



West Monkton Parish Council

## ADOPTED

Minutes of the meeting of the Parish Council held on Tuesday 28<sup>th</sup> June 2022 at 7.00pm.

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

**In attendance:** Mrs A Shepherd, Clerk (via Zoom), Mrs T Cavill, Assistant Clerk, Mrs K Welsh Assistant Clerk Community, Paul Nethercott and Chris Hill (Alun Griffiths).

### **183/22 To receive any apologies (with reasons), introductions with responsibilities**

No apologies were received.

### **184/22 To note**

a) Declarations of Interest: None

b) Dispensation Requests: None

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

### **185/22 Update on the Creech Castle / Toneway project from contractors Alun Griffiths**

Representatives of Alun Griffiths attended the meeting and gave a presentation to provide an update on the project

The following questions were asked following the presentation:

Cllr Hope asked what provision had been made for emergency vehicle access between the hospital and motorway during the work. It was confirmed that there is a contract requirement to maintain a certain number of lanes inbound and outbound and that there have been no incidences where ambulances have got stuck or struggled to get access.

Cllr Tully asked when will the Bathpool bridge will be reopened? It was confirmed that SCC have required the contractor to get everything operating by the end of August as per the design with all lights and lanes operational. The project won't be 100% complete by then as there will still be some accommodation works taking place into September. BT works are required which are quite technical – the contractors don't have a direct contract with BT this is all dealt with by SCC. This element is therefore not under the contractor's control. BT require 20 weeks' notice to carry out works. If the notice period is missed by a day, BT could require a further 20 weeks' notice.

Cllr Haskins asked if extracted surface materials going to schools is the usual policy? Alun Griffiths get quite a lot of requests for the extracted materials and they try to help out as much as they can. Any requests should be sent via email.

Assistant Clerk (Community) asked if a community pot existed for the project. It was confirmed that one doesn't exist for this project.

Cllr Cavill asked if the street lights are LED downlit and if any overspill from the lights can be shielded? It was confirmed that the lights can be shielded to prevent overspill.

Cllr Gage requested confirmation as to whether the footbridge is being removed. It was confirmed that the footbridge will not be removed. It is understood that the bridge will be cleaned up at a later date, this work is not part of this project.

Cllr Tully asked how the reopening of Bathpool bridge will be advertised. SCC will advertise the opening date on their website and media platforms. There are nearly 10,000 subscribers to the project mailbox who will also receive a notification.

Assistant Clerk asked if anything of interest was found during the works to the bridge due to its heritage. It was confirmed that the bridge work was focused on the bridge over the river and not the railway.

### **186/22 To adopt the minutes of the Parish Council meeting on 14<sup>th</sup> June 2022**

The minutes from the meeting of the Parish Council on 14<sup>th</sup> June 2022, having been previously circulated, were taken as read. It was resolved to adopt the minutes of the Parish Council meeting on 14<sup>th</sup> June, proposed by Cllr Hall, seconded by Cllr Tully and agreed by show of hands.

### **Public Question Time**

Cllr Haskins reported that some of the newly planted trees in MH1 are dying. Further watering is needed.

Cllrs Hope and Besley to do further watering.

Cllr Haskins reported that a knee-high fence on Bawler Road has been destroyed and other fences in MH1 also need repairs.

Cllrs Hope and Besley to make a note of the locations of damaged fencing whilst watering trees to that the fencing can be reported to Persimmon.

Cllr Haskins reported that the old Land Rover garage was broken into on Saturday evening and the alarm has been sounding. Cllr Haskins reported the break in to the police via 101 on Sunday morning. Unclear who is now responsible for the building now that planning permission has been obtained.

Assistant Clerk to raise break in with Savills.

The grass cutting in MH1 was raised and the potential fire risk due to the length of it. It was noted that it was full of ragwort.

Clerk to take pictures and report Ragwort again to Natural England.

### **187/22 Planning**

#### **a) To consider planning applications received**

SCC/3988/2022: x 3 roundabout advertisement/sponsorship signs. The fascia of each sign measures 500 x 1000 mm with a depth of 2mm, installed at a height of 260mm from the ground to the base of the sign. The sign will be mounted onto two galvanised tubular steel posts, height: 885mm (above ground 760mm, below ground 125mm) x 60mm diameter, fixing: two clips per post. The signs are made of road traffic grade recycled material composite. There will be only one advertiser per roundabout and each sign will be identical, displaying their company branding above a message reading "Somerset County Council supporting local businesses". Advertising on a roundabout is taken up on a minimum one-year contract and the message will remain constant during this time. All designs will be approved by Somerset County Council prior to going into production. It was proposed by Cllr Gage, seconded by Cllr Hall and agreed with all in favour to support the proposal.

