



West Monkton Parish Council

Planning Committee 6<sup>th</sup> July 2021 7.00pm

Minutes of the meeting of the Planning Committee held on Tuesday 6<sup>th</sup> July 2021 at 7.00pm at the BACH.

Present: Cllrs Besley, Cavill (from 7.50pm), Ellis, Elliston, Hall, Haskins and Hope.

Apologies: Cllrs Gage and Tully.

In attendance: Mrs A Shepherd, Clerk and Mrs T Cavill, Assistant Clerk. 2 members of the public joined the meeting via Zoom.

**1. Planning applications**

Any applications registered on SWT website up to and including 6<sup>th</sup> July 2021

48/20/0031 Demolition of bungalow and outbuildings with the erection of 4 No. dwellings with associated works at The Orchard, Blundells Lane, West Monkton. (Extension to make comments until 6th July)  
Parish Council supports amendments to the application, noting that the reconfiguration and layout of the four dwellings has been done in consultation with the SWTC Placemaker.

It was noted that some of the NP policies did not seem to have been addressed.

WM&CF NP Policy H5 Buildings and climate – emerging policy:

No evidence shown of:

- Materials used – carbon emission - need more information
- Orientation for maximum solar gain - not clear, roof strength to accommodate pv units not indicated
- Water resilience – not indicated
- Ground source or other heating
- EV charging points

Policy R1 Dark skies

Lighting information not given: All lighting on site should be downlit and LED

Policy R2 Green spaces and wildlife

Biodiversity measures eg swift boxes bat boxes not shown

Policy R3 Flood attenuation

Water butts or other rainwater capture solutions should be installed to collect rainwater runoff from roofs not indicated in plans. Noted that road will be semi permeable. The stream running along the road boundary of the site and draining water from West Monkton towards A3259, is frequently full and so rain water runoff must be dealt with, so that the stream is not overloaded to cause flooding at the junction of Blundells Lane with the A3259.

It was noted that phosphate mitigation measures had not been included in the application.

48/21/0038/VSC Variation to Section 106 agreement on application 48/05/0072, to amend Clause 12, Mortgagee in Possession of the Agreement, and replace with mortgage exclusion clause to enable the applicant to borrow on a Market Value Subject to Tenancy (MV-STT) basis on 17, 19, 21 and 23 Bishops Close, 42, 44 - 57 inclusive, 59, 61, 63, 65, 67, 69, 71, 73, - 86 inclusive, 88, 90 Hardys Road, 6 - 7 inclusive, 25-28 inclusive Schofield Close, 2, 4, 6, 8 Ginger Place, 22, 24, 26, 28 Leaches Mead, Taunton

The Parish Council has no comment to make on this application, but as a general note appreciates being informed about a variation to S106 agreements, which has not always been the case.

48/21/0039/T Application to fell one Ash tree and to carry out management works to one Ash tree included in Taunton Deane Borough (West Monkton No.1) Tree Preservation Order 2001 at 64 Mead Way, Monkton Heathfield (TD897)

The Parish Council has no comment to make on the proposed tree works.

48/21/0040 Change of use and conversion of first floor of garage to holiday let accommodation at 24 Burlinch, Burlinch Lane, West Monkton

The Parish Council supports this application.

Relevant NP Policies

H2 Materials

The Parish Council noted that the materials used are climate resilient and sustainable.

H5 Building and Climate change – emerging policy

It is suggested that measures should be in place to encourage water resilience, to re-use rainwater, install ground source or other heating, and pv panels. Add permanent biodiversity measures e.g. bee bricks, bat boxes, swift boxes.

R1 Dark Skies

All external lighting must be LED and downlit, and movement activated.

R2 Green space and wildlife

Noting that the surrounding area has been environmentally sympathetically restored, it is expected that the green surroundings will be enhanced and protected to maximize the potential to deliver Somerset Pollinator Action Plan

R3 Flood attenuation

Water attenuation measures should be in place such as water butts to collect rainwater runoff from roof, and phosphate mitigation.

