



West Monkton Parish Council

Minutes of the virtual meeting of the Planning Committee Meeting held on Tuesday 2nd February 2021 at 7.00pm.

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

In attendance: Mrs A Shepherd, Clerk, Mrs T Cavill, Assistant Clerk, Ms J Pearson, Clerk to Cheddon Fitzpaine Parish Council, Jill Loader, Census Engagement Manager for Item 1.

1. Census 2021

Jill Loader the Census Engagement Manager for Somerset joined the meeting and provided an overview of the 2021 Census. The Census day is 21st March and it will be the first Census that will be completed predominantly online.

Between 22nd and 27th February every household will receive a postcard advising that the Census is taking place.

Between 1st and 12th March a letter will be sent to each household with a unique code and instructions on how to complete the Census.

Paper copies of the Census are available if they are required / requested.

The 2021 Census includes new questions about Gender Identity and Veterans.

The first tranche of data from the Census will be available before the end of the year and the rest of the data will be available within a year of the Census.

Jill requested the support of the Parish Council to spread the word and encourage people to complete the Census. Jill has provided some communication materials already but will send any further material, particularly for use on social media platforms, to the Clerk.

Jill confirmed that she is in contact with the Community Council for Somerset to request the help of the Village Agents to identify members of the community who may require support completing the Census / a paper copy.

2. Planning applications

Before consideration of the Planning Applications commenced, Cllr Gage raised the issue of Village Envelopes and asked if the Parish Council should develop a view on planning applications for proposals outside of the village envelopes that exist for the Parish.

A discussion followed and it was agreed that an item would be added to the agenda of the March Planning Committee meeting to review and discuss the village envelopes. Clerk to add an item to the agenda and circulate the village envelope plans to Councillors.

Any applications registered on SWT website up to and including 2nd February 2021

48/20/0066 Application to carry out management works to one Oak tree included in Taunton Deane Borough (West Monkton No.2) Tree Preservation Order 1994 on the boundary of Neroche and 32 Mead Way, Monkton Heathfield, Taunton (TD618)

The Parish Council supports the granting of permission.

Planning Enforcement

71/48/20 – Non-compliance with conditions 6 and 7 to planning permission ref 48/15/0053 - update

Clerk provided an update. The drainage remedial work in Furs Close is complete. The surfacing work should commence imminently. Cllr Gage confirmed that work to all the parking bays is now taking place.

Replacement of Trees at The Willows, Redhill, West Monkton

Clerk confirmed that she had reported to Planning Enforcement that the trees in relation to the permission had not been replanted as per the conditions. Planning Enforcement have responded to confirm that David Galley, Tree Specialist at SWT had received pictures of the replacement trees in 2013 and was therefore content that the condition had been complied with.

Orchard boundary hedge re-planting

Clerk confirmed that she had followed the re-planting of the hedge up with Persimmon and a response is awaited.

MH1 SUDS / Attenuation Ponds

Clerk confirmed that following communication with SCC as the LLFA, an inspection of the attenuation ponds had taken place and the inspection concluded that they are not working sufficiently. SCC has passed the report to Planning Enforcement to take forward.

Cllr Hope reported that there may be an obstruction in Dyers Brook, possibly as a result of the sewerage works.

Cllr Elliston asked if there was a way of keeping a log of planning conditions, particularly in relation to tree planting requirements, to ensure that conditions are complied with and when they are not that they can be reported to Planning Enforcement. It was agreed that a log of planning conditions should be kept by the Parish Council. Clerk / Assistant Clerk to develop.

48/20/0065 Erection of a two storey extension to the side, single storey extension to the rear and porch to the front of Mill Cottage, Coombe, West Monkton.

Assistant Clerk advised that revised plans had been submitted in relation to the proposal with the rear extension reduced from 4m to 3.3m in depth and a reduction in the height of the roof by 170mm.

The Parish Council had no further comments to make on the proposal.

3. Community Engagement

Clerk outlined the investigation work that she had carried out on the Wincanton Window website should the Parish Council wish to develop a similar website for West Monkton. Clerk confirmed that a link to the website had been shared with Somerset Web Services who have confirmed that the Wincanton Window site is made up primarily of news articles and they are then categorised to form the menu options on the right hand side of the page. Somerset Web Services suggested starting with less categories and then build them up as more news articles are added, at least 20 articles would be required to start the website.

