



West Monkton Parish Council

Planning Committee Meeting 7th September 2021 7.00pm

Minutes of the meeting of the Planning Committee held on Tuesday 7th September 2021 at 7.00pm at the BACH.

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

Apologies: Cllrs Elliston, Gage and Tully.

In attendance: Mrs A Shepherd, Clerk and Mrs T Cavill, Assistant Clerk and Bethan Turner, Business All About You.

1. Planning applications

Any applications registered on SWT website up to and including 7th September 2021

48/21/0049 Erection of a single storey extension to the front with construction of ramped access to front door at Musgraves Cottage, Blundells Lane, West Monkton (consultation extended to 8th Sept). Parish Council comment: The PC supports this application. In accordance with WM&CF Parish Council Neighbourhood Plan Policy R1 Dark Skies: external lighting should be downlit and led and light spillage from the property should be limited. In accordance with NP Policy R3 rainwater run off should be dealt with by water butts, rainwater swales etc.

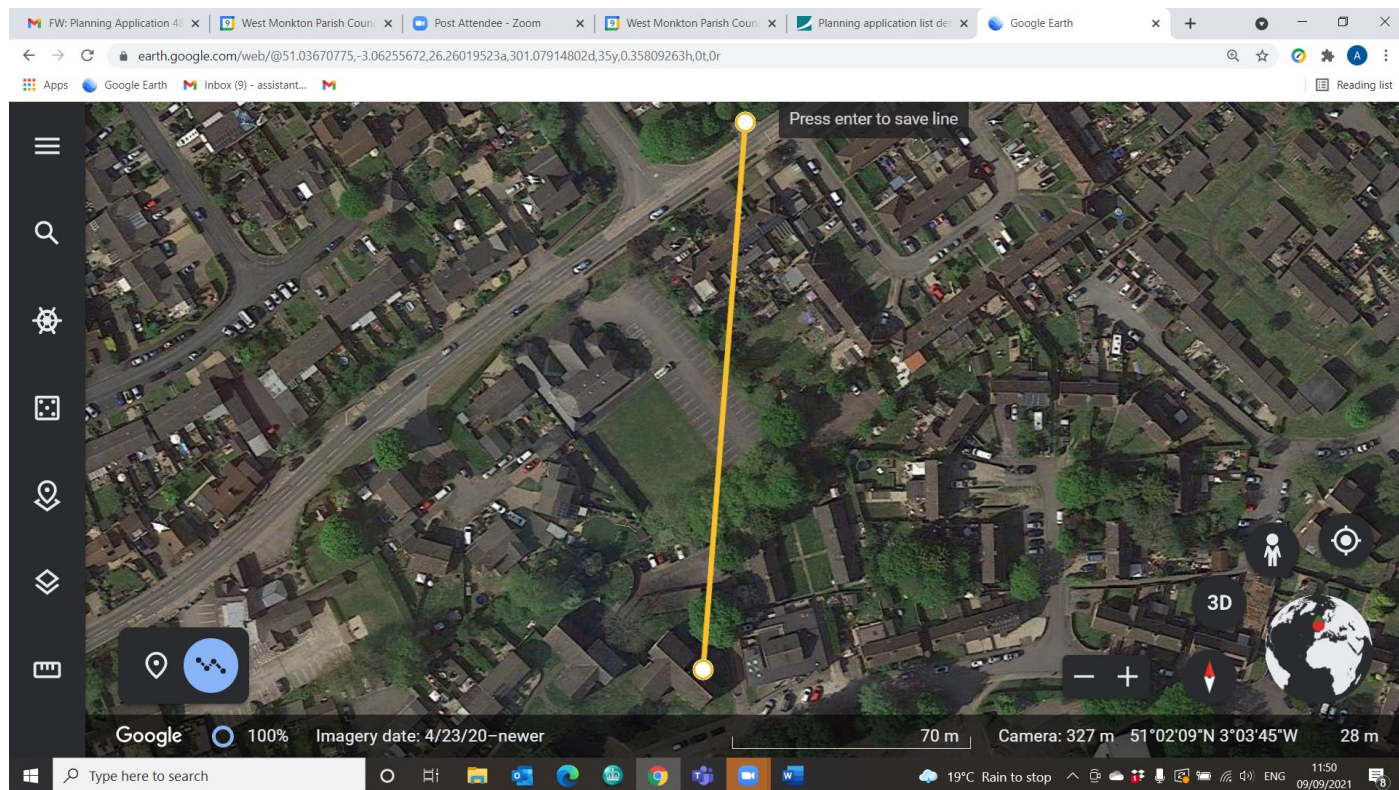
14/21/0024 amendments to red line outline (consultation period expired 19th August no comments received from Cllrs). Noted.

