



West Monkton Parish Council

## ADOPTED

Minutes of the meeting of the Parish Council held on Tuesday 25<sup>th</sup> April 2023 at 7.00pm.

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

**In attendance:** Mrs A Shepherd, Clerk and Mrs K Welsh Assistant Clerk Community, Mike Batsch, CFPC Councillor and 6 members of the public (in person and via zoom).

**439/22 To receive any apologies (with reasons), introductions with responsibilities**  
No apologies were received.

### **440/22 To note**

- a) Declarations of Interest: No change. Cllr Cavill confirmed that he would not take part in the discussion of any planning applications to avoid fettering his discretion as a member of the Somerset Council Planning Committee.
- b) Dispensation Requests: None
- c) Amendments to the Register of Disclosable Pecuniary Interest: None had been notified to the Clerk.

### **441/22 To adopt the minutes of the Parish Council meeting on 11<sup>th</sup> April 2023**

The minutes from the Meeting of the Parish Council on 11<sup>th</sup> April 2023, having been previously circulated, were taken as read. It was resolved to adopt the minutes of the Parish Council meeting on 11<sup>th</sup> April, proposed by Cllr Hall, seconded by Cllr Gage and agreed by show of hands.

### **442/22 To receive a presentation from Airband from Faye Cross, Community Liaison Officer**

Presentation deferred to a future meeting.

*The agenda was interrupted to take item 11b) Community Events Update; Coronation Update*

### **443/22 Community Events Update; Coronation Update**

Assistant Clerk Community shared the plans for the Coronation event set up and a plan for where activities will be set up in the Country Park. Set up to commence at 10.30am on Thursday.

330 people have booked to attend the event so far. The TV screen will be delivered and set up on Friday and the toilets will arrive on Friday too. Overnight security has been arranged for both Thursday and Friday night.

Tables to be collected from the BACH and Cllr Besley to collect hay bales.

It was agreed to make a final decision on the amount of drinks to order for the event on Tuesday when the numbers booked to attend will be clearer.

### **444/22 Chairman's Parish Asset Report**

Cllr Haskins reported on the following:

- Fence at bottom of Agin hills / Milton Hill completely broken – Clerk to report again.

Cllr Elliston reported that the public open spaces in Hartnells Farm are a mess because contractors are only cutting the grass.

Cllr Haskins reported that there are areas around Hartnells Roundabout that are not being cut, Cllr Haskins to work with the Lengthsman to cut the area prior to the Coronation.

#### **a) Road Sweeper consideration**

Cllr Haskins explained a proposal to arrange for a road sweeper to sweep the main roads and estate roads in the Parish before Coronation. Clerk outlined a quote received from the Bell Group. A sweeper is charged at £45 P/H min of 4 hours including travel

to and from site. There is a tipping charge of £75 per ton (minimum of 2-ton tipping charge) and Tipping Landfill tax is £102.10 per ton as tipped.  
Due to the high costs it was agreed not to accept the quote. Cllr Cavill to ask Somerset Council to carry out some road sweeping in the Parish.

#### **445/22 Community Governance Review of Parish Boundary**

Clerk provided some background to Community Governance Reviews and the guidance which confirms when and how a Community Governance Review of boundaries can be started.

If the Parish Council wanted to request a Community Governance Review a petition would need to be developed signed by 10% of the electorate. The current electorate for West Monkton is 4363.

It was agreed to look into commencing a CGR / develop a proposal so discuss further.

#### **Public Question Time**

No comments were made by the members of the public present at the meeting.

Cllr Tully raised the pot hole on Milton Hill near the entrance to Farriers Green. The pot hole has been reported but a repair is awaited.

Clerk to report the pot hole again to expediate a repair.

#### **446/22 Planning**

##### **a) To consider any planning applications (listed on SW+T Council website)**

48/23/0012 Demolition of garage and store and erection of 1 No. dwelling with associated works on land to west of Quince Cottage, Noah's Hill, West Monkton

Councillors discussed the application and agreed that there was a need to visit the site of the proposal before finalising comments. Clerk to contact the Planning Officer and request an extension of time to submit comments until 10<sup>th</sup> May.

14/23/0017 Application for Approval of Reserved Matters following Outline Approval 14/21/0024 for the erection of up to 28 No. dwellings with associated works, appearance, landscaping, layout and scale on land to the west of Derham Close, Creech St Michael.

Parish Council comments:

- The proposal is an extension of an existing development that is likely to increase traffic flows on Hyde Lane and increase congestion by the primary school.
- Bird boxes and bee blocks should be included in the design of the housing.

48/23/0018/T Notification to carry out management works to 7 lime trees within West Monkton Conservation Area to the rear of Limewood, Blundells Lane, West Monkton

The Parish Council supports management works to the Lime Trees but no felling of trees should take place.

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

Noted

48/22/0074 Installation of packaged gas cooler, 2 No.AC units stacked vertically with 2m high timber hit and miss fence with access door and 1.1m high armco barrier with 1m high bollards in front at Tesco Express, 138 Bridgwater Road, Bathpool – Withdrawn

48/22/0081/A Display of 2 No. non-illuminated banner signs at Aldi, 86 Bridgwater Road, Bathpool (retention of works already undertaken) – Withdrawn

#### **447/22 MH Developments**

##### **a) MH2 Update;**

Clerk confirmed that a Teams Meeting took place on 14th April with the Planning Officer and Developers consultant. Reference to a Design Team Meeting taking place last Thursday was made during the meeting.

The PC met last week to discuss the MH2 Vision Document including the emerging masterplan. Comments were developed and submitted on Wednesday afternoon to enable the comments to be considered at the Design Team Meeting. A request for a representative of the Parish Council to attend the Design Team Meeting was also sent.