Members of the community would submit articles for inclusion on the website. There is also the calendar available; again people could submit calendar entries. Clerk shared two example websites that Somerset Web Service have developed and outlined a quote provided by Somerset Web Services. Clerk also confirmed that the building of new websites is a legitimate CIL expenditure so this could be considered as a CIL project.

Cllr Elliston confirmed that the developer of the Wincanton Window website would be willing to join a meeting of the Parish Council and outline the website and provide a quote to build a similar website for West Monkton.

It was agreed that the Wincanton Window Developer would be invited to join the February Parish Council meeting. Clerk to confirm an approximate time that the item will be discussed.

4. Land next to Old West Monkton Primary School – Update

Cllr Haskins provided the background to this item. During a discussion at Parish Surgery, Cllr David Fothergill indicated that SCC may be open to disposing of the land to the Parish Council. Possible uses of the land include allotments or a bike track. A consultation exercise with the community will be held about its use if the land can be acquired.

Clerk is in contact with Charlie Field at SCC to find out if PC could acquire the land.

Cllr Haskins to meet with fellow Councillors on Saturday morning at 10.30am at the location to review the condition of the land to inform a discussion about possible uses.

5. Defibrillator Update

Clerk confirmed that the Defibrillator has been ordered and delivered. Delivery of the cabinet has been delayed but is expected shortly.

An electrician will be required to install the defibrillator.

Cllr Hall confirmed that a location for the defibrillator at Tacchi Morris has been identified. The proposed location is on the right hand side of the building so that it is close to the neighbouring sports hall.

The Governors now need to approve the proposed location, following which installation can be arranged.

Assistant Clerk outlined a request that she had received from a member of the public for a new dog bin to be installed by the Hyde Lane bridge over the canal. It was agreed that Assistant Clerk would make enquiries about the location and bin options / costs for consideration at the Parish Council meeting next week.

6. Sports Pitches Update

Cllr Hall provided an update. Information is still awaited from Persimmon about the inclusion of sports pitches in the new MH2 plan. Instead the original plan for MH2 that was shared previously with the Parish Council showing pitch provision in the school and on the green wedge has been shared with the Football Association. The Football Association has also been sent a copy of the pre-planning advice received from SWT.

The bringing in of the services onto the site needs to be negotiated with Persimmon. This will be covered during the meeting with them which is in the process of being arranged.

Confirmation of the S106 contribution is also awaited from Persimmon. It was agreed that a letter would be sent to Persimmon requesting written confirmation of the amount.

Cllr Gage suggested that the Parish Council proceed with making the Planning Application. This suggestion will be considered at the Parish Council meeting next week so that a resolution can be made.

7. Neighbourhood Plan Progress Update

Assistant Clerk provided a progress update. The map has been printed and dispatched to households in the two parishes.

The signage is also being developed by K Signs. Pictures of the signs were shared at the meeting. The signs are being produced over the next couple of weeks and will then be delivered to the Assistant Clerk's address. Parish Lengthsman to then install the signs to K Signs specifications.

8. Consultations

Any consultations received up to and including 2nd February 2021

Data Layers Wish List – Survey - Stratton-on-the-Fosse PC, Somerset County Council (SCC) asked to be provided with a Top Ten Wish List of the data layers that parishes would like to see available from SCC.

Assistant Clerk confirmed that the deadline to respond to the survey was 31st January and it wasn't possible to get an extension. Cllr Cavill has instead responded on behalf of the Parish Council.

Letter from Stogursey Parish Council re S106 / CIL.

The contents of the letter was discussed. It was agreed that the Parish Council would not take any further action in relation to the letter.

SALC Training on Responding to Planning Applications – Cllr Hall provided an overview of the training. Cllr Hall confirmed that he had raised HIF funding for ERR2 and the advice received was to keep highlighting the fund to the developer. Cllr Hall also raised the reviewed NP and ask about the weight it has in relation to the expected MH2 planning application. SALC advised the Parish Council to submit the reviewed NP as soon as possible as upon doing so it will have some weight. Assistant Clerk confirmed that Kelvin Tutill was corresponding with Ann Rhodes at SWT this week to see what can be done and will provide an update at the Parish Council meeting next week.

Cllr Gage took the opportunity to provide some feedback on the NP Review Document.

9. 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 discussed

Cllr Cavill suggested that the Parish Council may wish to consider developing a list of Parish Council priorities. Cllr Cavill outlined some possible priorities that could be included.

Clerk suggested that once agreed the priority list could form the basis of the contents of the Annual Report each year to highlight the work that the Parish Council has done to try to achieve the priorities.

There being no further business to discuss, the meeting ended at 9.15am.