



West Monkton Parish Council

## ADOPTED

Minutes of the meeting of the Parish Council held on Tuesday 26<sup>th</sup> April 2022 at 7.00pm.

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

**In attendance:** Mrs A Shepherd, Clerk, Mrs T Cavill, Assistant Clerk, Mrs K Welsh Assistant Clerk Community, and 9 members of the public (2 via zoom).

### **107/22 To receive any apologies (with reasons), introductions with responsibilities**

Apologies were received from Cllr Hope.

### **108/22 To note**

a) Declarations of Interest:

Cllr Cavill declared that he is a member of the Taunton Heritage Trust. An area of land has been reserved for phosphate mitigation in respect of Corfield Hall in Taunton but it does not form part of the proposed Glebe Farm phosphate mitigation area.

b) Dispensation Requests: None

c) Amendments to the Register of Disclosable Pecuniary Interest: none had been notified to the Clerk.

### **109/22 To adopt the minutes of:**

#### **a) The Parish Council meeting on 12<sup>th</sup> April 2022**

The minutes from the meeting of the Parish Council on 12<sup>th</sup> April 2022, having been previously circulated, were taken as read. It was resolved to adopt the minutes of the Parish Council meeting on 12<sup>th</sup> April, proposed by Cllr Hall, seconded by Cllr Gage and agreed by show of hands.

#### **b) The Planning Committee Meeting on 19<sup>th</sup> April 2022**

The minutes from the meeting of the Planning Committee on 19<sup>th</sup> April 2022, having been previously circulated, were taken as read. It was resolved to adopt the minutes of the Planning Committee meeting on 19<sup>th</sup> April, proposed by Cllr Besley, seconded by Cllr Elliston and agreed by show of hands. Cllrs Tully and Hall abstained.

### **Public Question Time**

A member of the public requested an update in respect of the Creech Castle works because traffic through Goosenford is increasing. Cllrs confirmed their understanding that the works are on track and scheduled to be completed in August 2022.

A member of the public made comments in respect of the Glebe Farm Planning Application and recited policies from the Neighbourhood Plan and SWT Core Strategy which the application does not comply with. The member of the public stated that the application should be refused due to its non-compliance and highlighted some recent applications that were refused and the outcomes of appeals in respect of the applications.

A member of the public made comments on the proposals for the Country Park included in the Glebe Farm planning application and expressed concern about the proposed

large business trading from the park and the disturbance / nuisance that would be caused by the proposed activities in the park. Councillors explained that the use of any buildings in the park would not be commercial / business and that the plans for the Country Park have been developed to achieve National Country Park accreditation.

A member of the public spoke of the criteria for Country Park accreditation and stated that the essential criteria does not include a requirement for any buildings. The member of the public stated that the scale of the proposal for the Country Park is the issue, the proportion of the Country Park that is proposed to be developed and what is proposed is disproportionate for the needs of West Monkton and Cheddon Fitzpaine which may result in the Country Park becoming a destination. Cllr Haskins confirmed the extent of the buildings proposed for the Country Park. Cllr Tully also clarified that the Somerset Wood and Country Park are two separate projects.

A member of the public complimented the work of the Parish Council to keep the Country Park tidy.

A member of the public referred to the discussions at the Planning Committee meeting on 19<sup>th</sup> April and the inference that the Parish Council would object to the proposal in its current form. The member of the public asked how the developer can amend the proposal to a different form so that it complies with planning policies. Cllr Cavill confirmed that the Planning Committee is guided by planning policy but doesn't have to comply with it when granting or refusing permission as material considerations can also be taken into account.

A member of the public quoted minutes from a meeting of Cheddon Fitzpaine Parish Council in August 2018 which recorded that all green farmland is the Country Park. Cllr Cavill confirmed that all green farmland isn't included in the Country Park and that the minutes may have been a misinterpretation.

## **110/22 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.

48/22/0011 Installation of packaged gas cooler, 2 No. vertically stacked AC units and 2m high timber fence with access door around and 1.1m high armco barrier and 1.1m high bollards in front at Tesco, 138 Bridgwater Road, Bathpool.

West Monkton Parish Council supports this application; the Noise Impact Assessment states that noise levels will be acceptable. NP Policy R1 Dark Skies should be observed meaning that any lighting associated with the installation is downlit and LED.

