



West Monkton Parish Council

ADOPTED

Minutes of the meeting of the Parish Council held on Tuesday 22nd February 2022 at 7.00pm.

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

In attendance: Mrs A Shepherd, Clerk, Mrs T Cavill, Assistant Clerk, Mrs K Welsh Assistant Clerk Community, and 2 members of the public via zoom.

42/22 To receive any apologies (with reasons), introductions with responsibilities

No apologies were received.

43/22 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.

44/22 To adopt the minutes of the Parish Council meeting on 8th February 2022

The minutes from the Meeting of the Parish Council on 8th February 2022, having been previously circulated, were taken as read. It was resolved to adopt the minutes of the Parish Council meeting on 8th February, proposed by Cllr Hall, seconded by Cllr Cavill and agreed by show of hands.

Public Question Time

No questions were raised by the members of the public present at the meeting.

Cllr Haskins reported that a number of trees were down across the Parish following the storms over the weekend. One is blocking a right of way / gate. It was noted that the tree was the responsibility of the adjacent property owner to clear.

Cllr Haskins reported that brambles and hedge cuttings are in the road near the entrance of Gotton Manor Nursing Home and there is fly tipping in the hedge in Gotton.

Cllr Haskins raised that some walkers are parking their cars in field entrances.

Cllr Elliston raised a large tree branch that has snapped and is hanging over the footpath on School Road. SCC are aware of the branch and have committed to clearing it when the winds die down.

Cllr Hope reported that Cllr David Fothergill had confirmed that 180 significant trees were down across Somerset as a result of the storms.

Article to be added to Monkton Matters requesting that walkers park their cars responsibly so as not to block field entrances.

45/22 Planning

a) To consider planning applications received

Cllr Tully did not take part in any discussions in relation to the planning applications discussed at the meeting to avoid fettering discretion as a member of the SWT Planning Committee.

48/22/0006 Erection of a single storey extension to the side, with conversion of part of the garage into ancillary accommodation, at 17 Mead Way, Monkton Heathfield

West Monkton Parish Council generally supports this application but requires that all the boundary hedge is retained on the outside of the close boarded fence. Any breach to the integrity of the hedge must be made good, replacing like with like (Revised NP emerging policy R6 Trees and Hedgerows).

The design details of the existing windows should be continued in the extension although there may be insufficient room to do so. Materials should be in keeping with the existing building.

Attention is drawn to NP Policy R1 Dark skies – external lighting should be downlit, warm white LED.

Whilst noting the current dwelling has RWP taking run-off directly into the ground, to concur with NP policy R3 Flood alleviation, the burden of run-off could be reduced by the installation of a rainwater butt for subsequent use on the garden.

48/22/0001 Erection of an isolation unit for the rearing of young stock on land adjacent to Hestercombe Road, Gotton

West Monkton Parish Council does not support this application as there remain several issues which are not addressed by the additional information provided by the applicant. The following comments are about the additional information added to the website.

The proposed location of the proposed calf isolation unit is known by local farmers to be a very wet field which drains badly. Therefore, it is not clear why the soakaway and dirty water storage added to the proposed site plan drawing (J20014/02B) are proposed to be taken by pipe to a lower part of the field to make it even wetter. To pump out the dirty water storage will involve movements of heavy agricultural vehicles which will churn up the field and destroy its integrity. Additionally, the lines of the pipes as drawn on the plan cross the line of the 450 Wessex Water main, surely this is an architect's error as Wessex Water clearly state there can be nothing within 6metres of the water main? It would make more sense to locate both tanks closer to the building thereby not coming within the exclusion zone of the pipe and having regard for the environmental integrity of the field.

West Monkton Parish Council supports the two recommendations in the response from Natural England. Namely, that a bat survey should be carried out, given the close proximity of the Hestercombe SAC, and NE consulted upon the survey's findings; and in connection with the water impact of the proposals that a legal baseline for cattle numbers should be established and NE consulted upon the results.