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48/22/0034 Erection of a single storey extension to the side with conversion of garage into ancillary accommodation at Overton Cottage, Burlinch Lane, West Monkton (resubmission of 48/21/0048).  
The Parish Council supports the granting of permission.

48/22/0036 Erection of a single storey extension to the rear with porch to the front and detached garden room at 109 Farriers Green, Monkton Heathfield  
The Parish Council supports the granting of permission.

48/22/0037/T Application to carry out management works to one ash tree included in Taunton Deane Borough (West Monkton No.3) Tree Preservation Order 1998 at 40 Acacia Gardens, Taunton (TD777)  
The Parish Council supports the granting of permission.

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

Cllr Hope reported that the planning application for the nursing home was refused by the SWT Planning Committee. Cllr Cavill outlined the three grounds for refusal which included lack of phosphate mitigation and the design of the building and its lack of public art which is a new SWT SPD. The public art element was accepted by the applicants but the main issue with the proposal was phosphate mitigation even though the planning application was submitted prior to phosphate issue, no planning application can be granted without adequate phosphate mitigation. It was noted that the Planning Officer did acknowledge the Parish Councils support in the report. The applicants may resubmit with modifications.

Cllr Cavill summarised a tour that SWT organised of West Somerset and Taunton Deane sites for Councillors and Design Review Panel experts including architects, landscapers etc who are employed by SWT to make recommendations. Planning Officers were also in attendance and the MH2 site was visited.

**188/22 Community Governance Review to form Taunton Town Council consultation**

Clerk summarised the CGR and the second round of consultation that is now underway until 26<sup>th</sup> July.

It was agreed that the position of CFPC in relation to the consultation needed to be understood before the WMPC response could be discussed / agreed. It was agreed that a response to the consultation would be agreed at the 12<sup>th</sup> July PC meeting.

Cllr Elliston asked when a wider review of boundaries will take place. Cllr Cavill confirmed that a wider review would be undertaken by the Boundary Commission in the future but a date for the review was not known yet.

**189/22 MH Developments**

**a) MH2 update**

Clerk confirmed that the notes and spreadsheet from the meeting on 24<sup>th</sup> May have been shared with CSM PC who have confirmed that they will send representation to the next meeting.

A discussion took place about whether ERR2 will be delivered as part of MH2 and the impact on community cohesion and access to the new school if it isn't.

A discussion took place about the bus gate on the Monkton Heathfield Road. Traffic counting will be undertaken by SCC in September / October which will be used to inform proposals in relation to the position of the bus gate.

**b) MH1 update:**

It was noted that little / no progress is taking place in relation to completing the MH1 play parks, repairing benches or fencing. The grass is also the longest it has ever been.

It was agreed that the Clerk would request a meeting with Simon Fox at SWT about the outstanding issues.

**c) Sports Pitches Update**

Cllr Hall confirmed that a landscaping company will be undertaking soil test work at no cost to the Parish Council on 22<sup>nd</sup> July. Persimmon have confirmed permission for this work to be undertaken.

Cllr Hall also confirmed that the layout plan for the site has been amended to incorporate the BMX track. The amended layout plan was shared at the meeting and summarised it.

It was noted that no further work in relation to the Sports Pitches could be undertaken until handover of the land takes place.

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

Cllr Haskins confirmed that contractors are going through whole development to add extra gullies. The footings for the final house on this phase are also being put in. The contractor has been told that the areas for the play areas need to be cleared. This indicates that the play areas are being installed soon. Surfacing of the roads is also scheduled to take place. Work to finish the site is underway because it isn't clear when builders will be back on site to deliver the final phase of the development.

A discussion about the attenuation pond and the valves used took place. There has been an indication that 'hydro valves' were used in the pond which would mean that the pond will only fill with water if the Cricket Club attenuation pond is full. Cllr Cavill and Clerk to make enquiries about the valve used at the attenuation pond.