The Developers Consultant confirmed that the Design Team Meeting was an internal developer's design team meeting which is not attended by Somerset Council officers.

An email has also been received from Simon Fox confirming the same.

Clerk to respond to the email from Simon Fox requesting that detailed feedback is received in respect of the PC comments as soon as possible and within two weeks.

Clerk to also share the PCs MH2 comments with Andy Coupe and request a meeting to discuss them.

#### **b) MH1 Update; POS / Sports Pitch transfer update**

Clerk confirmed that the Solicitor has now received a response from the Developers to the queries raised in relation to the S106 variation. A copy of the email has been sent to Cllr Hall.

The urgent need to transfer ownership of the sports pitch land as soon as possible to enable works to get underway was discussed.

Clerk to respond to the solicitor and ask his view regarding the expected timescales for completion to be achieved.

Cllr Hall reported that a presentation on the proposal has been given to relevant Cricket and Rugby bodies who have confirmed their support for the proposal.

#### **c) Hartnells Farm Development Update**

Clerk relayed an email received from Persimmon regarding the play equipment at Hartnells Farm. The email states:

"The PC is correct that the site office at Hartnells Farm is currently closed as no further house building is taking place at this moment in time. However, we are aware of the works required to install the play equipment. I understand that we are awaiting an amendment request from the planning authority with regards to the layout of the play area before we can order the equipment. In the meantime the stone that is currently in that location will need to be removed and there are works required to the overhead power cable in the vicinity. We are waiting for confirmation from the power company as to where this will be re-routed. Once we have all the pieces of the jigsaw together, we can commence the works for the play area. I will speak with the project manager and see if she has an update on the overhead cable and play area layout".

Clerk to request the details of the Project Manager to liaise with them on progress with the play park installation directly.

#### **d) Feedback from Garden Town Delivery Board meeting on 12<sup>th</sup> April**

Cllr Hall provided feedback from the meeting. The meeting was held at Deane House and focused mainly on the Terms of Reference for the Board. 14 members of the Board are permitted to vote, Rebecca Pow MP has secured a vote. The purpose of the board is to act as an advisory committee making comments / giving advice on developments / proposals in the Town as to whether they are compliant with the Garden Town Principles.

The Country Park has not been included in a report developed outlining extra woodland to be delivered up to 2030. This has been raised with the Board and the report is now being reviewed.

Cllr Hall has requested an opportunity to provide a presentation on the Country Park to the Board. A presentation with Jenny Clifford has been arranged for 3<sup>rd</sup> May, renegotiation of the CP Lease to be raised at that presentation.

Cllr Hall also reported that Simon Fox is scheduled to provide a presentation on the MH2 proposals at the next Board meeting. Cllr Hall is not available to attend, Jenny Clifford is taking steps to rearrange the Board meeting.

#### **448/22 Highways Update**

Cllr Besley confirmed that there was not much to report. Issues with the black on yellow signs and hedge trimming have been reported to Somerset Highways.

#### **449/22 Country Park Update**

Cllr Hall reported that work to get the fencing installed is unlikely to take place before the Coronation Event.

#### **450/22 Community**

##### **a) Update;**

Assistant Clerk Community provided an update on the following community initiatives:

Community Fridge – an incident occurred over the weekend. The incident involved four Heathfield School students. An email has been sent to the school including the names of those responsible for action to be taken.

Community Café – has been busy with the gardening group and school children. Some of the school children are doing a stand at the Coronation event. Work has also been taking place with the school to display work of school children at the café.

Repair café – now have a sewing volunteer

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Community Quiz – on again tomorrow.

Stay and Play - Thursday is busier than Wednesday but the plan is to continue with the Group on both days

School Council – Meeting took place yesterday, graffiti reported on the pathway next to the school – Cllr Haskins to take a look.

Big tidy up – taking place on Saturday, meeting at 10am at the BACH.

#### **b) Community Garden update**

Cllr Elliston reported that the Community Garden is going well. Half of the garden is now planted and there is more to go in.

The apple tree provided by SWT last year to be planted in the community garden area.

#### **c) Community Transport update;**

Update in relation to Community Transport to take place at a future meeting.

#### **451/22 Other matters for report only – items for discussion - no decision**

##### **a) Items for next meeting agenda – by Friday 1st May 2023 or 15th May 2023**

Noted.

Cllr Hall suggested that goal posts could be added to the MH1 attenuation pond near central park for young people to play football. Idea to be explored further once the POS transfer has been achieved.

Cllr Gage reported that the safety gate on the Brittons Ash attenuation pond is only secured by cable ties. Clerk to report to Persimmon.

Cllr Haskins requested an update regarding the Spital area. Clerk confirmed that the bench has been ordered.

Cllr Hope reported that two damaged trees have been replaced in MH1, one of the trees has been funded by a resident.

Cllr Haskins reported that the hedging is growing over the pavement at the end of School Road. Clerk to ask the Lengthsman to cut the hedge.

Clerk to send the link to the Agenda Run Through meeting on Tuesday morning to all Councillors as a final run through for the Coronation event will take place at the end of the meeting.

#### **452/22 Dates of forthcoming meetings:**

Parish Council:

Second Tuesday in the month (Business focused meeting)

2023: 9th May, 13th Jun, 11th Jul, 8th Aug, 12th Sep, 10th Oct, 14th Nov, 12th Dec

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

2023: 23rd May, 27th Jun, 25th Jul, 26th Sep, 24th Oct, 28th Nov.

Audit Working Party: 21<sup>st</sup> July 2023 at 9.30am

Annual Parish Meeting: TBC March 2024 at 7pm

BACH committee 25<sup>th</sup> May 2023 at 7pm

Budget and Precept TBC November 2023

Meeting finished at 9.12pm



Signed Chairman:

Date: 9<sup>th</sup> May 2023