There is a footpath T32/22 running north south omitted from the location plan, which only shows the field track. The SCC Rights of Way map shows footpath T32/22 running further east of the track and running through the farm buildings before joining Hestercombe Road. There are three outstanding issues on this footpath, dating from 2020 to 2022; all of which indicate the path is obstructed by electric fencing, cows are on the route, and the area is very deep in mud/slurry. The application needs to make the route of footpath T32/22 safe, acceptable and not obstructed before work on the building begins otherwise there is a safety issue as footpath walkers have no safe clear route through the construction site. Possibly a footpath diversion away from the calf isolation unit would be preferable; such a diversion, along the western field hedge emerging onto Hestercombe Lane in a position allowing clearer visibility of the road, was considered a few years ago by Cheddon Fitzpaine Parish Council but never fulfilled.

Further to the original comments from West Monkton Parish Council, it is noted that the only landscape screening added to the application is a single line of trees parallel to Hestercombe Road. To complete the job, the southerly aspect of the building needs to be screened as well (SWT policy CP8), so that the visual amenity from and to Hestercombe House is protected.

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

Noted

46/22 Feedback from SCC Highways meeting on 15th February

Cllr Besley provided a summary of the matters discussed at meeting with SCC Highways on 15th February including:

Rat running issue along Monkton Heathfield Road (the old A3259).

- Commitment given by Highways dept regarding changing the wording on the digital signage – possibly to ‘Through Traffic Straight on’ with an arrow – this would be a ‘stronger’ message than currently in place – depends on fulfilling the ‘Traffic Signs Regulations’ requirements.
- Commitment to install additional ‘black on yellow’ advisory signs between the existing black on yellow and the digital signs at the motorist ‘decision point’.
- The design of the traffic calming measures that Persimmon are required to install on Monkton Heathfield Road (the old A3259) has not changed from the design that was consulted on in 2020 – not sensible to install these traffic calming measures currently with the Creech Castle closed. The design is going through the SCC audit process and feedback will be given when that process is finished.
- Some traffic surveying has been carried out, in particular monitoring the effects on Monkton Heathfield Road due to the Creech Castle closure – additional monitoring will be undertaken - any new data will be shared with the Parish Council.
- Commitment was reiterated to carry out detailed traffic surveying once the Creech Castle junction is open (and possibly when the traffic calming measures are in place) – this survey to include traffic using minor roads surrounding the area (including Milton Hill).
- Police enforcement of the 20-mph speed limit on Monkton Heathfield Road is taking place and has caught a lot of high-end speeders. There is a plan to remark a dedicated ‘Police Bay’ near the Merry Monk pub to facilitate additional speed enforcement.

Additional items.

- Why is the A 38 wording on the sign coming south from Walford Cross in brackets? – this appears to be incorrect and will be looked at.
- The WRR was discussed, Persimmon still need to complete the landscaping works. The WRR is going through the audit process and the parking of vehicles on Dyers Lane will be included in the audit
- The Puffin Crossing (near Hartnells Farm) on Monkton Heathfield Road has still not been installed, this is because the bus (and pedestrians) is still using the old bus shelter – the old bus shelter needs to be taped off or removed and the new shelter installed – Persimmon have committed to doing this work in the next ‘couple of months’.
- The Puffin Crossing to be installed on Monkton Heathfield Road near Milton Hill is currently with Persimmon designers.
- Is there a 7.5 t weight restriction sign missing for Bawler Road between the Cricket Club roundabout and Bawler Road? This will be looked at.
- There is an intention to install flashing warnings such as ‘Pedestrians in the area’ in the vicinity of the Tudor Park / Maidenbrook Farm area (a high number of school children walking to Heathfield School from Priorswood use the route).
- A chevron appears to be missing from one of the new road barriers leading up to the motorway bridge from Hyde Lane cottages to Creech St Michael.
- Remedial signage and lighting work is being carried out by Persimmon on the old A38 leading down to the bus gate. Additional surfacing work is required on the ERR, this is the responsibility of Persimmon and required before the road can be adopted – discussions regarding this work is progressing ‘slowly’ with the developers.
- The Highways Dept has made initial comments on the highways layout in the planning application submitted by Persimmon and Redrow for the MH2 development. More detail is required regarding the application and then SCC Highways dept will make more detailed comments.
- Discussions were held regarding resurfacing work needed on the A 38 near the New Mill pub – although the ideal time to carry out this work is now (with the Creech Castle junction closed) it’s unlikely to happen because works are prioritised well in advanced there is greater need in other areas of the county. The overgrowing hedge on the left of the A 38 going over the Canal towards the New Mill was

