accidents happen. The particular place of concern is on the bend where Greenway joins Meadway. Louse King at SCC will collect speed measurements, a SID will be installed next year, the resident at Halletts Road who has charge of the speed gun will share it with the resident on Meadway. Data will be collected for speeding/volume of traffic/number of accidents.

The matter of SCC Highways position regarding traffic at Aldi was questioned by R Tully. SCC had objected to the application on access reasons.

Reports of children crossing the A3259 road at Maidenbrook Lane from Nerrols to join the footpath/cycleway on the south side of the A3259 had been noted.

## **150/17 Report from TDBC**

### **Cllr N Cavill**

There will be a meeting in the WM Primary School Hall set up by TDBC to discuss the Nexus development and the LDO.

There had been a Somerset Water Partnership meeting at which SUDS attenuation ponds in the new development were discussed including aspects of maintenance, inspection and enforcement. Barry James, SCC, announced that the SUDS approval body was linking with Wessex Water to take over some SUDS schemes that have fallen into disrepair. The Housing and Planning Bill will stop the automatic right of developers to tap into existing sewage systems. West Country Rivers Trust is working towards controlling the impact of flash flooding. Somerset Wildlife Trust, Prof Chris Baines, and landscapers showed examples of good Garden Towns. There should be a ratio of 50% houses:50% green space. The routes through the green space need to be established and the management of green space should be clarified – either management company or Taunton Deane.

The Country Park between Northwalls and Allens Brook will be preserved as a garden park. TD Scrutiny has agreed to obtain the land from the Crown. Both CF and WM PCs have indicated they would take on the management of this space. It will allow pedestrians a route through to the bottom of Greenway and will link to the West of Greenway development.

At the recent Parish Surgery, a suggestion was made to Persimmon that if the only issue for Persimmon was the emptying costs associated with dog bins, then WMPC would be prepared to share the costs if it led to dog bins being installed in the development. The schedule for the delivery of the WRR is not yet confirmed.

### **Cllr R Parrish**

The Deane House refurbishment is ongoing. Staff have moved, consolidating the building areas, and work will start on the first phase in the new year, leading to the arrival of the Police on the ground floor in 2018. There will be a new phone system and smart phones for staff. Deane House will be closed 1-4 Dec to allow the server to be moved.

There is no news on the proposed merger with West Somerset. Sajid Javid recently has approved a merger in Dorset, so possibly a decision on W Somerset and TDBC will follow. The customer contact service will return to Deane House on 1 Dec.

The meeting was adjourned.

**Public Question Time** *By agreement with the Chairman, the points made were answered in the body of PQT, wherever possible.*

A resident observed that the focus of the village seemed to be shifting to the new development. The map of the Parish reflects this clearly. The Parish Council owns the BACH therefore it is logical to hold meetings of the WMPC in its own premises rather than hire elsewhere.

NFA

The NHS Health Check Vehicle will park in the BACH grounds, people can wait in the BACH lobby for their appointment.

The bus service no 2 is a subsidised service for the new estate, therefore its route is slightly more circuitous than the rapid transit buses serving commercial routes between Taunton, Bridgwater, Burnham and Highbridge. Councils have no influence over the commercial services.

An app for bus services was suggested, and electronic messaging in shelters.

Chairman of Conservation of West Monkton Society (COWMS) stated the group had commissioned a traffic survey. It was noted that traffic modelling for MH2 has not been done yet. COWMS request a West Monkton (village) boundary sign. It was noted that there is no village boundary to delineate – a location sign could be provided as per Bathpool and Monkton Heathfield COWMS – Bus Gate on A3259. It was noted that the bus gate is part of the S106 legal requirements of MH 1. SCC has stated when the WRR is open the entire area will be traffic modelled to assess the impact of the WRR on traffic flows.

Employment land at Hardys Road- planning application. Residents support B1 use not B2 or B8. Has current ground working received permission?

Change of levels on site, sloping down towards Roys Place means that lorries can see into windows of houses in Roys Place. It was suggested that the entire boundary of the employment site against the houses needs screening, not just red line application

Request for Site Visit by Councillors on TD Planning committee

COWMS - Speed limit in West Monkton conservation area requested. Cllr Fothergill explained that it would need to be assessed by SCC: depends on street lights, number of houses fronting the road, police have to agree for enforcement.

