



West Monkton Parish Council

Planning Committee 1<sup>st</sup> June 2021 7.00pm

Minutes of the meeting of the Planning Committee held on Tuesday 1<sup>st</sup> June 2021 at 7.00pm at the BACH.

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

Apologies: Cllrs Besley and Gage.

In attendance: Mrs A Shepherd, Clerk and Mrs T Cavill, Assistant Clerk.

**1. Planning applications**

Any applications registered on SWT website up to and including 1st June 2021

48/21/0030 Erection of 1 No. detached dwelling with associated access, landscaping and ecological mitigation works on land to the south of Red Hill, West Monkton (resubmission of 48/20/0049)

The 21 day consultation period ends on 29th May, extension granted for the comments to be submitted by 2 June.

Parish Council comment: West Monkton Parish Council has no further comments to make on this application. Comments were made to the first submission of this application registered as 48/20/0049 when the comment made was: '48/20/0049 Erection of 1 No. detached dwelling with associated access, landscaping and ecological mitigation works on land to the south of Red Hill, West Monkton. West Monkton Parish Council supports this application.'

48/21/0031/LEW Application for a Certificate of Lawful Development for the existing uses of 2 No. dwellings as independent, permanent residences (Class C3) at 1 Hyde Egg Farm, Hyde Lodge, Hyde Lane, Bathpool (resubmission of 48/20/0033). The consultation period ends 31 May, extension granted for comments to be submitted by 2nd June.

Parish Council comment: West Monkton Parish Council does not support this application.

48/21/0033 Application for outline planning with all matters reserved, except for access, for the demolition of employment buildings and erection of 40 No. dwellings with associated parking, cycle storage, refuse storage and private/communal amenity space at AMP Access, 156 Bridgwater Road, Monkton Heathfield.

Parish Council comment: West Monkton Parish Council is not able to support this application owing to the following reasons:

*In the meaning of the term 'major development' according to Town and Country (Development Management Procedure) (England) Order 2010 Part 1(2), the application for development on the former AMP site is a major development.*

NP Policies

Housing

- H1 Because this site qualifies as a major development here is a requirement to provide bungalows Policy NP H1 housing for older people. The indication is that 40 units will be built on the site – therefore 4 of them (10%) should be single storey, 1, 2 or 3 bedroom.

- H2 Refuse bin storage. Two blocks of apartments are indicated – suitable bin space should be included in the plans, car parking indicated, no bin space indicated for apartments.
- Emerging revised policy – orientation of dwellings should be to maximise solar gain, rather than line up in parallel to Pippin Road.

Transport Policy T1 - links have been indicated on the plans to link with the existing footpath network.

Employment E5 – fibre to the premises for all units must be provided.

#### Recreation and Environment

- Dark Skies R1. No lighting scheme referenced but sensitive lighting (downlit, LED) needs to be provided throughout the site, using narrow spectrum bulbs and avoiding white and blue light. Light spill should be minimized. Emerging revised policy would apply to external lighting around garages.
- Green space and Wildlife R2. Whilst a strong case is made for the removal of the bund on three sides of the site, the mature multi-stemmed oak tree T1 at the entrance to the site should be retained if at all possible - or if not, in accordance with emerging revised policy, should be replaced like with like in a ratio of at least 2:1. Tree branches should be retained on site for wildlife habitat and natural decomposition. Whilst accepting the bund will need to be removed owing to the contamination risk, hedgerows should be reinstated wherever possible, and new green space included in the plans for support of Somerset Pollinator Plan. No restoration of lost trees and hedgerows is shown in the submission.
- Flood attenuation R3. Provision of water butts or other rain capture methods with properties, retention of surrounding ditches, large area of hard standing for parking and garages should be semi-permeable. No rain capture arrangements shown on indicative plans.
- Recreation and community facilities R4. It's a small site so suggest there could be a contribution, to be made before first occupation, to improving local community spaces such as outdoor gym, bmx track, community café on the canal.
- Emerging policy H6 Trees and hedgerows. The area classified on the plan as woodland should be retained. Any trees labelled on plan that are removed need to be replaced like for like 2:1. Tree T1 should be retained: report indicates it is likely to 'fall to the scheme'. Part of the scrub has been identified as being part of a wider contiguous habitat strip which should therefore be retained as a wildlife corridor. No indication of any retention/replacement of trees hedgerows shown in application.
- Provision of net gain on the site should be encouraged by requiring bat box installation and/or bat bricks at appropriate height and locations, plus 8 bird boxes are required for a development of this size. No indication in the submission of how biodiversity net gain (NPPF) will be achieved.
- Mitigation could be covered by the Construction Environmental Management Plan (CEMP) e.g. not allowing light spillage into hedge rows and other naturally dark areas during construction, no night lights, escape planks from trenches or pooled water.