discussed – there may be an option to cut this hedge back or make the right-hand side foot path the priority (to make it safer for people with push chairs or wheelchairs to use the paths).

- Works to the Creech Castle junction are progressing well, the main 'critical path' works currently being carried out is the installation of underground attenuation reservoirs under the road surface.

An article has been added to Monkton Matters providing an update on highways matters.

Clerk to follow up Andy Coupe at SCC next week if the information that he agreed to share hasn't been received including the WRR Landscaping Plan.

47/22 MH Developments

a) MH2 update; Feedback from meeting with Planning Officer on 17th February

Cllr Haskins provided a summary of the meeting.

The Planning Officer has a team of other officers in the SWT Planning Team supporting him with the application. The likely time period for determination of the application was shared at the meeting.

The Create Streets report was discussed with the Planning Officer, Assistant Clerk confirmed that a copy of the Create Streets had been shared with Rebecca Pow MP.

Cllr Hall has prepared an excel document of the MH2 issues. The document was shared and summarised at the meeting.

Clerk to share the document with Creech St Michael PC to see if they would be happy for the document to cover the issues raised by both Parish Councils.

Once the document contains all the issues it will be published on the PC website and shared on Monkton Matters. A new version recording the actions / responses from each meeting with the Planning Officer will be published and shared.

The Planning Officer agreed to meet with WMPC and CSMPC on a monthly basis. Clerk to liaise with the Planning Officer and CSMPC to identify a convenient date for the next meeting.

b) MH1 update

Clerk confirmed a proposed date for a meeting with Blenheims regarding the management of the POS in MH1. It was agreed that the meeting would take place on Tuesday 8th March at 10am.

Cllr Hall confirmed that a meeting was scheduled to take place with Wee Trees on Thursday afternoon to discuss the MH1 tree planting.

Cllr Elliston raised the reports from members of the public about broken kerb stones in MH1. Clerk to report to Persimmon.

c) Sports Pitches update

Cllr Hall confirmed that the survey of the sports pitch land will take place on Thursday.

The Rugby Club have sent through information about the facilities they would like to be available. Changing Rooms for two teams and referee changing will be required.

Consideration is also being given to see if the clubhouse could also be used for brownies / guides.

Cllr Hall confirmed that the Rugby Club have committed to maintaining the ground.

Cllr Gage confirmed that he has the details of companies that can quote for the BMX track.

The future management of the sports pitches was discussed. It was agreed that a Management Group and a booking system needed to be established and a Service Level Agreement or similar document would need to be in place with the Rugby Club confirming the arrangements / terms of use.

d) Hartnells Farm Development Update

Clerk reported that she had followed up Persimmon regarding when the play park in the Hartnells Farm Development would be installed. A response is awaited.

Cllr Elliston reported residents are complaining that the Fastnet broadband service at Hartnells isn't very good and that residents are frustrated because it is the only service that is available in the development. Works by Airband in the parish were discussed. Infrastructure is being put in place for use but the service is expensive.