Report from Clerk at CF PC – Inland Waterways volunteers who clear canal in the two parishes, have won the IWA National Awards

Resident of Canal View asked for progress report on the opening up of Roys Place now the bus gate on the Bridgwater Road is in place and working. Observed that road is very narrow for 2-way traffic. Cllr Fothergill explained that works to open the Bridgwater Road end of Roys Place were supposed to follow on from the bus gate installation. Persimmon being slow – aiming to open at end of year. The tight space for two-way traffic will prevent the route becoming a rat run. There will not be any width restriction signs.

Public Question Time was closed and the meeting was reconvened.

### **151/17 Reports, including recent developments, matters to consider and decisions to be made:**

#### **a) WMPC Chairman**

A comprehensive site meeting had taken place with SCC Jo Sharp and G Parsons regarding signage; outcome a little disappointing, not all signs were possible.

Cllr Besley had sent the Chairman a draft letter for consideration to be agreed and sent to A Jones SCC from the Parish Council. It was noted that if it is to go out from PC, all Councillors need to agree it

Chairman attended Remembrance Service at St Mary Magdalene in Hammet Street and later in Vivary Park

#### **b) Bathpool Flood Warden Mr K Perry**

Flooding issues were explained. The relief pump is currently at Curry Moor – some distance by road to get it to Bathpool when needed. Storage closer to Bathpool considered. The pumping capacity is not known.

Telemetry has been installed at the Flap valves. There are two sets, one to read the river, the other to read the stream. The equipment will be tested before results are available on the EA

Book appointments on line – see

[www.westmonkton.net](http://www.westmonkton.net)

Comments and complaints should be made to the Transport Commission in Bristol.

Phone App - Cllr D Fothergill

Application 48/15/0037 granted permission for roads and drainage: access and drainage has been agreed.

Add to planning response - Clerk

Cllr N Cavill

COWMS group to clarify their requests.

More volunteers always welcome.

Bathpool signage agreed. Directional signs at Milton Hill roundabout and one-way system agreed. Draft to be finalised before circulation to agree its contents - Cllr Besley.

Council to try to find storage site – Cllr Haskins

NFA

website.

Bert Leach being very pro-active re rainfall forecasting.

The barrier on the stanchion at Bathpool Bridge has been removed.

EA has confirmed they will not attend to the bank slippage on old River Tone

Discharge of Maidenbrook confirmed as through siphon under canal at Waterleaze, out into 'leat' running parallel with canal until slipway opposite marina and beside Acacia Gardens where it joins Allens Brook (Dyers Brook joins from culvert outlet in Acacia Gardens).

c) NP Steering Group

Mr K Tutill, NP Steering Group Chairman explained the NP is currently with the Inspector. She is due to make an unaccompanied visit to the two Parishes. She will send any queries back to A Rhodes TDBC. The NP Steering Group will reconvene to respond to her report and report back to both Parishes.

d) Councillors with roles of responsibility:

Footpaths: Cllr Gage had no report.

BACH Chairman's report: the external lighting had been changed to the BACH's supply, for control and bill paying.

More security keys and fobs had been obtained.

Quotes had been obtained for car parking spaces and light at the bin store (S106 Aginhills), for water and electric supply to the water cooler (s106 Persimmon), fitting the display cabinet and hooks in the activity room (BACH/WM), and the electricity supply to the defibrillator (WM).

It was agreed that a sign should be placed on the door 'Have you locked all the windows and set the alarm?'

There was to be a meeting with the school tomorrow to discuss snagging list

The warranty on the tarmac needs to be checked to ensure it is not invalidated when the car parking spaces are added.

Allotments: Cllr Haskins reported that the new tenancy agreement for the allotments had been issued and were coming back signed and rents being paid.

Highways: Cllr Besley was not present but he reported attendance at COWMS, and had drafted the letter discussed earlier in the agenda.

Public Open Spaces and Flooding: Cllr Thompson noted the Persimmon challenge to the NP ref recreational and open space.

It was worthy of note that Bathpool was now part of the Taunton Strategic Flood Alleviation Plan. Bore holes were being sunk at various locations to monitor the rise and fall of brown water for the super pond. Waterleaze water courses are now clear.

Safe Routes to School: Cllr Tully reported that in some parts of the country safe routes to school were marked in a similar way to footpath markers.