#### **190/22 Neighbourhood Plan Update**

Assistant Clerk reported that the Examiner had been in touch with Ann Rhodes with questions about SEA and requesting confirmation of the engagement activities during the Regulation 14 consultation. Although a separate document was prepared and submitted detailing all the engagement activity a further summary has been provided. The examination is very protracted.

#### **191/22 A358 Dualling – to discuss correspondence received by the Spital Trust**

Cllr Ellis confirmed that the same documents have been received again from Highways England indicating that the Spital Trust owns / has rights to a piece of land included in the scheme. Cllr Ellis confirmed that she had consulted with Cllr Cavill to develop a suggested response which has been sent to the Spital Trust Clerk. The suggested response requests that Highways England provide further information to the Spital Trust about ownership / rights so that the Spital Trust doesn't have to accrue costs in exploring / investigating it. The invitation to the Spital Trust Tea Party on 15<sup>th</sup> July was noted. Representatives from the PC will be attending.

#### **192/22 Community Development Projects**

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

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

Clerk confirmed that the data from the SID at its Goosenford location has been shared. It was noted that although the majority of speeds were below 30-40mph. There were more incidences of speeding in this location. Clerk confirmed that SCC have agreed three further locations for the SID. One at Milton Hill, on the ERR and near Hartnells upon installation of a new post. It was agreed that the SID should be placed at Milton Hill next. Feedback from the meeting with SCC regarding Highways issues was summarised. SCC have confirmed that the traffic calming measures proposed for Monkton Heathfield Road are not sufficient and that the bus gate needs to be given further consideration. Upon the A38 through Bathpool being reopened the VMS signs and large SIDs will be removed but the black on yellow signs and 20mph speed limit would remain for as long as possible.

##### **Land next to new Primary School: Update**

Clerk confirmed that a response has been received from Redrow confirming that Redrow / Persimmon are agreeable to football pitch use on the land but before proceeding they need to understand the mechanism for period of time, vacant possession and indemnification. Clerk confirmed that she has replied requesting their requirements in relation to this. It was noted that the term of a lease would need to be at least 10 years to ensure that proceeding with works to provide a junior pitch is good use of public money.

It was agreed to wait for a further response from Redrow / Persimmon before proceeding.

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

Clerk confirmed that Taunton Solicitors have been instructed following approval of their quote at the last meeting. A site meeting has also been arranged with the Diocese on 12<sup>th</sup> July at 1pm.

### **A38 Bridgwater Road Pavement: Update**

Cllr Haskins provided an update on this matter following the meeting with SCC Highways on 21st June. During the meeting Andy Coupe confirmed that any work to expand the pavement width would need to go through the formal design process, risk, topographical surveys, etc and would need to be budgeted and put into a plan of works but also confirmed that the proposed removal of the hedge provided a good interim solution pending a bigger project being costed and scheduled.

Assistant Clerk outlined a suggested response to Dan Mancini at SWT as follows:

'Thank you for your email. Members of West Monkton Parish Council had a meeting with Andy Coupe from SCC Highways on Tuesday when the hedge was discussed. It was agreed that, as part of a bigger project, moving the hedge back by 1.5 metres and replanting a new hedge line with whips provided by West Monkton Parish Council would be a good start. It was agreed that all the work should be done from the SWT owned side of the existing hedge. It was also agreed that grass should be sown on the ground laid bare until the bigger project could be costed and scheduled'

The response was agreed.

Cllr Tully reported that all hedges in that area need to be cut back.

### **193/22 Environmental**

#### **a) Climate Initiative Programme update**

Assistant Clerk confirmed that a meeting with Bethan Turner has been scheduled for 8th July to develop a programme for the next 6 months. In the meantime the sunflower competition has started, a community picnic is scheduled for 17th July which could include an introduction to the community fridge for those attending.

### **194/22 Community**

#### **a) Update**

Cllr Elliston reported the following issues in the community:

Monkton Heathfield Road Closure - there has been some surprise in the community about the road being closed recently.

Community Café – Meeting has taken place with the school the community café is starting on 6th July from 2pm. The Café will include attendance from the PCSO, Village Agent and School children / parents. The hope is that new parents who visit the school can come along and see the hall and get involved. The Café will also act as a drop in for volunteers.

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

Cllr Haskins provided an update on progress with installing the shed for the fridge. The shed is up but further required work was outlined and discussed including:

Electric supply – meeting arranged with Richard from John Marchant tomorrow morning at 9am to provide a quotation for the works.

