



West Monkton Parish Council

Planning Committee Meeting 5th October 2021 7.00pm

Minutes of the meeting of the Planning Committee held on Tuesday 5th October 2021 at 7.00pm at the BACH.

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

Apologies: Cllrs Cavill and Tully.

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 5th October 2021

48/21/0059 Erection of a single storey extension to the side and erection of extension to garage (including raising of roof to construct first floor) with conversion of first floor into ancillary accommodation at 17 Hardys Road, Bathpool

Parish Council comments: West Monkton Parish Council supports the grant of this application; but wishes to make the following comments.

SWT Biodiversity checklist indicates that for roof work, it may be necessary to have a bat and nesting birds survey done. Between this house in Hardy's Road and the Bridgwater Road there are some mature trees. Local residents report sightings of bats in this area of the estate, and therefore West Monkton Parish Council suggest that an ecologist's survey should be carried out.

As a means to show net biodiversity gain, West Monkton Parish Council recommends installation of bird, bat and bee shelters in the extension work.

West Monkton and Cheddon Fitzpaine Neighbourhood Plan comments:

NP Policy R1 Dark Skies. External lighting should be downlit and warm white LED.

NP Policy R3 Flood attenuation. The area of roof will increase in this proposal therefore means of rainwater capture from the roof should be included – water butts, swale or other approved method.

48/21/0057 Various external alterations and erection of cycle stands at the former PC World, Hankridge Way, Taunton

Parish Council comments: West Monkton Parish Council supports the grant of this application, with no further comments.

10/21/0026 Erection of additional garage to the front of Oak House, Greenway, Monkton Heathfield

Parish Council comments: West Monkton Parish Council supports the grant of this application.

West Monkton Parish Council notes that, knowing the site, the drawing of the proposed third garage may not be to scale, and suggests that the outside wall of the proposed garage may be in front of the building line of the houses in Meadway.

It is assumed that the inclusion of the original drawing notes on the site drawing in the 'As proposed' is an error and the Parish Council suggests that confirmation is obtained. For the sake of clarity, West Monkton Parish Council would recommend that no trees are removed during the building of the proposed third garage and any addition planting should use UK bred plants and comply with the SCC Somerset Pollinator Action Plan.

West Monkton Parish Council would suggest that materials used match the existing building.

The SWT Biodiversity check list indicates that when work is proposed involving roofs, there may be a need for an ecologists survey. It is known that bats forage in Greenway, and there are tall trees within in the

curtilage of this dwelling. Therefore West Monkton Parish Council recommends that an ecology survey is carried out, and to ensure net biodiversity gain, Councillors may wish to recommend the installation of bat or bird boxes.

The Parish Council also suggests the following comments on the West Monkton and Cheddon Fitzpaine Neighbourhood Plan (NP) policies:

NP Policy R1 Dark Skies: external lighting should be downlit and warm white LED

NP Policy R3 Flood attenuation: the extra roof area will generate increased need for rainwater capture and installation of water butts or other rainwater capture method is recommended.

48/21/0062 Erection of a single storey extension to the rear with alterations to the roof of Walford Lodge, Bridgwater Road, West Monkton

West Monkton Parish Council: The Parish Council supports the grant of this application.

The Parish Council notes the Conservation report which states that the distance of the Lodge from the main building Walford House and the intervening landscape should be considered as neutral contributors to the overall significance of the front part of the Lodge as a listed building.

West Monkton Parish Council endorses the Bat Survey which has been done, also including nesting birds.

The survey indicates that bats do not use the building for roosting and therefore bats would not be adversely affected by the proposed extension. No further measure or license is required by Natural England.

West Monkton Parish Council supports the lighting recommendations that were made in the survey (which largely correspond with West Monkton and Cheddon Fitzpaine Neighbourhood Plan (NP) Policy R1 Dark Skies, including the survey suggestion that the external lighting should be PIR.

West Monkton Parish Council endorses the suggestion to enhance biodiversity by the installation of a bat box in the trees on the boundary and a sparrow terrace on the north elevation of the new extension.

48/20/0056 Erection of a workshop for Bathpool Car Sales, Riverside, Area E, Bridgwater Road, Bathpool
Current use is for car sales and car hand-washing. The proposal is to demolish the existing buildings and erect a metal clad building in the area closer to the main road, currently without any building on it and used for car washing.

Parish Council comments: West Monkton Parish Council objects to the grant of this application on the grounds that insufficient information has been provided and responses on the application form are incorrect (see acreage of site and numbers of employees).

The Parish Council notes that neither the application form nor any submitted report indicates how oil and other aspects of car workshop activities will be dealt with – no detail of oil waste storage/disposal or other waste storage/disposal. The surface of the site, known by the Parish Council looks to be largely porous, which raises questions about land contamination both in its current function and for the future proposed use of the site. Drainage from the site either currently or in the future is not explained, drainage into existing drainage systems raises the question of contamination and the potential for pollution owing to the proximity of the flood relief channel for the River Tone raises environmental concerns.

The dimensions of the proposed building are provided but no details of staff facilities have been included. Should the building be erected it is recommended that the building is insulated, and solar panels are installed on the roof to ensure well-being and adequate working conditions for the staff.

With reference to West Monkton and Cheddon Fitzpaine Neighbourhood Plan (NP) Policies:

NP policy R3 Flood attenuation; no details of rainwater capture from the roof are provided. Water attenuation is significant as the site lies adjacent to the R Tone flood relief channel.

