



West Monkton Parish Council

ADOPTED

Minutes of the meeting of the Parish Council held on Tuesday 25th January 2022 at 7.00pm.

Present: Cavill, Ellis, Gage, Hall, Haskins, Hope, Tully and Elliston (via Zoom).

In attendance: Mrs A Shepherd, Clerk (via Zoom), Mrs T Cavill, Assistant Clerk, Mrs K Welsh Assistant Clerk Community, Bethan Turner, Business All About You and 4 members of the public.

15/22 To receive any apologies (with reasons), introductions with responsibilities

Apologies were received from Cllr Besley.

16/22 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.

17/22 To adopt the minutes of the Parish Council meeting on 11th January 2022

The minutes from the Meeting of the Parish Council on 11th January 2022, having been previously circulated, were taken as read. It was resolved to adopt the minutes of the Parish Council meeting on 11th January, proposed by Cllr Hall, seconded by Cllr Gage and agreed by show of hands.

18/22 Environmental

a) Climate Action Programme for the Parish

Bethan Turner provided an overview of the Climate Action Programme and described the activities planned to take place between January and March. Bethan confirmed that the food collection initiative went very well and 20 food boxes have been made up for the Primary School to distribute to those in need. A donation of £1000.00 was also made by a local business. It has been agreed with the school to use the donation later in the year as needs arise.

The Big School's Birdwatch is taking place from 6th to 21st January and locally sourced bird boxes made from pallets and books sourced from a local supplier will be given as prizes.

A toy swap event is planned for 5th March and a seed and plant swap is planned for 20th March.

Cllr Elliston highlighted that the National Nest Box week is the week commencing 14th February and the World Wildlife Day is on 3rd March and suggested that some activities could also be centred around these dates.

b) Land Next to Old West Monkton Primary School

Photos were shared of the current condition of the footpath through the land and the condition of the land generally.

Photos of the steps at the other end of the path as it leads to Milton Hill behind Farriers Green playpark and some land between the Farriers Green houses and Heathfield School were shared.

Assistant Clerk confirmed that she has arranged a site meeting with Martin Davis from SWT to discuss the steps and possible improvements to the surface. It was suggested that the land between the houses and school could be used to plant a small orchard of apple trees.

c) Planting of green triangle in West Monkton by phonebox.

Following the granting of a planting licence by SCC in 2021, Assistant Clerk suggested developing some plans for planting the triangle, which is a condition of the licence. It was agreed that two flower beds should be created. It was agreed to advertise for volunteers to help with the planting on Monkton Matters. Assistant Clerk confirmed that Cllr Besley is also raising the planting with COWMS for their ideas / volunteers to help.

Public Question Time

A member of the public requested an update on the Community Governance Review to form Taunton Town Council. Cllr Cavill provided an update confirming that WMPC received a 20% response rate to its survey and that the survey responses informed the WMPC response to the CGR consultation which was submitted to SWT on 12th January. Cllr Cavill confirmed that the SWT Working Group is now considering the consultation responses. The discussions of the Working Group are confidential and information cannot therefore be shared but the Group will develop a preferred option to be considered at a Special SWT Full Council meeting on 3rd March. Due to the purdah period starting on 21st March, a further consultation on the preferred option cannot take place until after the May elections. Cllr Cavill confirmed that the SWT survey response rate was really low and more people from the surrounding parishes responded to the survey than in the unparished area.

18/22 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.

The applicants for the planning application 48/22/0001 Erection of an isolation unit for the rearing of young stock on land adjacent to Hestercombe Road, Gotton that was considered at the last Parish Council meeting attended the meeting to provide further information about the proposal including the rationale for the unit being placed in the middle of the field (due to a water main), the landscaping / screening that will take place, the dimensions of the proposed unit and the lighting that will be used. The applicants were advised to send a letter confirming the details outlined to which the PC would respond / update the comments that it has made in respect of the planning application.