48/21/0048 Erection of a single storey extension to the side with conversion of garage into ancillary accommodation at Overton Cottage, Burlinch Lane, West Monkton. Parish Council comment: The PC supports this application. In accordance with WM&CF Neighbourhood Plan, Policy H2 materials, R1 Dark Skies and R3 Flood measures; the work should use materials in keeping with the local vernacular and Quantock Stone, external lighting should be LED and downlit, light spillage from the property should be limited, rainwater runoff should be collected in water butts or rainwater swales.

48/20/0050 To consider the letter from Jo Kemp, LNT (appended below) and to consider if a further comment should be added to those already made to SWT Planning Authority. PC Comment: PC agreed to forward the letter to SWT Planning Authority, explaining that the application is line with WM&CF Neighbourhood Plan Policy E4 Social Care Employment opportunities, and that the Parish Council is aware that local residents are significantly more in favour of this application than the current granted application for industrial units.

48/21/0055/CLA Notification for prior approval for the installation of 1 No. 15-metre-high monopole supporting 6 No. antennas, 4 No. equipment cabinets and development works ancillary thereto on land at Yallands Hill, Monkton Heathfield. PC Comment: the relative height of the mast in comparison with neighbouring house roofs and the adjacent traffic lights is too high. Bearing in mind the overbearing height of the proposed mast within a built environment, the Parish Council would recommend that an alternative location nearby is considered. Not far from the proposed site there are some three storey apartment blocks and the Parish Council would urge very strongly that the vicinity of the apartment blocks is considered for the installation of this mast. A screen shot to explain the proximity of the suggested site to the site in the proposal is included. The proposed site has no parking in the vicinity for service vehicles without causing

significant obstruction to the very busy highway. The position suggested by the Parish Council would allow service vehicles to park beside the mast without causing obstruction to traffic.



48/21/0058/T Application to fell 10 Alder trees and 3 Poplars included in Taunton Deane Borough (West Monkton No.1) Tree Preservation Order 2011 at Riverside, Bridgwater Road, Bathpool (TD1090). PC Comment: The Parish Council does not support the wholesale clearance of the trees from within this site. The site lies on the main approach route to Taunton and the trees are evidence of the Parish Council's and SWT's position on Climate Change and Environment. There is therefore significant amenity and environmental impact. The Parish Council would recommend that an arboricultural report is obtained so that a decision can be made based on professional opinion as to what treatment is needed for these trees.

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 Application Type: Full Planning Permission. To be considered at main Parish Council meeting 14th September 2021.

2. Highways Issues Update

Assistant Clerk confirmed that the re-naming of the old A3259 from Yallands Hill was discussed at the WM Liaison Meeting. The process isn't clear. Query to be raised at the next meeting with SCC Highways. A further meeting with SCC Highways to discuss the highways issues is scheduled to take place on Monday 13th September at 4.30pm.

3. Community

Community Fund Application

Further to the discussion at the August Planning Committee and Parish Council meeting, the Clerk proposed to include more of the community initiatives that the Parish Council is working on in the Community Fund Application so that it applies for the £1500.00 main fund and also up to £5000.00 of the additional fund. It was agreed that the application form should be completed for the full amount. The fund will be used to cover the cost of the community website, mailshot, community survey and a contributions towards the new Assistant Clerk 2 / Community Development Officer's salary.

Community Survey

The Assistant Clerk provided an overview of the enquiries that she had made about how to recognise the efforts of volunteers who may help with gathering responses to the Community Survey. It would be acceptable to offer each volunteer a food hamper in recognition of their efforts.

A volunteer policy would also need to be developed.

A consent letter would need to accompany each survey to enable the consent of the person completing the survey to be recorded for the collection of their personal data. Information/guidance will need to be developed for volunteers explaining the GDPR requirements regarding the data they collect.

A discussion followed about the survey and how it would operate. It was agreed to continue the conversation about the Survey at the Parish Council meeting next week when Cllr Elliston will be present. It was also agreed not to finalise the Community Fund application until after the Parish Council meeting.

Community Website

The Clerk provided an update on progress with the development of the Monkton Matters website. Training on the website has taken place with SWS and some changes / tweaks identified. The inclusion of a business directory is under discussion and a quote to add this function to the website should be available to consider at the Parish Council meeting next week.

It was suggested that the inclusion of buttons on the home page, perhaps next to the logo, to 'submit news' or 'submit an event' should be added to make it more obvious for website users.

There was general agreement that the website should be launched as soon as possible as further required tweaks can be made as required once it is live.

4. Future Plans for Climate Initiative / Communications

Bethan Turner from Business All About You attended the meeting and provided an overview of a schedule of proposed planned climate initiative projects and communications until early 2022.

Suggested projects included a Seed Swap Initiative, a high-vis initiative / event to coincide with Bike to School week in October and Road Safety week in November and keep it local and keep it green this Christmas initiative to a reverse advent project in collaboration with Taunton Open Door.