48/22/0021 Replacement of spectator stand at Taunton Rugby Football Club, Hyde Park, Hyde Lane, Bathpool

West Monkton Parish Council supports this application

Cllr Hall left the meeting at 7.30pm

### **b) To consider the recommendations of the Planning Committee from its meeting on 19<sup>th</sup> April in respect of [08/22/0001/HYB - Application for a Hybrid Planning application for Outline Planning permission with some](#)**

matters reserved (except access, scale and layout) for an extension to the country park and the development of facilities within Maidenbrook Country Park (Natural World Centre/Restaurant/Farm Shop/Observatory and Open Air Theatre), Outline Planning permission (including access) for a phased development of 70 No. dwellings (including 25% affordable homes) with associated highways improvements, orchard and the provision of additional public rights of way, landscaping and ecological enhancements and Full Planning permission for the erection of 16 No. dwellings (including 25% affordable homes) on land at Glebe Farm, Cheddon Fitzpaine

A discussion of the recommendations of the Planning Committee took place and amendments to the proposed response were identified. It was proposed by Cllr Cavill, seconded by Cllr Besley and agreed to show of hands to make the following comments in respect of the planning application:

#### Context / Introduction:

At the time of this comment, there is no lease, nor has there been in the past, of the Country Park land from Somerset West and Taunton Council (SWT).

The plans for the installations at the Country Park (CP) were agreed in the early stages of the CP when the land was first offered for sale to the Parishes by the then Taunton Deane Borough Council. This offer was later withdrawn by SWT.

The two Parishes and the Local Planning Authority agreed that the way forward for the Country Park was to get it recognized as a National Country Park, by complying with the criteria laid down in Government guidelines. Hence the suggestion to introduce the café and toilets, facilities for running and walking, environmental educational facilities by the Forest School and environmental awareness and promotion by the wildlife pond and observatory. It was agreed by all that recognition as a National Country Park would assist in securing grant funding for the ongoing maintenance of the Country Park which would be delivered by setting up a charitable trust.

Advice was given by the then Planning Strategy Officer at SWT (N Bryant) that the application for the Country Park café, toilets, observatory and amphitheatre could be included in the Glebe Farm application. Had the advice not been given, the Country Park application would have been made separately.

#### Comments in relation to the application:

West Monkton Parish Council does not support the application as it is currently submitted for the following reasons:

Although it is accepted that the application, as detailed in the Design and Access Statement submitted with the application, is compliant with the Cheddon Fitzpaine and West Monkton Neighbourhood Plan policies including:

- H1 Housing for older people – 20 single storey dwellings are included across the four sites (10% would be 8.6)
- H2 and H3 External materials and Bin storage – local vernacular has been addressed, including stone type, render and grey slate roofs. Bin accessed by refuse carts from rear of buildings.
- T1 comprehensive and high-quality cycle and footpath network. New footpaths provided. Issues unresolved regarding vehicular movements.
- E policies n/a apart from E5 roll out of broad band
- R1 Dark skies lighting is downlit and LED
- R2 Green Space and Wildlife- plans for wildflower meadows, orchard tree planting
- R3 Flood attenuation- swales water butts and other rainwater capture e.g. ponds and wetland areas and tree planting

- R4 Recreation and community facilities – creation of new rights of way
- R5 Local Green Spaces – no green triangles in the application area

The application is in contrary to current SWT policies including Core Strategy policies SP1 – Sustainable Development, and SB1 – Settlement Limits as the development is proposed to be built in open countryside.

Issues including transport, highways and drainage need to be resolved to local satisfaction.

The number of houses is considered to be overbearing for the small historical village of Cheddon Fitzpaine, even though the parish of Cheddon Fitzpaine is much larger and includes a number of major housing estates e.g. Waterleaze, Nerrols, Northwalls.

Any future application shall have an absolute defined number of dwellings and there shall be restrictions to prevent any increase in numbers including development in gardens.

West Monkton Parish Council seeks to protect the area within this application in the best interests of current and future generations. Any application needs to have an absolute guarantee that undeveloped land would be parkland forever, for example by the establishment of a charity specifically to preserve it as such.

Cllr Hall rejoined the meeting at 8.05pm

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

Noted.

The notification received in respect of amendments to planning application 48/21/0073 Application for outline planning with all matters reserved, except for access, for the demolition of employment buildings and erection of 28 No. dwellings with associated parking, cycle storage, refuse storage and private/communal amenity space at AMP Access, 156 Bridgwater Road, Monkton Heathfield (resubmission of 48/21/0033) was noted. The application will be considered at the Parish Council meeting on 10<sup>th</sup> May.

**111/22 MH Developments**

**a) MH2 update**

Clerk confirmed that a meeting is scheduled to take place with representatives of Persimmon and Redrow to discuss the Parish Councils comments in relation to the MH2 planning application on 27<sup>th</sup> May at 10am at the BACH.