Cllr Gage outlined a conversation that has taken place about the right of way that currently crosses the land of the proposal following complaints being received about electric fencing. Cllr Gage outlined the proposal to divert the footpath into the next field. Cllr Gage has spoken to SCC who are sending through information about the application that will need to be made to divert the footpath. Cllr Gage to work with the landowners to support them to make the application. Until the footpath is diverted some temporary measures will be added in the interim to deal with the electric fence issue.

48/21/0052A Display of 1 No. internally illuminated fascia sign, window graphics and totem overlay at Pure Gym, Hankridge.

West Monkton Parish Council has no comment on this application.

48/22/0002/T Notification to fell one Holm Oak tree, a group of Ash trees (G1) and three Beech trees from the 'hedge' (G2) and to carry out management works to two Magnolias and the remaining Beech in G2, within West Monkton Conservation Area at Monkton House, West Monkton.

West Monkton Parish Council supports this application but in view of the huge ecological impact of the potential loss of the Oak Tree, would prefer to see it pollarded if the health of the tree allowed it. (Mature oak trees will typically support an ecosystem of over 600 species).

48/22/0003/A Display of 2 No. internally illuminated fascia signs, 7 No. non illuminated graphic vinyls, 1 No. non illuminated dibond and 1 No. internally illuminated gantry sign at Tesco Express, 138 Bridgwater Road, Bathpool

West Monkton Parish Council supports this application, but requests that the store and sign lighting is reduced to ambient levels during the hours when the store is closed, in the interests of Dark Skies, (NP Policy R1) and bat populations in the Parish.

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

Noted

19/22 MH Developments

a) Update

Cllr Haskins confirmed that a meeting had taken place with Persimmon to discuss all outstanding issues in relation to MH1 on Friday 21st January and a further meeting is scheduled to take place this Friday 28th January at 2pm.

b) MH1 tree planting, play park remedials and POS adoption

Cllr Hall provided a summary of what was discussed and agreed with Persimmon at the meeting on 21st January. Tree Planting: the quotes that the Parish Council and Persimmon Homes had obtained were shared. There was quite a difference between the quotes mainly because the Parish Council quote included planting of larger trees to make up for the 7 years of lost growth. Persimmon agreed to go away and consider if they would be willing to contribute towards the difference between the quotes. The hope is, if agreement can be reached, to zone the tree planting areas to enable some of the trees to be planted before the end of March. Cllr Gage expressed some uncomfortableness about public money being used to pay the difference between the amount passed over by Persimmon for tree planting and the actual cost.

Play Park Remedials: Persimmon have obtained a quote for the remedials required for the play parks in MH1 and have indicated that this money could be passed to the Parish Council to enable the work to be carried out. It was noted by Persimmon that the work required to the MUGA would be carried out by Miracle Play under guarantee. Persimmon are going to get a quote for the works covered by the guarantee so that the Parish Council can consider whether to continue with the works being carried out under guarantee or reconsider the design of the MUGA.

Sports Pitches: Persimmon have confirmed their agreement to amending the S106 agreement to enable the transfer of the sports pitches and commuted sum to the Parish Council. The cost of the car park and landscaping which is also a requirement on the Developer will also be handed over to the PC. Persimmon are obtaining quotes for this element to discuss at the follow up meeting on 28th January. Persimmon will keep control of the land near the roundabout in anticipation of the future South of Langaller Farm development but will put the road in and provide the required services to the sport pitch site. The land at the back of Hyde Lane cottages will also be retained by Persimmon.

Persimmon confirmed that the Parish Council will need to apply for permission to change the existing consent from Football Pitches to Sports Pitches (Rugby and Cricket). Cllr Hall confirmed that letters of support for the change have already been received from the local clubs and that a follow up email has been sent to Brendan Dix at the FA. Unfortunately Brendan Dix has left the FA and Cllr Hall is finding an alternative contact to take this forward. Cllr Hall confirmed that a meeting has been scheduled for 10th February with representatives of the Cricket and Rugby Club to go over the plans.

It was noted that the commuted sum funding would cover the ground works required but not club house works. Grant / match funding from Sports England could be acquired for this.