Bethan also provided an update on the Parish Planting Competition. Cllr Haskins agreed to judge the entries received. It was noted that the prize giving event is scheduled to take place on 2nd October at Monkton Elm Garden Centre. Councillors to attend the event if they are able.

The proposed schedule and costs of the high-vis initiative to be agreed at the Parish Council meeting next week.

5. Assistant Clerk 2 / Community Development Officer Recruitment Update

Clerk confirmed that three applications had been received for the position. The applications have been sent to Cllrs Haskins, Hall and Elliston. An interview date will be agreed at the Parish Council meeting next week.

6. Local Government Re-Organisation Update

Clerk reported that SCC / SALC have requested the view of Town and Parish Councils of their preference regarding the election date to inform the Structural Changes Order which is currently being drafted. The election date could either remain as 2023 or be bought forward one year to coincide with the Unitary Council elections in 2022. It was noted that a 2023 election may mean that the Parish Council may be required to cover the cost of the election. It was agreed that the preference was to bring the election forward by one year to 2022 to coincide with the Unitary Council elections.

Clerk reported that a Parish / Town Council Conference has been scheduled to take place on Thursday 7th October at a venue to be confirmed.

Clerk suggested that the Parish Council may wish to begin to consider the services and assets it may wish to be devolved to it when the Unitary Council is formed or some pilot initiatives it may wish to deliver with neighbouring Parish Councils in the interim. It was agreed that the Clerk would circulate the list of services and assets in the One Somerset Business Case that could be devolved to aid a discussion at the Parish Council meeting next week.

7. Parish Council Vision

Assistant Clerk suggested that the Parish Council may wish to take some time to develop a vision and priorities. It was noted that this could help to inform precept / budget discussions and the assets and services it may wish to deliver in the future. Organising an away day for a brainstorming session was discussed. It was agreed that a date and venue would be discussed and agreed at the Parish Council meeting next week.

8. Parish Council Meeting Dates Schedule

Cllr Haskins outlined a proposal to hold two Parish Council meetings a month rather than a Planning Committee meeting and a Parish Council meeting. The proposal follows a suggestion by Cllr Elliston at the August Parish Council meeting that the Planning Committee Meeting and the Parish Council Meetings should be further apart rather than taking place the first two weeks of the month. The Clerk explained the reason why the meetings are scheduled to take place a week apart at the moment is because the Planning Committee meeting does not have any powers to make decisions and instead makes recommendations to the Parish Council. A move to two Parish Council meetings a month would mean that one meeting could be focused on business matters and the other on community matters. Planning applications would be discussed at both meetings. This would enable both meetings to make decisions and remove some duplication of the discussion of items and could make the meetings shorter. It was agreed to discuss and make a resolution to make the change to two Parish Council meetings from January, on the second and fourth Tuesday of the month, at the Parish Council meeting next week.

9. Sports Pitches Update

Cllr Hall provided an update. A discussion took place at the WM Liaison Meeting, Persimmon and Redrow Homes were in attendance and Persimmon confirmed that they would not progress with amending the S106 until the issues raised by the FA had been satisfied. Simon Fox at SWT also requested copies of the cost breakdowns for the provision of the football pitches (consented) provided by Persimmon and the cost breakdown for the provision of sports pitches proposed by the Parish Council to inform future S106 obligations. Cllr Hall confirmed that in order to have a full cost breakdown a topographical survey of the site was required. It was suggested that the same company who carried out the survey on the Country Park could be used. The cost of commissioning the survey to be discussed at the Parish Council meeting next week. A discussion took place about the other available sites for Junior Football. Cllr Cavill suggested the use of the site next to the footpath down to School Road could be possible – although this is for Heathfield School use it could be made available for junior football use at the weekend. Clerk also confirmed that Staplegrove Youth Football Club had used the West Monkton Primary School pitch and the BACH facilities in the past. A list of available fields to be developed to feedback to the FA.

10. Neighbourhood Plan Progress Update

Assistant Clerk confirmed that there was no update to report.

11. 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 will be delivered within the next week and the steelwork the following week. The contractors are lined up for installation. An alternative quote for the pond lining has been obtained from a Butyl liner company. The liner is manufactured in Bedfordshire and a local company, DDS Aquatics, is available to install. The quote is being reviewed at the moment to get it within budget.

The footpath through the bottom of the Country Park has been installed, confirmation of the requirements from SCC Highways is awaited before work commences to connect it to the Highway. It is likely that adding an entrance/exit at Yallands Hill end will be added to the Country Park planning application along with some traffic calming measures to enable the safe crossing of Yallands Hill.

Cllr Besley requested clarity as to when feedback from the CP Management Group meeting would be provided to the Parish Council. Clerk confirmed that this would form part of the Country Park item on the Parish Council meeting agenda next week.

There being no other business to discuss the meeting finished at 9.32pm.