48/22 Community Development Projects

a) CIL Projects:

Footpaths / Renewing gates, stiles and ROW Fingerposts: Update

Assistant Clerk reported that the Lengthsman is due to take a look at the bent gate post to see if he can straighten it. The Lengthsman has also taken a look at the footpath in Gotton to consider what can be done to improve the steepness of the path. Photos of the footpath and gate were shared at the meeting. The Lengthsman is not supportive of steps being added to the path. Cllr Gage confirmed that any proposed works to the footpath would need to be agreed with the landowner. After a short discussion it was agreed not to propose any changes to the Gotton footpath for now.

Cllr Gage reported that he had received 5 further gates from SCC. A small one for Overton and three for Coombe Bottom. 3 new fingerposts have also been received. Locations for the posts were discussed and agreed at the meeting. Further fingerposts can be requested.

Aginhills Footpath Diversion: Update

Cllr Cavill confirmed that a response was awaited from one of the landowners regarding the proposed diversion.

Speed Indicator Device: Update

Clerk reported that a response had been received from Kate Brown at SCC confirming that the street lights near the Hartnells development had not been adopted yet and won't be for at least two years and locating a SID on them could not be agreed. Clerk outlined a proposal by SCC that the Parish Council pay to install a new post for the SID at a cost of £250.00. The Parish Council was not in support of paying for the installation of a new post and it was agreed that the Clerk would ask the permission of Persimmon Homes to mount the SID on the columns whilst adoption is awaited.

Clerk confirmed she has requested that the MOU can be signed by SCC for the other three locations so that the SID can begin to be used.

Land next to new Primary School: Update

Clerk confirmed that a response is awaited from Redrow and Persimmon about the proposal to create a junior football pitch on the land.

Cllr Elliston requested clarity as to why the proposed use of the land has been amended from a community garden to a junior football pitch. Cllr Haskins explained that providing a junior football pitch will help the Parish Council to move forward with the sports pitch proposal as the FA would be happy if a pitch was provided at the location as an interim solution.

Cllr Hall confirmed that there would be room for community garden space as well as the junior football pitch.

West Monkton Cricket Club – security fencing / lighting / cameras: Update

Assistant Clerk outlined a request for funding received from the Cricket Club to add birdmouth fencing along the Hobb Close boundary, to upgrade its security system to enable more CCTV cameras to be installed and for four new security lights. The total cost of the proposed security / fencing enhancements is approximately £3150.00. It was agreed that representatives of the Cricket Club are asked to attend the next Parish Council meeting to provide an overview of the proposed enhancements.

BACH Extension: Update.

Cllr Gage confirmed that he had met with the Business Manager at the Primary School about the proposed extension to provide more storage. The school are happy with the proposed design and are now checking with the Diocese that they are also happy with the proposal. Cllr Gage has also requested that the school confirm in writing that it is happy for the Parish Council to manage the green areas in front of the BACH. The grass cutting will be added to the SWT / DLO contract initially with a view to volunteers taking responsibility for maintaining the area in the future.

Climate Action Major Projects: Update

West Monkton Village Hall

Assistant Clerk confirmed that she had not received any further communication from the Village Hall regarding any proposed improvements at the village hall.

Cllr Tully confirmed that the Village Hall Management Committee are not due to meet again until 2 weeks' time when proposed improvements will be discussed. The Management Committee will confirm the proposals after that meeting.

49/22 Environmental

a) Climate Action Programme for the Parish: Update

Assistant Clerk confirmed that the prize giving event for the Birdwatch Competition is scheduled to take place on 2nd March at 3.30pm at the BACH.

b) Planting of green triangle in West Monkton by phone box

Assistant Clerk and Assistant Clerk (Community) summarised a meeting that had taken place at the green triangle with some local residents to review possible planting that could take place. It was noted during the site meeting that there were considerably more wildflowers emerging and in evidence than expected. Noted in a quick visual survey- celandine, yarrow, mallow, primrose, daffodil, violet, snowdrop, foxglove, nettle, jack in the pulpit. In terms of additional planting, probably less rather than more would be the preferred option. There isn't any need for planting of yellow rattle as the ground is poor enough having been left alone for at least a year, with only occasional strimming. A local resident volunteered to mow the 1 metre edge of the Triangle, to avoid the mess made last year during Highway maintenance. Hi-Viz vests and any other safety equipment like gloves or goggles if needed will be provided.