With reference to NP Policy R1 Dark Skies, no information about internal lighting of the proposed building nor information about how the outside yard will be lit have been provided. In accordance with NP Policy R1 it is required that all lighting is LED (warm white) and down lit, so that bats in the area are not negatively impacted by the proposals.

No details are offered about demolition of the existing building which involves concrete, metal and various other materials. The potential for environmental contamination is clear and the Parish Council suggests the process should be monitored.

No information has been provided if any trees are to be removed when the new building is erected, trees in the location have an important screening role and potential foraging for bats and birds nesting sites. It is recommended that no trees are removed during the delivery of this application.

West Monkton Parish Council would wish to receive more details about the application before making any recommendations.

48/21/0054 Demolition of buildings adjoining eastern boundary, change of use and adaptation of remaining buildings for convenience store (use Class E) with ATM and childrens day nursery (use Class E) and erection of a single storey building for a pharmacy (use Class E) with provision of car and bicycle parking at the former Land Rover Garage, Bridgwater Road, Bathpool

Parish Council comment: Having already submitted comments on this application, West Monkton Parish Council wishes to make it clear that it supports the grant of this application.

2. Consultations

DEFRA Local Nature Recovery Strategies – Consultation NALC document

file:///C:/Users/clerk/Downloads/PC6-21%20Local%20nature%20recovery%20strategies%20(5).pdf

Full DEFRA document <https://consult.defra.gov.uk/land-use/local-nature-recovery-strategies/>

Responses to the questions that formed part of the NALC consultation document were discussed and agreed.

SWT Free Trees <https://www.somersetwestandtaunton.gov.uk/freetrees/>

It was agreed to request Beech trees from SWT and enquire with Persimmon about obtaining permission to plant them along Dyers Brook.

3. Community

Community Transport Initiative Discussion

Cllr Elliston provided an overview of the need for a Community Transport Initiative in the Parish. It was agreed that further information was required to enable the Parish Council to give the initiative further consideration including:

- Up to date figures from John Perrott at SCC about use of the number 12 bus service and the amount of the remaining S106 funds are available. Clerk to gather information.
- Information from the Wiveliscombe Area Partnership about how the Wivey Link operates. Cllr Elliston to gather information.

Community Fund Application Update

Clerk confirmed that the first stage of the Community Fund application had been successful and £1500.00 should be received in the next few days. The second stage will be considered in each October and notification of the outcome may be received in advance of the October Parish Council meeting.

Community Website

Clerk confirmed that the Monkton Matters website is now live. It was noted that the business directory was still under development and would soon be added to the website. It was noted that links for trains and coach services in the Parish should be added.

4. Assistant Clerk 2 / Community Development Officer Recruitment Update

Cllr Haskins and Clerk provided an update. Cllrs Haskins, Hall and Elliston conducted the interviews for the position on Wednesday 29th September. Two applicants were strong and good with individual strengths that would suit the role and the interview panel were split over who they would prefer to appoint. The Interviewing Councillors agreed to gather the references to help a decision to be reached.

Clerk confirmed that the Community Fund application included six months of the positions salary, a discussion followed about the possibility of recruiting one of the applicants in a permanent position and the other on a six month temporary contract using the community application funding if successful.

Further discussion to take place at the October Parish Council meeting when the references should hopefully have been received and the outcome of the community fund application will be known.

5. Sports Pitches Update

Clerk provided an overview of the enquiries that she had made about junior football pitches in the Parish. Clerk confirmed that West Monkton Primary School offer their playing pitches for use at a cost of £50.00 per day. Adequate car parking is available and toilet facilities are available at the BACH. Clerk suggested that if the Parish Council included provision within the budget to cover the cost of the primary school pitch hire costs, it would mean that a junior football pitch is available for use.

It was agreed that the Clerk would liaise with Simon Fox at SWT about this proposal.

It was noted that Simon Fox at SWT had confirmed that he was meeting with the FA and Sports England on 11th October. Cllr Hall and Clerk to join that meeting if they are able.

Cllr Elliston suggested that enquiries could also be made with Heathfield School about the pitches that they have available for community use and the possibility of junior football pitches being made available.

6. Neighbourhood Plan Progress Update

Assistant Clerk provided an update on progress with the Neighbourhood Plan. The HRA and SEA have come back satisfactorily. Ann Rhodes at SWT is now happy for the Parish Councils to proceed with the Regulation 16 submission. Documents need to be prepared to enable this to happen. Resolutions will also be required at each Parish Council meeting next week to proceed. The hope is to prepare the documents to submit by the end of next week.

7. Acacia Gardens – Parking problems at entrance

Assistant Clerk provided an overview of the issues that a resident has reported about the parking problems in Acacia Gardens. Following a review of the issues, SCC have confirmed that they will add double yellow lines to the visibility splays on the entrance to Acacia Gardens. This step should help to deal with the issues being experienced.

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 provided an update. The chestnut fencing for the Forest School has been installed and the steel work and foundations for the Forest School structure are complete. The cedar roof for the structure is expected to arrive in approximately 4 weeks. The work on the pond is expected to commence in early November. The bluebell bulbs have arrived and will be planted as soon as possible. The labyrinth has been levelled and seeded. SCC have approved the plans for the path at the bottom of the Country Park.

The draft agreement between West Monkton and Cheddon Fitzpaine Parish Council has been circulated and will be discussed by both Parish Councils at their meetings next week.

There being no other business to discuss the meeting finished at 9.45pm.