The pavement between Croft Garage and Sylvan Way did not succeed as a SCC Small Improvement Scheme application, but it has been agreed to add it into the works associated with West of Greenway development.

Sand Play area at Farriers Green Park, following guidance from 'Design for Play' and advice from D Arscott TDBC, agreed to monitor situation.

Transportation: Cllr Ling reported that there were no problems with the no 2 bus service amongst its regular users who understood it was an estate bus and therefore went around the estate. There has been no further information from First Bus or timetables. The lack of co-ordination between

NFA

Riparian duty of home owner?

NFA

NP Steering Group; WM and CF Clerks

NFA

Cllr Gage, Clerks

Booking Officer, Cllr Gage, Assistant Clerk

Cllr Gage, Clerks

Cllr Gage and Assistant Clerk

Cllr Gage

Cllr Gage, Cllr Cavill

Assistant Clerk

NFA at the moment

NFA

Further investigation – where could markers be affixed?

NFA at the moment

NFA at the moment but information from First Bus needs chasing via J Perrett

the no. 21 commercial service and the no. 2 was frustrating.

SCC - Clerk

Litter Bins outside the bus shelters at Bathpool were requested, and a dog bin at Acacia Gardens.

Clerk

Aldi to contribute to bus shelter opposite the store?

Clerk

Post office service at Co-op?

Clerk

#### f) Communications Report

A 'Did you know?' page has been added to the website with information about local bus services, how to report problems to TDBC and SCC and other useful links.

3 business listing renewals are outstanding.

Assistant Clerk

Details of the NHS Health Checks on 12th December have been published on the website and Facebook page and regular posts will be added to the Facebook page to encourage bookings.

Assistant Clerk

The Facebook page now has 82 likes.

One logo entry was received by the closing date of 30th October. The logo was considered by the Parish Council. It was proposed, seconded and agreed with all in favour that the logo submitted win the competition. It was agreed that the winner should be invited to the next Parish Council meeting to be awarded with the prize cheque.

Assistant Clerk

#### 152/17 Planning

a) To consider recommendations from WMPC Planning Committee

The applications below were considered by WMPC Planning Committee on 7 November 2017, 7.00pm at the BACH.

Both SCC and TDBC Planning websites were accessed during the meeting for the Committee to examine plans, reports and comments that had been placed on the files.

Members of the public are encouraged and welcomed to attend WMPC Planning meetings if they have comments to make on Planning matters.

The Planning committee recommends the following responses to the planning applications listed. Comments distributed prior to meeting.

Appeal by STRATEGIC LAND PARTNERSHIPS

Site: HARTNELLS FARM, MONKTON HEATHFIELD, TAUNTON, TA2 8NU

Proposal: Application for removal of Condition No. 12 of application 48/13/0008 to enable more than 150 dwellings to be constructed and occupied before the opening of the Western Relief Road on land at Hartnells Farm, Monkton Heathfield

Application Type: Removal or Variation of Condition(s)

Grid Reference: 325697.127275

The Planning Inspectorate has determined this application will now be dealt with by an Informal Hearing Procedure therefore, we will let you know as soon as a date and venue has been confirmed for this appeal.

Noted.

SCC Footpath Diversion application

Somerset County Council has received an application to divert the footpath and wishes to consult with all interested parties regarding the proposal. Please find attached a plan showing the existing and proposed routes, and their location.

Reasons for diversion: The current route of the footpath runs through the buildings and yard of Gotton Farm. The alternative route will avoid vehicles and dairy cattle access twice a day.

Description of part of footpath T 32/22 15/26 to be diverted: The footpath starts from Hestercombe Road (point A on the attached plan) and runs through the yard and buildings in a generally south south easterly direction for approximately 32 metres to point B and then in a generally west south westerly direction for approximately 78 metres to point C and then in a generally south south westerly direction for approximately 300 metres to point D.

Description of alternative route of footpath T 32/22: The footpath starts in the Parish of Cheddon Fitzpaine from a field gate on Hestercombe Road at grid reference ST24498 ST28493 (point E on the attached plan) and will run in a generally south south easterly direction for approximately 185 metres to a 2-metre gap in the hedge at point F. From there it will run in the Parish of West Monkton in a generally south easterly direction for approximately 45 metres to point G and then in a generally south westerly direction for approximately 20 metres to point H and in a generally southerly direction for approximately 60 metres to point D. The width will be 2.5 metres.