**b) MH1 update**

In Cllr Hope's absence the Clerk relayed a report from Cllr Hope which thanked Cllr Haskins, Gage and Besley for watering the trees on MH1 and in Platinum Walk and that a repeat watering exercise will need to be scheduled again due to insufficient rainfall.

Cllr Besley confirmed that he had watered the trees on platinum walk again today.

Cllr Elliston confirmed that the school is happy to send out information to parents via parentmail about tree watering. Assistant Clerk Community to send the information to Cllr Elliston.

Cllrs Haskins and Gage agreed to water the trees in MH1 on Thursday.

Clerk confirmed that a response is still awaited from Persimmon about meeting again to review progress with the completion of MH1 remedials.

Assistant Clerk reported that following the discussion of the quotes to refurbish the Mead Way Play Park at the last Parish Council meeting, SWT have advised that the Play Park is scheduled to be refurbished in this financial year. It was agreed that Assistant Clerk would request that SWT consult with the Parish Council on the proposed refurbishment to see if the Parish Council can contribute to improve what is proposed. Cllr Elliston suggested requesting that the refurbishment of the play park is prioritised because the Hartnells Community do not currently have access to play park provision.

### **c) Sports Pitches: Update and to discuss BMX track proposals and agree next steps**

Cllr Gage summarised the investigations that he had carried out in respect of a BMX track being constructed on the Sports Pitch site. A contractor has advised that the site needs to be levelled, which ground from the bunds can be used for, and suggested that the whole track should be surfaced as this will require less ongoing maintenance. The proposed track would be available for use for ages 6 upwards. An approximate cost of £50k+ was provided by the contractor. The contractor suggested getting advice from local people who may use the track about what they would like included. Assistant Clerk Community agreed to add an article to Monkton Matters. Cllr Elliston asked if there was an opportunity to also incorporate skateboarding provision. A discussion followed. Incorporating a small section for skateboarding on the sports pitch site to be investigated.

Cllr Gage confirmed that the contractor who visited the site had installed a BMX track at Shepton Mallet.

It was noted that all proposals including the BMX track will require planning permission.

Cllr Haskins suggested seeing if one of the attenuation ponds could be used as a holding pond for irrigation.

Cllr Hall advised that there is a natural step in the sports pitch land and that it may be cost effective to have the two proposed pitches at different levels.

Funding opportunities for the sports pitches were discussed including Sports England and Hinkley Point.

### **d) Hartnells Farm Development Update**

Cllr Haskins confirmed that Persimmon still have quite a lot of work to do on site to finish the current phase. No update has been provided by Persimmon about when the play park will be installed.

Cllr Haskins reported that the trees planted in the development are not looking too good.

### **112/22 Neighbourhood Plan Update**

Assistant Clerk confirmed that there was no update. The report from the Examiner is still awaited. The Examiner has requested pictures of the two new green triangles at the Cricket Ground and WRR / Yallands Hill.

### **113/22 Community Development Projects**

#### **a) CIL Projects:**

#### **Footpaths / Renewing gates, stiles and ROW Fingerposts: Update**

Cllr Gage asked for suggested locations for the gates / stiles that have been delivered by SCC. Cllr Elliston suggested a location near Hyde Farm. Cllr Cavill suggested storing any available gates / stiles in case locations are identified in the future.

Cllr Gage confirmed that two fingerposts are available and requested locations for them to be installed. Cllr Besley suggested the corner by Bream Cottage. Cllr Haskins to advise Cllr Gage of a location for the other fingerpost.

Assistant Clerk raised the bench at the green triangle in The Street, West Monkton. The Lengthsman has advised that the bench is in poor condition and has suggested its replacement. Assistant Clerk advised that some quotes would be obtained for consideration at the next meeting.

#### **Speed Indicator Device: Update**

Clerk confirmed that the SID is set up ready for installation. Installation to take place with the Lengthsman on 27<sup>th</sup> April at the first agreed location in Greenway.

#### **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.

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

Assistant Clerk confirmed that no updated quotes had been received from the Cricket Club.

#### **BACH Extension: Update.**

Cllr Haskins shared further sketches that he had developed of the proposed BACH extension. The proposed extension is 12m x 3m. The proposed extension will be a freestanding structure positioned tight to the BACH with lead flashing. A discussion followed. Cllr Gage suggested that the external material is plastic rather than wood. Cllr Gage to run the proposal past the school / diocese to obtain their consent to proceed along with the community fridge proposal. Approximate costings required. Assistant Clerk Community to liaise with the supplier of the Community Fridge shed to see if they can supply the structure / provide costings.

#### **114/22 Environmental**

##### **a) Adoption of Climate Action Programme for the next 6 months**

It was proposed by Cllr Elliston, seconded by Cllr Besley and agreed with all in favour to adopt the Climate Action Programme for the next six months as outlined by Bethan Turner at the last Parish Council meeting.