Gravel and paving (approx. £150.00)

Sheeting for the roof (approx. £75.00)

Fencing (cost £1440.00)

Flooring – Assistant Clerk Community to make contact with local businesses to see if they can donate suitable flooring.

Shelving – need to check requirements for cleaning. Ask if co-op have got spare units / shelves that could be used.

Signage - Jacks and Stripes doing the signage for free (with advertisement).

Assistant Clerk confirmed that the proceeds from the QPJ can be used for the fridge (approximately £900.00) and any other remaining costs can be covered from CIL receipts.

Assistant Clerk Community also confirmed that funding applications have been submitted to the Co-op and Hinkley and that CFPC Clerk to attend Community Fridge meetings so that she can relay information about the fridge to CFPC.

The target is to get the fridge open by 17<sup>th</sup> July.

### **c) Community Café Update**

See 194/22 (a) above.

### **d) Community Garden Update**

Assistant Clerk Community confirmed that she has met with Mike Lind at Monkton Elm Garden Centre and discussed the Community Garden. Monkton Elm Garden Centre are looking at providing beds and filling them. A response is awaited.

### **e) Community Survey next steps**

Cllr Elliston confirmed that a pilot of the survey was carried out but only a small number of responses were received.

A discussion followed about whether it is a good use of time to roll the survey out across the Parish or if efforts should be focused on organising community events instead.

Cllr Elliston suggested that community events alone couldn't be relied upon to build the community and suggested that activities at the events should be incorporated to encourage people to mingle and engage. Suggestions of activities included skittle events and quiz nights.

Clerk to investigate requirements for obtaining a personal license.

Assistant Clerk Community to make contact with Tacchi Morris about arranging / organizing events in partnership with them.

It was agreed that for the moment further work in relation to the community survey would be put on hold.

### **195/22 Other matters for report only – items for discussion - no decision**

#### **a) Items for next meeting agenda – by Monday 4<sup>th</sup> July 2022 or Monday 18<sup>th</sup> July 2022**

Noted.

Cllr Gage raised a complaint received from the BACH Bookings Officer about the tidiness of the storage cupboard at the BACH.

It was agreed that Assistant Clerk Community would engage with the Youth Club about keeping the cupboard tidy and Clerk would liaise with the other hirer. Cllr Elliston confirmed that he is a Trustee of the Youth Club and offered to follow up any issues with them.

Cllr Hope confirmed that he had received a request from the Cricket Club for help with supplying bins for the cricket ground for use for rubbish from people using the ground outside of cricket club hours. Cllr Hope confirmed that the Cricket Club will take responsibility for emptying the bins. A discussion followed. Cllr Hope to clarify the requirement with the Cricket Club and suggest that they rent bins from Biffa. It was suggested that some of the existing litter bins in MH1 could be redeployed when they are replaced following adoption / transfer of the POS. Cllr Hope raised email correspondence that had been received from West Monkton Village Hall after last meeting. The email was not very complementary of Cllr Elliston. Assistant Clerk Community confirmed that she is happy to meet with the Village Hall and help with getting information about the Village Hall onto Monkton Matters. Cllr Tully to liaise with the Village Hall in the first instance.

### **Confidential Session**

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

### **196/22 MH1 Tree planting, Play Park remedials, POS adoption and Sports Pitches update**

No update.

*(Due to confidential negotiations regarding the lease)*

### **197/22 Country Park: Update**

Clerk confirmed that the signed lease was returned immediately after the last Parish Council meeting but no further news has been received. Cllr Cavill confirmed that SWT have provided their consent as the landowner for the proposed Leaky Dams work.

Cllr Hall reported that the portaloos at the Country Park has been vandalised again and this time completely wrecked. The portaloos are now being removed. The incident has been reported to the police.

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**198/22 Dates of forthcoming meetings:**

Parish Council:

Second Tuesday in the month (Business focused meeting)

2022: 12th Jul, 9th Aug, 13th Sep, 11th Oct, 8th Nov, 13th 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: 26th Jul, 23rd Aug, 27th Sep, 25th Oct, 22nd Nov.

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

Annual Parish Meeting: March 2023 TBC

BACH committee: 20<sup>th</sup> September 2022 at 7pm

Budget and Precept Working Party TBC November 2022 at 7pm

Meeting finished at 10.12pm



Signed Chairman:

Date: 12<sup>th</sup> July 2022