



West Monkton Parish Council

Planning Committee report 8th December 2020 7.00pm VIRTUAL MEETING

Members of the public are encouraged and welcomed to attend this VIRTUAL meeting if they have comments to make on Planning matters. Members of the public are kindly requested on arrival to inform the Clerk, or Assistant Clerk, if they wish to speak on an item on the agenda.

1. Creech St Michael Youth Club Grant Application

£776.00 – grants from all parishes whose young residents attend at Creech required if the Creech Club is to continue. Another applicant had come forward offering to set up a group run by volunteers at the BACH. It was agreed to consider both applications at the main Council meeting on 8th December to determine a course of action.

2. Planning applications

48/20/0057 Erection of stable block at Glebe Court, Church Hill, West Monkton (amended scheme to 48/19/0036). Parish Council supports this amended scheme.

48/20/0041 Erection of first floor extension at Walford Lodge, Bridgwater Road, West Monkton (Planning application amended in view of Conservation Office report). Parish Council supports the amendments, the outcome is an improvement on the first application 48/20/0041.

48/20/0059 Variation of Condition No. 02 (approved plans) and removal of Condition No. 04 (render finish) of application 48/20/0020 at 6 Gotton Cottages, Hestercombe Road, Cheddon Fitzpaine. Parish Council supports removal of the conditions as specified, the outcome is more acceptable than the original.

48/20/0040/A Display of 1 No. internally illuminated totem sign on land to the west of Deane Retail Park car park at Hankridge, Taunton (Amendment to planning application reducing height of advertising totem pole). Parish Council supports this amendment to the application.

48/20/0050 Erection of a 66 bedroomed care home (Class C2) with associated parking, access and landscaping at Heathfield Industrial Park, Hardys Road, Bathpool

With reference to the West Monkton and Cheddon Fitzpaine Neighbourhood Plan

Design

- request evidence that carbon emissions from building will be very reduced/zero,
- suggest that some rooms have floor length windows so that people sitting in chairs, or in bed can look out into the gardens.

Transport

- suggest more EV charging points,
- adding a staff shower into the staff facilities especially to encourage those who may be cycling to work.

Recreation NP Policy R1 Dark Skies

- note use of PIR's within the building as a good thing, reducing light spillage from the building,
- require that the external lighting proposed for the car park and footpaths should be LED, directional and PIR,
- require that there should not be any lighting into the gardens, except directly onto the footpaths.

Recreation Policy R2 Green space and wildlife

Application confirms there will not be any net loss of biodiversity, but NPPF and Environment Bill both require net gain from development.

- seek explanation of net gain in biodiversity provided by the development, using DEFRA Biodiversity Metrics, in accordance with TDBC Local Biodiversity Action Plan,
- require intermittent gaps in base of railings and brick walls to allow hedgehog traffic to support essential Interconnectivity of green spaces for wildlife,
- note the need for the gardens to be secure to protect vulnerable residents, but also require that hedges are allowed to grow to at least 1metre to reduce the visual impact of metal railings around site boundary,
- require that a landscaping plan should be presented to the Planning Authority which includes native species trees, fruit, wildflowers in support of Somerset Pollinator Action Plan,
- to suggest that some of the vertical walls of the building should be made into 'green walls' to reduce the impact of the building and increase biodiversity.

Recreation Policy R3 Water and Flood attenuation/water conservation

- measures are put in place to increase the water efficiency of the building, including ensuring that the building, when operational, is phosphate neutral,
- water butts or other rainwater capture features are installed for recycling of rainwater, and
- car park and entrance drive need to be permeable to avoid rain water run-off.

Recreation Policy proposed revision R6 Trees and Hedgerows

- draw attention to the 4 bullet points below to be required for inclusion in the Landscape Plan. No Landscape Plan is presented on the SWT website so this should also be required.
 - Measures to counteract the effect of fallen leaves on drainage systems should be included.
 - Space should be allowed to accommodate growth of newly planted trees to reach their full mature height and spread without causing nuisance or structural damage.
 - British grown trees should be purchased to reduce the risk of importing diseases and remove the need to quarantine tree stock prior to planting. Tree and shrub planting should be plastic

free, i.e. no plastic tree guards and supports, bio-degradable plastic is not acceptable. Tree stakes should be FSC certified wood. Some of the hedgerows could be laid.