R6 Trees and hedgerow

Protection of existing trees and hedgerows has been well demonstrated on the site, NP recommends use of native British species in future planting.

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

The amendments to the fenestration and materials were discussed. In a vote by show of hands, the majority of the Parish Councillors supported the amendments. There was one abstention.

14/21/0024 Application for Outline Planning with all matters reserved, except for access and landscaping, for the erection of up to 35 No. dwellings with associated works, formation of access, landscaping, ground engineering and drainage works on land to the west of Derham Close, Creech St Michael

In view of the fact that Creech St Michael Parish Council had not received this application from SWTC, and had deferred it's consideration until August, it was agreed to defer comments invited from West Monkton PC, (as an adjacent Parish to a significant planning application) until the August WMPC Planning Committee.

## **2. SCC Highways Meeting on 23<sup>rd</sup> June - Feedback**

The meeting with SCC Highways on 23<sup>rd</sup> June was discussed. It was agreed to publish the notes from the meeting, alongside the SCC Comments on the Traffic Issues document, on the PC website.

The measures suggested by SCC to encourage the use of the WRR once it is opened and during the closure of the A38 at Bathpool, were discussed and agreed. Clerk to respond to Andy Coupe to confirm.

The possibility of purchasing a SID was discussed and it was noted that Pitminster Parish Council currently have a SID available to purchase. Clerk to make enquiries to find out if it is still available in preparation for consideration at the July Parish Council Meeting.

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

Clerk confirmed that responses had been received from most Parish Councils contacted taking up the invitation to begin a dialogue about forming an LCN.

It was agreed to arrange a face-to-face meeting when Covid restrictions are eased and invite two Councillors and the Clerk from each PC and a representative of SCC.

The letter received from One Somerset providing an update on the Local Government Reorganisation was discussed, the letter contained an invitation to the Parish Council to take part in consultative groups. It was agreed to respond to the letter and accept the invitation.

## **4. New additional Assistant Clerk Role**

A draft job description for an additional Assistant Clerk / Community Development role was discussed. No amendments were suggested.

Job description to be formally approved at the July Parish Council meeting alongside the closing date and advertisement mechanisms.

## **5. Sports Pitches Update**

Cllr Hall provided an update. The Sports Pitches were discussed with Simon Fox at SWT during the WM Liaison meeting. The FA require a plan, including the funding mechanisms, to provide the necessary storage, parking and facilities at the junior football pitches at Waterleaze and the Shoulders in the future. The FA will then support the Sports Pitch proposal. Cllr Hall has requested that Cheddon Fitzpaine Parish Council add an item to their next Parish Council meeting agenda to discuss the development of a plan.

## **6. Neighbourhood Plan Progress Update**

Assistant Clerk provided an update on progress with the Neighbourhood Plan. All the required supplementary documents have been finalised and circulated to Parish Councillors with a view to them being approved at the Parish Council meetings next week.

Once approved the documents will be submitted to Ann Rhodes at SWT for comments.

Assistant Clerk confirmed that a HRA is required on the revisions and that the HRA needs to go to Natural England which may hold things up.

## **7. Community Update**

Clerk provided an update on the development of the Monkton Matters website. Somerset Web Services have asked for an article for each of the categories on the website. The following possible articles were identified:

Council News – Notes from SCC Highways Meeting

Miscellaneous – Bus timetables and train timetables.

Food / Drink – Monkton Elm Farm Shop article.

Schools – Clerk to ask the primary school for an article.

Community – Sports Pitches article (already developed on the PC website).

Local Businesses – Cllr Elliston to develop

Clubs / Associations – Cllr Elliston to develop

Other future articles were discussed including, accommodation in the parish (Local Business) and Country Park (Getting outdoors).

The funding available to Town and Parish Councils to support projects focused on open up safely and reconnecting communities was discussed. Expressions of Interest can be submitted to SALC from 1<sup>st</sup> August and formal applications can be made in September.

**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 on the Country Park.

There being no other business to discuss the meeting finished at 10.05pm.