POS Adoption: Cllr Cavill confirmed that Persimmon had offered to amend the S106 agreement to enable the handover of the POS to the Parish Council with the commuted sum. The commuted sum is only equivalent to 2 years of maintenance charges and the option to collect maintenance charges instead through a management company is a better option. Persimmon are going away to check the maintenance contracts and the matter will be discussed again at the meeting on 28th January.

Cricket Club freehold – Persimmon have confirmed that they are willing to offer the freehold for the Cricket Club either to the Cricket Club or Parish Council.

Dyers Brook Ownership: the extent of the ownership is being explored by Persimmon.

Milton Hill: Persimmon have ascertained that the land along Milton Hill upon which the WRR roundabout sign is located back to Bridgwater Road is in their ownership and the hedge is being cut / removed by Persimmon to aid visibility.

A3259 Traffic Calming: plans are with SCC. Update to be requested at SCC Highways meeting in February.
Hedge on Bridgwater Road between Pippin Road and Bawler Road: Assistant Clerk outlined some correspondence that has been received by a resident of one of the houses that borders Bridgwater Road. The hedge needs cutting and the weeds on the verge need dealing with because they are encroaching onto the pavement. SCC have suggested that the hedge is the responsibility of Persimmon. Cllr Hope shared a plan provided by Persimmon confirming the extent of their ownership. The plan confirms that the hedge belongs to Persimmon. Assistant Clerk to write to Persimmon and request that the hedge is cut and weeds dealt with.

20/22 Hartnells Farm Development

Cllr Haskins reported the Persimmon have confirmed that they will be moving off site after phase 2 of Hartnells is completed. Persimmon have indicated that they will need to keep a storage area for materials but are making enquiries to see if this can be in a different location to enable the install of the play park at the end of Phase 2. Clerk confirmed that the S106 contribution for off site flood alleviation works for Bathpool has been paid by the Developer to SWT for onward transfer to the Environment Agency. Clerk is following this up with the Environment Agency to understand if the £450,000.00 contribution has been received and how it will be spent.

21/22 Community Development Projects

a) CIL Projects

Footpaths / Renewing gates, stiles and ROW Fingerposts

Cllr Gage confirmed that the installation of the gates previously received has or will be completed by the Lengthsman shortly. Five further gates have been requested from SCC.

Cllr Haskins confirmed that he will start to record the location of the ROW fingerposts that need to be replaced.

Cllr Haskins reported that the surface of the footpath by the gate at Gotton Lane is very steep and slippery.

Lengthsman to take a look at the path / surface to see what works can be undertaken to improve it.

Assistant Clerk (Community) to add an article to Monkton Matters about the replacement gates / stiles.

Cllr Gage confirmed that he had received a thank you email from a member of the public for the work that has been undertaken to the gates / stiles.

Aginhills Footpath Diversion

Cllr Cavill confirmed that he had no update.

Speed Indicator Device

Clerk confirmed that she has been chasing up SCC Highways regarding agreement of the MOU so that the SID can start to be used. Officer has confirmed that she will phone the Clerk this week.

It was noted that a speed enforcement van has been positioned on the Monkton Heathfield Road on a couple of occasions to enforce to 20mph speed limit. Cllr Haskins reported that Persimmon had confirmed that the enforcement of speed on the ERR is a police responsibility.

Land next to new Primary School

Clerk confirmed that a response had been received from Persimmon / Redrow in response to the queries raised. It was agreed to take a look at the land on Friday 28th January to establish its current condition and to agree next steps.

BACH Extension

Cllr Gage confirmed that he had spoken to the Headmaster of the Primary School again about the proposed extension. The size of the extension will be approximately 7m x 3m which will be shared with the school. The headmaster has spoken with Ian Robinson and the Business Manager who are relatively happy to proceed but indicated that some issues will need to be resolved – probably to do with ownership / lease of the land. Cllrs

Gage and Haskins to take a look at the proposed location and draw up some plans. Clerk to ascertain the cost of making a planning application.