Comments by 16 November 2017. Comments can be made via email, [sloyd1@somerset.gov.uk](mailto:sloyd1@somerset.gov.uk) or in writing at the above address. If I do not hear from you by this date I will assume you have no comments to make.

Support.

To complete SCC Consultation on Family Support Services and Children's' Centres: questionnaire to complete.

Done.

**48/17/0053 and 48/17/0053/LB** Mr D Addicott: Conversion of barns in to 1 no. residential dwelling with associated works at Walford Gardens mews, Walford Cross. Likely issues – none listed.

WMPC supports this application. WMPC recommends that all external lighting should be by downlighters and LEDs, in accordance with emerging WM & CF NP policy R1, and to protect foraging bats and dark skies.

**48/17/0057/T** Mr D Galley: Application to carry out management works to one Sycamore tree included in Taunton Deane Borough (West Monkton No.1) Tree Preservation Order 1998 at Little Marlows, West Monkton (TD775). Likely issues: the application will be assessed on site.

WMPC supports the recommendations of TD Tree Officer.

**48/17/0043** Ms F Wadsley: Erection of 4 No. commercial buildings for Class B1/B2 usage, with amenities, on land adjacent to the A38 off Hardys Road, Monkton Heathfield. Likely issues – none listed.

WMPC notes this site has been allocated employment land since the earliest iterations of the Monkton Heathfield Urban Extension being part of the sustainable development of the site allowing people to live and work in the same place. Nevertheless, the site requires landscaping and planting to soften its industrial outline, and the buildings need superficial treatment to ensure the employment land blends sympathetically with the adjoining areas of residential use. The Parish Council's comments mostly relate to these two concerns.

In particular the eastern elevation of Block A and the southern end elevations of Blocks A, B, C and D need to be softened by brick or timber cladding to reflect the build environment to the north and west of the site. The extent of metal shed type buildings visible from the residential area is not acceptable and the appearance has to be softened in some way; the Parish Council suggests brick or timber cladding of those sides of the blocks visible from the ERR and Hardy's Road.

It is appreciated that there is not much room beyond the end of the Blocks and the red line boundary of the site, nevertheless the planting plan at the southern elevation of each of the blocks needs denser planting with shrubs underplanted below the trees indicated: this is necessary to ensure sufficient screening of the buildings from the ERR. If possible, could another tree be planted at the end of Block B and Block C? The 'proposed site sector drawings', drawing no. 17-16.04A, does not provide sufficient information to clearly ascertain the extent of screening provided by the height of the ERR bund. The purpose behind this suggestion is to ensure the buildings are screened from the ERR and the access to the residential areas. The tree planting along the top of the ERR does not provide screening, contrary to the drawing showing 'Transport Assessment Site Plan'.

The planting plan needs to be strengthened to provide more, taller trees than those indicated in the planting plan on the northern elevations of blocks A, B, C and D. The underplanting in those 4 areas is acceptable, but some of the species chosen would not grow high enough to screen the buildings from the houses. The tree planting between the site access road and the houses needs to include taller tree specimens as well as the shrubs listed, so that when grown the trees will provide a real and genuine thick screen between the employment site and the houses. The Parish Council notes and supports that the underplanting in this location will match the underplanting at the northern ends of blocks A, B, C and D and therefore will enhance the entrance road onto the site.

The planting plan identifies amenity grass on the planting scheme for the eastern and western ends of the site, lying alongside the eastern elevation of Block A, and adjacent to the western elevation of Block D, on the other side of the road access. WMPC requests that both these areas are planted with trees and shrubs, on the western elevation adding to and complementing the existing hedge boundary. The purpose of this suggestion is to complete the screening on all sides of the employment site.

WMPC supports the use of staked heavy standard trees, and requests that if possible, extra heavy, semi-mature trees are planted in order to relate to the scale of the buildings in the short term: the idea being to achieve full screening in the shortest possible time from planting. The tree species listed in the planting scheme are:

- Acer campestre (Field maple), 10 -20 mtrs;
- Crateagus monogyna (Hawthorn), 10mtrs;
- Malus spp (Crab apple), 10 -20 mtrs;
- Prunus spinosa (Blackthorn), 5 mtrs;
- and Tilia cordata (Lime), 20 – 40 mtrs.