#### Planning Statement as submitted

No mention of NP

Ref paras:

2.10 no Local Centre has been delivered, so can't use argument of nearby facilities to increase density of the site. Rob Hart, Persimmon has stated the Local Centre 'will not be built'. Site as indicated is too dense, and resultant vehicles associated with the units will clog up surrounding streets nearby by on-street parking, with result problems for access by emergency vehicles.

4.15 removal of spoil and underground tank, cause for environmental concern.

#### Contamination

Needs a remediation strategy- not included in submission.

Sub soil in bund – suggest remove from site rather than use as sub-base in landscaping, to avoid negative impact on gardens associated with individual units and communal gardens for apartments.

Radon barriers.

Site needs to be cleared of all rubbish in the bunds

#### Other

EV Charging points in public car parking spaces

Phosphate mitigation not shown or calculated.

There should be a second exit/entrance to the site for emergency vehicles.

48/21/0035/A Display of 1 No. internally illuminated fascia sign and 3 No. non-illuminated retro frame signs at Currys, Hankridge Way, Taunton.

Parish Council comment: West Monkton Parish Council has no comment to make on this application other than to recommend that the illuminated sign is switched off when the store is not in use.

## **2. Consultations**

### **Any consultations received up to and including 1st June 2021**

Ruishton Neighbourhood Plan Regulation 14 Consultation: <https://ruishton.org.uk/parish-council/neighbourhood-plans/> Deadline 7th June 2021.

No specific comments on the Neighbourhood Plan were identified. It was agreed that a response would be sent confirming the Parish Council's support and offering to share the Parish Council's knowledge and skills as /when Ruishton PC receives any applications for major development.

Local Authority Remote Meetings: The Government is running a Call for Evidence on the use / provision of remote meetings. NALC and SALC is encouraging all Somerset Councils to participate in this survey. <https://www.gov.uk/government/consultations/local-authority-remote-meetings-call-for-evidence> **Deadline 17 June 2021.**

The online survey for this consultation was completed and submitted at the meeting.

Improving broadband for Very Hard to Reach premises. The Government are consulting on Improving broadband for Very Hard to Reach premises. <https://www.gov.uk/government/consultations/improving-broadband-for-very-hard-to-reach-premises> **Deadline 11th June 2021.**

The consultation was discussed. It was agreed that Councillors would review the consultation in advance of the June Parish Council meeting when a decision would be made as to whether to respond to the consultation.

MHCLG Electronic Communications Infrastructure Consultation

<https://www.gov.uk/government/consultations/changes-to-permitted-development-rights-for-electronic-communications-infrastructure-technical-consultation> **Deadline 14th June 2021.**

The consultation was discussed and it was agreed that an email response to the consultation should be submitted rather than completing the online survey which included technical questions. Clerk to draft a response and circulate it to Councillors in advance of the Parish Council meeting for approval.