Climate Action Major Project

West Monkton Village Hall: Cllr Gage confirmed that quotes are being gathered by the Village Hall which will then need to be considered by the Management Committee, Cllr Tully confirmed that the next meeting is at the beginning of March.

Tacchi Morris Arts Centre LED Lighting: Assistant Clerk outlined a proposal received from Andy Pulleyn. The proposal includes two possible options for replacement lighting, both costing in the region of £11,000.00. It was resolved to provide Tacchi Morris Arts Centre with £11,000.00 of CIL funding to pursue their preferred option for replacement lighting. Proposed by Cllr Hall, seconded by Cllr Ellis and agreed with all in favour. Cllr Cavil abstained.

It was agreed that an article about the replacement lighting and its energy saving advantages will be added to Monkton Matters.

Emergency rescue package for West Monkton Cricket Club: Assistant Clerk reported the recent damage caused by a vehicle driving through the netting at the Cricket Club and onto the pitch. Damage by a vehicle in this manner has occurred previously on at least two occasions. Assistant Clerk outlined some more perimeter fencing that could be installed. Assistant Clerk to make contact with Giles Benbow to see if the Cricket Club would like to put forward a proposal for funding.

Cllr Ellis reported that she has been asked by the Spital Trust if the Parish Council would support the Trust building separate entrance porches on the properties. Assistant Clerk suggested that the Spital Trust get quotes for the proposed work and make an application for grant funding.

Church Hill Road Side: Assistant Clerk reported that despite efforts made by the Parish Council a few years ago to try to salvage the verge of the road side at Church Hill the previous grassy verge is now compacted bare earth. Assistant Clerk suggested using some CIL money to stabilize the side of the road and lay a permeable edging e.g. loose stone. Any proposed work would need to be developed in consultation with SCC. It was agreed that further enquiries should be made.

Cllr Haskins reported that he had been using the new SCC Highways reporting tool to report potholes, blocked drains etc. Quick responses have been received to the reports and potholes that were reported were fixed within 2 weeks. It was agreed that an article about the reporting tool would be added to Monkton Matters.

22/22 Community

a) Update

Cllr Elliston reported that there had been reports of bike theft and some damage and petty crime in the community. Reports that dog bins aren't being used and cars / tyre screeching on the ERR late at night. The bin at the play park at Aginhills is also overflowing. Assistant Clerk (Community) confirmed that a litter pick is scheduled to take place on Sunday 30th January and will cover the Aginhills area.

b) Community Survey: Update

Assistant Clerk (Community) provided a summary of progress in relation to the Community Survey. The final draft of the survey including the survey monkey link was circulated to Councillors in advance of the meeting. Cllr Elliston identified some tweaks. It was agreed that the amendments would be made to the survey with a view to it being approved at the next Parish Council meeting.

23/22 Other matters for report only – items for discussion - no decision

a) Items for next meeting agenda – by Monday 31st January 2022 or Monday 14th February 2022

Noted

Assistant Clerk outlined the Create Streets report commissioned by the Parish Council and Arts Taunton into the MH2 planning proposal. It was resolved to submit the report to the MH2 Planning Officer confirming that the Parish Council supports its contents and send a copy of the report to Creech St Michael Parish Council. Proposed by Cllr Gage, seconded by Cllr Tully and agreed with all in favour.

Clerk confirmed that Darren Roberts the Planning Officer for MH2 has agreed to meet with the Parish Council to discuss the planning application and the comments made by the Parish Council. Clerk requested confirmation as to whether the meeting should include all Parish Councillors or a small number. It was agreed that all Councillors should be invited to the meeting.

Confidential Session

(Due to sensitive commercial information from a company being shared / discussed).

24/22 Community Transport – To receive a presentation regarding the operation of Wivey Link
Cllr Elliston provided a summary of how the Wivey Link operates.

25/22 Dates of forthcoming meetings:

Parish Council:

Second Tuesday in the month (Business focused meeting)

2022: 8th Feb, 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 Feb, 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 10.00pm

Signed Chairman:



Date: 8th February 2022