The heights of the Blocks are not provided in the elevations drawings. To ensure screening of the buildings is effective, the Parish Council suggests other native species might be more appropriate e.g.:

- Fagus sylvatica (Beech), 50mtrs;
- Fraxinus excelsior (Ash), 30 mtrs;
- Pinus sylvestris (Scots Pine), 35mtrs;
- Quercus spp (Oak), 20 – 40mtrs.

The Parish Council would expect and anticipate that some of the planted trees would reach the height of the upper storey windows in the buildings, therefore, where appropriate, Tree Preservation Orders should be placed on the trees to ensure they are allowed to grow to full height.

West Monkton Parish Council welcomes the fact that the planting scheme includes a number of native English species, but requests that the tree planting scheme is revisited to ensure native species are included in preference to other species.

The Parish Council is of the opinion that the turning head shown on the plans does not allow for articulated lorries to turn around. Given that deliveries to the Blocks may involve articulated vehicles, the Parish Council requests that a full turning splay drawing is provided before the layout is approved.

Local residents in Roys Place have indicated that vehicles working on the site are able to see into their bedroom windows. This comment was checked, and the houses fronting onto the Bridgwater Road, being lower than the site, are negatively affected by the difference in levels. The visual impact of the site on these properties is considerable. The Parish Council suggest that, although outside the red line of the detailed application, screening should be planted along the boundary of the triangle of land to the north of the site. It was assumed that a suggestion to extend the screening planting to the end of the site road would be less acceptable for future development.

It is noted that land outside the red line site outline adjacent to the A3259 would lend itself to a different employment use e.g. nursing and/or residential care home, in accordance with emerging WM & CF NP policy E4.

**48/17/0058** Case officer not yet allocated: Erection of single storey extension to side and rear and detached garage outbuilding at 24 Burlinch, Burlinch Lane, West Monkton. Likely issues – householder application; likely issues are whether there is any adverse impact on the character of the building, street scene, and/or surrounding area; and whether the proposals result in a loss of amenity through overlooking, loss of light/outlook or other disturbance from the completed development.

WMPC supports this application.

Appeal by SAINSBURYS SUPERMARKETS LTD

Site: SAINSBURY SUPERMARKET, HANKRIDGE WAY, TAUNTON, TA1 2LR

Proposal: Display of 1 No. illuminated totem sign, 1 No. non-illuminated totem sign, 1 No. illuminated fascia sign and 1 No. non-illuminated wall sign at Sainsburys, Hankridge Farm, Hankridge Way, Taunton

Application Type: Advertisement

Grid Reference: 325649.125212

An appeal has been lodged with The First Secretary of State against the decision of the Local Planning Authority to refuse planning permission for the above application.

An Inspector will be appointed to consider the written views of the Local Planning Authority and the Appellant and, in due course, will undertake a site visit.

The Commercial Appeal Service procedure does not offer an opportunity for interested parties to comment at the appeal stage. However, any comments made by WMPC at the application stage will be forwarded for consideration by the Inspector.

The appeal documents can be viewed at the Taunton Deane Borough Council offices at The Deane House, Belvedere Road, Taunton, TA1 1HE or on our website [www.tauntondeane.gov.uk](http://www.tauntondeane.gov.uk). Please note that a minimum of two days' notice is required.

The Inspector's decision, when it is issued, and information regarding the progress of this appeal, can be accessed via the Planning portal ([www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)). A paper copy of the appeal decision, when it is issued, can be obtained from TDBC on request.

Noted.

Having received the recommendations of WMPC Planning Committee prior to the meeting, it was resolved to accept the recommended comments and submit them to TDBC; proposed by Cllr Gage, seconded by Cllr Tully and all agreed by show of hands.

Clerk

b) to note that Planning decisions are posted on TDBC website and reasons displayed. Please use application reference number.

### 153/17 MH development

Bridge over Dyers Brook, progress report:

The other companies contacted for quotes do not have the required qualifications for public foot/cycle bridge. Waiting for confirmation from Western fabrication to see if they are qualified.

Stoneman Engineering are qualified.