- A management plan for trees and hedgerows is required and all home owners/business owners should be expected and encouraged to join in and follow it.

In the interests of Community Integration:

- suggest an external noticeboard showing 'You are here' and the surrounding local parks, play areas, nature reserves, shops, pubs, community halls, churches and other places of worship.
- suggest liaison with the Manager on a regular basis for community events/coffee morning etc in reception /café area of the building?

Planning Enforcement:

Case ref 71/48/20 - non-compliance with conditions 6 & 7 to planning permission ref 48/15/0053 (Furs Close surfacing and retail units car park) - Update. It was reported that a problem with the drainage had been uncovered, which has to be repaired. Once that is complete the surfacing will go ahead.

Other pending enforcement actions will be investigated as to progress: the fence at Yallands Hill and the construction in the garden of Tresco, West Monkton.

3. 2021/22 Budget and Precept

- (a) Confirm Budget/precept spread sheet and confirm amount of precept to be reported to Parish Council meeting on 8th Dec 2020. Some slight amendments had been made. The tax base has been confirmed at 2044.60. The increase in the Parish Councils proportion of the Council Tax on last year is 1p.
- (b) Support for review and development of the WMPC Grant Policy to explain proposed two streams and add details to the second stream for Climate resilience support, including application window and application form. Some suggestions were made and the amended document circulated for further comment before approval at the WM Council meeting on 8th Dec.
- (c) Agreed to spend some CIL money plus the budgeted £3000.00 on a programme of improvements to footpaths and Rights of Way in the Parish. SCC can supply gates, landowners must install – Parish Council could offer collaborative assistance with this. CIL funds for infrastructure e.g. gates; PC funds for maintenance of footpaths.

4. Sports Pitches Update

Issues regarding objections by Football Association to change of use of pitches are being resolved: FA has stated that as long as football pitches are included in MH2or South of Langaller, then it will not object to Hardys Road change to rugby and cricket. FA advised to not include two mini-football pitches in the Hardys Road ground.

CLlr Cavill has written to Kate Payne Persimmon to ascertain their position, regarding statement of support and hand over of S106 funds to SWT.

Need a statement for A Penna (as he has resigned from SWT) regarding the position of SWT re change of use and their preparedness to forward S106 funds to Parish Council, cc to Nick Bryant. Quotes being collected for preparation of pitches to playing field standard, plus quote for car park and changing room foundations.

Some discussion regarding services to the site. Need to ascertain from Kate Payne (Persimmon) exactly where services are in the entrance to Hardys road sports ground.

5. Consultations

(a) SWT Consultation notification: Climate Positive Planning Interim Policy Statement:

http://yoursay.somersetwestandtaunton.gov.uk/local-plan/climate-positive-planning/supporting_documents/DraftforConsult1.pdf

No closing date found on SWT site. Deferred to January meeting,

6. Neighbourhood Plan Illustrative Map Project

Progress update. Map nearly ready, some final amendments and verso side for sponsors to be finished.

Support approved for application for a grant to cover costs of design of NP Map, from SWTC Community Chest recovery from Covid. Application to be circulated to Councillors for comment prior to submission.

7. Country Park

This agenda item will be held *in camera*, members of the public and Councillors with conflicting interests participating in the virtual meeting are kindly requested to leave the meeting at this point.

Cllr Hall provided an update.

Further items

1. BACH will re-open under Tier 2 regulations.
2. Christmas Trees will be purchased for the Parish for The Street, at the BACH outside the Primary School, and Community Square, plus stand and battery-operated lights.
3. Suggestion to offer grant for installation of PV panels on roof of Spital Almshouses.