A family member of a local resident is a landscape gardener and agreed to quote to supply and plant appropriate local wildflower plants and plant them at an appropriate time as soon as possible, with assistance of volunteers if needed. The possible planting of some shrubs such as currants, and if available a Red Windsor apple tree for autumn planting were also discussed.

The local residents agreed to develop a plan of the proposed planting and canvas the views of other local residents.

A discussion followed about the proposed planting of the triangle. The consensus was that although some planting should take place it shouldn't include a tree.

Further consideration of the planting of the green triangle to take place when the plan and quotation is received.

Cllr Besley to talk to COWMS about the plans and also ask them if they are able to keep the grass around the village signs cut.

c) Grass cutting and dog bin emptying contract for 2022/23

Assistant Clerk summarised the items to be included in the grass cutting and dog bin emptying contract for 2022/23 upon which a quote will be developed by SWT / DLO, as follows:

- At start of season (April) x one cut:
 - visibility splay at Dosters Lane
 - hedge of Country Park alongside defunct section of northerly side of A3259 at Yallands Hill and on 'live road' to include footpath entrance
- From start of April to end October regular three weekly cutting
 - please DO NOT CUT BULB LEAVES on Meadway and Monkton Heathfield Road UNTIL JUNE, to allow the bulbs to reinvigorate for the next year
 - please remove first cuttings at Meadway because they are heavy and damage the grass
 - Yallands Hill to Monkton Elms (Monkton Heathfield Road) both sides of road
 - Cherry Grove Cross Roads (New Cross) layby and seating area, plus keep hedge cut to allow the view to be appreciated
 - Greenway/Meadway both sides
 - Sidbrook cross roads around seating area
 - Grass areas to front of BACH/West Monkton Primary School inside and outside of railings

Cease cutting in November AND DO NOT CUT AGAIN UNTIL start of APRIL

If weather conditions are particularly mild and dry there could be an extra cut in February but this would need to be consulted at the time.

Do not cut The Triangle at West Monkton, nor Church Hill West Monkton.

The dog bins which require emptying once per week are located as follows:

- On Greenway at Sidbrook Orchard junction
- At field entrance at Bream Corner, West Monkton
- Car park wall at flats at bottom of Heathfield Drive, Monkton Heathfield
- At the start of the Footpath running between Spital bungalows and allotments to School Road, near to Monkton Heathfield Road,
- Brittons Ash Green on Hyde Lane at point of closure to vehicles, Bathpool
- Bottom of School Road, Monkton Heathfield
- Acacia Gardens by Play area, Bathpool
- On canal at Swingbridge by CRT compound/car park at Bathpool
- Junction of Greenway with Meadway, Monkton Heathfield
- Junction of School Road and Milton Hill (triangle of grass), Monkton Heathfield
- Beside notice board in The Street West Monkton
- Canal bridge at Hyde Lane
- Gotton crossroads

A discussion followed about the proposed items for inclusion in the contract. It was agreed that the Assistant Clerk would also request a quote to cut the area to the front of the BACH.

The quotation, when received, will be reviewed / considered at the next PC meeting.

50/22 Community

a) Update

Cllr Elliston confirmed that he had nothing to report.

b) Community Survey: Update

Assistant Clerk Community confirmed that the survey is ready to go and local printers had been approached for quote to print the initial 150 copies required.

c) Community Fridge

The idea of having a community fridge available in the parish was discussed and possible locations for the fridge were discussed. The proposal is to have a scheme in the parish that is similar to that available in Frome which is available from 9am until 7pm. Assistant Clerk confirmed that she had spoken to Savills about the fridge being located at the new Tesco site. Savill's suggested housing it at ATS instead. Other locations were also discussed. Cllr Gage to talk to the school about the possibility of the fridge being available on the school site next to the bin store (but only accessible from the path outside the school premises). Clerk to ask Persimmon if it is possible to use one of the retail units that are not in use at Furs Close.

d) Approve Assistant Clerk Community attending an online course 'Community Engagement Summit'

A brief overview of the online course was provided. It was proposed by Cllr Gage, seconded by Cllr Hall and agreed with all in favour that the Assistant Clerk Community be approved to attend the Community Engagement Summit online training course.