No further progress with wayleave or planning application

Cllr Haskins

Cllrs Cavill/Haskins

### 154/17 Environment

a) Health Check at BACH.

b) West Monkton signage.

c) Cllr Ling reported on opportunities for a Post Office service at the Co-op shop in School Road

d) To note Ground maintenance in the Parish in 2018 and beyond

See Communications report para 151f/17

See PQT

Clerk

Deferred: proposed by Cllr Cavill, seconded by Cllr Gage and all agreed by show of hands

### 155/17 Reports from Parish Council representatives on other bodies

a) West Monkton Village Hall Management Committee.

Cllr Tully had no report.

b) Spital Trust. Cllr Ling reported concerns of residents about people climbing over bus shelter. WMPC has already dealt with this. The planning application adjacent to the Spital bungalows was considered.

c) Any other events at which WMPC was represented. Cllr Cavill reported that he had attended a meeting of COWMS. Concern was expressed that membership of the Society could fetter the discretion of Cllrs Besley and Cavill, if a stated aim of the Society was to fight the MH2 development.

NFA

NFA

NFA

### 156/17 Assets

a) to provide update on trophy cabinet/cups/installation

Trophy cabinet will be affixed to outside wall of Committee Room. The school does not wish to use the Trophies. Insurance of trophies not affected by change of location.

b) to provide update on progress regarding defibrillator purchase and installation/grant application Small Grant Agreement will be signed and submitted to Somerset Community Fund.

c) to report on site meeting ref dog bin by marina on canal footpath towards Waterleaze, and litter bin moved from inside the play park in Acacia Gardens to outside the play area

**It was resolved** to purchase and install a dog bin in the location of the Play Area at Acacia gardens, exact location to be agreed with TD Parks Dept. Proposed by Cllr Cavill, seconded by Cllr Gage and all agreed by show of hands.

Cllr Gage

Clerk

Clerk

### 157/17 Finance

a) Dyers Brook bridge: other quotes/choose supplier. See para 153/17

b) To receive receipts and payments, approve payments. See below.

- c) To note bank reconciliation and budget check, PC and BACH. See below and green financial sheets.
- d) To note progress on application for S106 (Aginhills) funds for BACH. See para 151d/17  
 Invoice for conversion of car park barrier to key control (waiting extra keys) £780.00+vat£156.00 = £936.00  
 Quotation for 4 outside lights and flood light for proposed car park area: £679.00+vat £135.80 = £814.80  
 Quotation for proposed car park area:
- e) Bank accounts options
  - i) CCLA investment, funds set up after Iceland Banking collapse: Presentation at Planning meeting on Dec 5th public excluded 7.00 – 7.30pm
  - ii) Unity Bank set up with PCs in mind

*Comment received from former bank manager:*

*The Unity Trust Bank is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Consequently, deposits up to a total of £85,000 are protected by the Financial Services Compensation Scheme.*

*The account looks nice and easy to operate, with a good level of security options allowing online banking to be used with multiple signatories. There is a quarterly charge of £18, and no interest is paid.*

*Of some of the other institutions I have had a look at (also all fully regulated), not all offer facilities to Parish Councils. The Nationwide Building Society is one that does (and I'm sure there are others!). Nationwide offer business savings only, instant access or a 95 days' notice account, minimum deposit £10,000, minimum withdrawal £500. Application has to be done online, although ID verification can apparently be done at the local branch. Withdrawals are made by filling out appropriate form, & submitting by post, fax – or email (although I do not see how this works for multiple signatories). Printed statements annually, or for any month if £5k+ is paid in or any amount withdrawn. Modest rate of credit interest. No fees or charges. Maximum balance £10m.*

#### f) BACH Finance Sheet

Assistant Clerk summarised the BACH finance sheet, two cleaning invoices had been paid in October because one wasn't received in September, the first electricity bill was also paid during October for the period January to September. It was noted that payment for the TDBC invoices remained outstanding though assurances have been received that payment is imminent.