Introduction to Crime Stoppers Charity in the West Country – Appeal

[https://crimestoppers-uk.org/campaigns-media/news/2021/may/one-call-can?fbclid=IwAR3VfocWkDirIDNeWC8O1A\\_BQPdkDNrz1FjFhIIAezgMnesQecd9IhXeJn0](https://crimestoppers-uk.org/campaigns-media/news/2021/may/one-call-can?fbclid=IwAR3VfocWkDirIDNeWC8O1A_BQPdkDNrz1FjFhIIAezgMnesQecd9IhXeJn0)

It was agreed to support the Crime Stoppers Charity and share the 'One Call Can' media campaign on the Parish Council Facebook page.

A donation to the charity was discussed, the Planning Committee recommended a donation of £400.00 to be considered as part of the finance report by the Parish Council at its June meeting.

Keep Britain Tidy - Great British Spring Clean – Register PC as a partner. <http://www.gbspringclean.org/>  
It was agreed to register as a partner of the Great British Spring Clean.

### **3. Local Government Re-Organisation Update**

Cllr Haskins confirmed that letters had been sent to the agreed neighbouring Parish Councils about the Local Government Re-Organisation. Clerk confirmed that positive responses had been received so far from Creech St Michael, Cheddon Fitzpaine, Bishops Lydeard and Cothelstone and Kingston St Mary Parish Councils who have all confirmed that an item will be added to their June meeting agendas. Kingston St Mary PC have invited representatives of the PC to attend the meeting on 14<sup>th</sup> June. Cllr Haskins and the Clerk will join the meeting.

### **4. Sports Pitches Update**

Cllr Hall provided an update. The Sports Pitches were discussed with Simon Fox at SWT during the WM Liaison meeting. Simon Fox is retrieving the information required to feedback to the FA / Sports England. Once the FA / Sports England are satisfied that there is sufficient junior football pitch provision for future need they will confirm their support for changing the MH1 pitches to rugby and cricket.

### **5. Neighbourhood Plan Progress Update**

Assistant Clerk provided an update on progress with the Neighbourhood Plan. All the responses to the regulation 14 consultation have been incorporated into the draft revised NP. The NPPF references have been updated. Mike Batsch (CFPC) is now reviewing and proofreading the document. The intention is that both Parish Councils approve the revised NP at their June PC meetings to that it can progress through the next stage of consultation.

A HRA is required on the revisions. The HRA needs to go to Natural England which may hold things up. The HRA is going to be done by SWT and sent to Natural England at the same time as the next stage of consultation takes place.

All Councillors agreed to look at the draft revised NP in advance of the June PC meeting, in particular paying attention to the two new policies and the new (blue) text in the document.

### **6. Community**

#### **To consider funding opportunities.**

Clerk outlined a new funding opportunity. SCC have allocated £10m of funding for spend on the recovery from Coronavirus, £500k of the funding has been allocated to Parish and Town Councils. The funding will be focused on opening up safely and reconnecting the community. Further information about the grant limits and how to apply is expected to be available in the next couple of weeks. It is anticipated that grant applications will be administered by SALC.

In preparation for further information being available, it was agreed that thought should be given to making an application and what the application could seek to fund.

### **7. Farriers Green Picnic Benches options**

Clerk shared some picnic bench options with a view to three being placed at Farriers Green. The purchase of three recycled plastic picnic benches with suitable anchoring was recommended for consideration by the Parish Council at its June meeting.

### **8. 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 reported that information about the Pond, Forest School and Labyrinth has been submitted to Ian Clark at SWT as Landscaping Schemes. A response is awaited. The local Co-op store is investigating / applying for some funding to contribute towards the Labyrinth. Grant funding for the other two projects has been secured from SCC.

The safe route to school along the bottom of the Country Park is also being discussed and considered.

#### **9. Other matters discussed**

Western Relief Road – Cllr Hall reported that the works are three weeks behind schedule.

There being no other business to discuss the meeting finished at 9.50pm.