51/22 Appointment of Kevin Perry as Internal Auditor for the end of year accounts

It was proposed by Cllr Cavill, seconded by Cllr Elliston and agreed with all in favour to appoint Kevin Perry as the Internal Auditor for the end of year accounts.

53/22 Other matters for report only – items for discussion - no decision

a) Items for next meeting agenda – by Monday 28th February 2022 or Monday 14th March 2022

Noted

Assistant Clerk Community and Cllr Hall confirmed that a meeting to discuss the Queen's Platinum Jubilee Celebrations and put a plan together is taking place on Thursday. The ideas from the meeting will be shared at the next Parish Council Meeting. Cllr Gage requested that the plan include consideration of planting Cherry Trees along Dyers Brook path to create a 'Platinum Walk'.

Confidential Session

(Due to confidential negotiations with the Developer).

54/22 MH1 Tree planting, Play Park remedials, POS adoption and Sports Pitches update

An update was provided and a discussion followed.

(Due to confidential negotiations regarding the lease)

55/22 Country Park: Update

Cllr Hall provided an update and confirmed that the storms had caused little damage at the Country Park. The contractor installing the Forest School Tepee had done some work on the felt on the roof to ensure minimal damage prior to the storms. SWT have agreed that works to complete the tepee can go ahead pending approval by the Crown Estate at the Parish Councils own risk. A date for the works to be completed is being agreed with the contractor.

The netting for the pond is on order and will be installed in March.

Quantock Hills AONB have agreed to contribute £2.8k towards a stonewall to go around the pond but the total cost of the stone could be £7k. Alternatives to installing a stonewall were briefly discussed.

Cllr Gage raised the attenuation ponds in MH1 and requested an update. Clerk confirmed that she is continuing to chase a response but as yet one has not been received. Cllr Gage requested that a letter be written to the LLFA, SWT, Wessex Water, the Environment Agency and Somerset Flood Authority asking if, once adopted, the flow devices can be adjusted so that the attenuation ponds hold water to alleviate the flood risk at Bathpool. Clerk suggested gathering evidence from Kevin Perry about river levels in Bathpool to accompany the letter. Cllr Hall confirmed that Ecologists had been into the Country Park today to gather information to provide an updated report. The report will be available shortly.

In respect of the leaky dams, the letter to the landowner regarding permission to install the leaky dams is on hold at the moment as water voles may be present.

Cllr Ellis raised an email received from a member of the public about pond security / safety. Cllr Ellis has forwarded the email to Cllr Hall to respond to. Cllr Hall confirmed that appropriate safety equipment was on order.

56/22 Dates of forthcoming meetings:

Parish Council:

Second Tuesday in the month (Business focused meeting)

2022: 8th Mar, 12th Apr, 10th May, 14th Jun, 12th Jul, 9th Aug, 13th Sep, 11th Oct, 8th Nov, 13th Dec.

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

2022: 22nd Mar, 26th Apr, 24th May, 28th Jun, 26th Jul, 23rd Aug, 27th Sep, 25th Oct, 22nd Nov.

Audit Working Party: 22nd April 2022 at 9.00am (Virtual)

Annual Parish Meeting: 29th March 2022 at 7pm

BACH committee: 14th March 2022 at 7pm

Budget and Precept Working Party TBC November 2022 at 7pm

Meeting finished at 9.45pm



Signed Chairman:

Date: 8th March 2022

Adopted - Redacted