#### WMPC Receipts and payments

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

##### Receipts

Interest as per green sheet

VAT reclaim for second quarter received	£499.08
CIL payment Oct 2017	£88926.51
TDBC Burial ground grant	£340.00
TDBC Footpaths grant	£100.00

##### Payments

Bus shelter cleaning and litter picking for Oct

Mr A Pritchard, all his pay after tax => employee voluntary contribution to pension  
 £XXXX to be paid by direct debit

Clerks salary Oct (after tax) £XXXX to be paid by bacs

Clerks NP Oct (NP is with External Examiner) £XXXX

Asst Clerk Oct (after tax) £XXXX to be paid by bacs

HMRC month 8 £XXXX to be paid by dcard

Homeworkers allowance Clerk £16.00 to be paid by bacs

Homeworkers allowance Assistant Clerk £16.00 to be paid by bacs

Lengthsmans services in Oct £75.75 to be paid by bacs

TDBC Burial Ground grant forwarded to PCC £340.00 to be paid by cheque

Replacement payment to S Haskins (mileage) £18.00 to be paid by bacs

Key fobs at BACH £43.03 to be paid by bacs

**It was resolved** to make payments as described above (invoices to be paid by bacs where noted)

Proposed by Cllr Tully, seconded by Cllr Ling and all agreed by show of hands.

Other payments made since last meeting of WMPC

1. **To note:** Payments made using debit card:

Viking ink (Epsom) and cables £35.27 +£7.05 vat = £42.32

Water cooler BACH £308.00 + vat = £369.60

2. **To note** payments by bacs/transfer

Nil during the period.

3. **To note** payment by direct debit

Invoice 2288 Monthly payment of £14.40 to Tailored Auto Enrolment, servicing plan (on Nov fin sheet)

Notes to be read with WMPC green financial sheet.

**General**

No receipts recorded on 1 April since all receipts to 31st March were included in year - end 31st March spread sheet (the 13th column on the spread sheet); so, the year - end balance last year (31 March) becomes this year's carry forward figure at the start of the year (1 April).

Each column heading is dated first of the month.

Each monthly receipts 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.

Some items are paid for at the point of purchase by debit card. These are reported separately under 'payments made'.

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

**Specific** notes for November financial sheet

**Receipts**

Interest received £1.43 Santander, and £1.95 Lloyds = £3.38

CIL for April to Oct 2017 £88926.51

HMRC VAT reclaim for second quarter £499.08

Business listing subscriptions 4 x £15 =£60.00

Allotment rent for 2018 1 x £30.

**Payments**

Sundry admin

The two homeworkers allowances (£16.00 x 2 = £32.00) are recorded in this budget line. £4.00 per week is the amount allowed by HMRC which does not need to be reported to them. Both Clerks are eligible because there is no Parish Office from which they work.

BACH kitout s106 Persimmon: water cooler £369.60, + Nisbets (glassware)£47.98 + Amazon (waste bins) 312.00 = £429.58.

TDBC litter bin not installed yet so £474.00 will roll over into next month.

Payment for Barrier key fitting (Mi-Space) withheld because insufficient keys provided, more promised, not yet received, so £936.00 will roll over into next month.

**Budget Check**

In the Payments section, all budget lines are running according to budget. Homeworkers Allowance, Workplace Pension administration and Assistant Clerk's expenses were not included in the original budget setting in Nov 2016. Increases to Clerk's hours (effective from Nov2017) and Assistant Clerk's hours (effective from October) will not jeopardise the budget for 2017/2018.

**Bank reconciliation**

Total receipts including the brought forward = £202875.33. Bank statements total at 1st November =£202893.33. This leaves a difference of £18.00 which is represented by unrepresented cheque no. 2025. This cheque has been reported lost, will be cancelled at the bank and a replacement cheque will be issued.

**158/17 Other matters for report only**

None.

**159/17 Dates of future meetings**

Parish Council:

Always held on the second Tuesday in the month: 12 Dec 2017. In 2018: 9 Jan, 13 Feb, 13 Mar, 10 April, 8 May

Planning Committee:

Held sometimes on a Tuesday, sometimes on a Wednesday, depending on other bookings of the BACH: Tuesday 5<sup>th</sup> Dec

2018: Wednesday: February 7<sup>th</sup>, March 7<sup>th</sup>, May 2<sup>nd</sup>, June 6<sup>th</sup>, July 4<sup>th</sup>, August 1<sup>st</sup>, October 3<sup>rd</sup>

Tuesday: January 2<sup>nd</sup>, April 3<sup>rd</sup>, September 4<sup>th</sup>, November 6<sup>th</sup>, December 4<sup>th</sup>

BACH Committee; Wednesday 13<sup>th</sup> December at 7.00pm at the BACH.

There being no further business, the meeting was closed at 10.16 pm.

Signed Chairman.....

Date.....