#### **115/22 Community**

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

Cllr Elliston confirmed that he had no further update.

##### **b) Community Fridge**

Assistant Clerk Community provided an update in relation to the Community Fridge. Research is being conducted regarding food hygiene certificates and registration. The required policies and risk assessment are also being developed. The shed is ready for delivery. The Co-ops in Monkton Heathfield, Cheddon Road and Priorswood are keen to get involved. Assistant Clerk Community is attending an Adventure event tomorrow with a potential volunteer focused on Community Fridge initiatives. Further funding for the community fridge likely to be available from the Co-Op, Tesco and possibly developers. The hope is that the community fridge will be up and running by the end of May.

##### **c) Queen's Platinum Jubilee Update**

Assistant Clerk Community provided an update on the activities that are taking place to prepare for the Platinum Jubilee. The programme is with the printers and will be distributed to all residents in both parishes. 200 additional copies of the programme will also be printed. Posters for noticeboards and lampposts are being looked into. Seven people have signed up for the first aid training, Somerset Wood volunteers have been invited. Items required for the jubilee have been ordered and are being delivered. The insurance has been purchased. The local Scout Group can't help due to leaders being unavailable. The school is engaged. A choir for the Beacon Lighting is to be confirmed but enquiries are being made. Ed Cullen has confirmed that he is happy for his personal licence to be used for the bar. Mike Lind and a Local Artist have confirmed their willingness to act as judges for the competitions.

The installation of the beacon was discussed. 10<sup>th</sup> May to dig the hole and 12<sup>th</sup> May for installation scheduled for installation of the pole.

Jubilee Street Parties are scheduled to take place in The Street and at St Quintins.

Assistant Clerk raised the signage for Platinum Walk and requested suggestions from Councillors as to the preferred design for the signage to that some quotes / options can be obtained. Councillors suggested that the sign is made from Stainless Steel in either an oval or crown design.

#### **116/22 Other matters for report only – items for discussion - no decision**

##### **a) Items for next meeting agenda – by Monday 2<sup>nd</sup> May 2022 or Monday 16<sup>th</sup> May 2022**

Noted

#### **Confidential Session**

*(Due to confidential negotiations with the Developer).*

#### **117/22 MH1 Tree planting, Play Park remedials, POS adoption and Sports Pitches update**

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Clerk confirmed that correspondence had been received from Persimmon confirming that the play park remedial works will commence on 3<sup>rd</sup> May.

Clerk summarised recent communication in respect of the completion of the POS in MH1 and handover.

*(Due to confidential negotiations regarding the lease)*

### **118/22 Country Park: Update**

Clerk provided an update on the CP Lease. A meeting of the Country Park Working Group is scheduled to take place on 3<sup>rd</sup> May to review the lease

Assistant Clerk confirmed that a grass cutting rota for the Country Park had been established and that a key safe for the mower keys had been purchased for installation.

Cllr Hall reported that the Falklands Dedication will take place on 8<sup>th</sup> May at the Country Park.

Cllr Hall reported that a number of incidences of vandalism have taken place recently at the Country Park.

Assistant Clerk to share information about the vandalism with the PCSO.

Assistant Clerk confirmed that Cllr Hall had incurred some costs in relation to the Falklands Memorial. It was agreed that Cllr Hall would be reimbursed by the Parish Council and a 50% contribution be requested from Cheddon Fitzpaine PC.

### **119/22 Dates of forthcoming meetings:**

Parish Council:

Second Tuesday in the month (Business focused meeting)

2022: 10<sup>th</sup> May, 14<sup>th</sup> Jun, 12<sup>th</sup> Jul, 9<sup>th</sup> Aug, 13<sup>th</sup> Sep, 11<sup>th</sup> Oct, 8<sup>th</sup> Nov, 13<sup>th</sup> Dec.

Extraordinary Parish Council Meeting to consider Glebe Farm planning application: 19<sup>th</sup> Apr at 7pm

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

2022: 24<sup>th</sup> May, 28<sup>th</sup> Jun, 26<sup>th</sup> Jul, 23<sup>rd</sup> Aug, 27<sup>th</sup> Sep, 25<sup>th</sup> Oct, 22<sup>nd</sup> Nov.

Audit Working Party: 22<sup>nd</sup> July 2022 at 9.00am (Virtual)

Annual Parish Meeting: March 2023 TBC

BACH committee: 7<sup>th</sup> June 2022 at 7pm

Budget and Precept Working Party TBC November 2022 at 7pm

Meeting finished at 9.35pm

Signed Chairman:



Date: 10<sup>th</sup> May 2022