



West Monkton Parish Council

Planning Committee 2nd March 2021 7.00pm

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

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

In attendance: Mrs A Shepherd, Clerk, Mrs T Cavill, Assistant Clerk and 7 members of the public.

1. Planning applications

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

48/21/0005 Demolition of garage/workshop and erection of 2 No. detached dwellings with garages and associated alterations to access on land west of Church Hill, West Monkton

West Monkton Parish Council does not support the grant of this application. Proposed by Cllr Gage, seconded by Cllr Hall and all agreed.

The reasons are as follows:

The proposed access is not acceptable.

The proposed 10foot wide drive does not allow adequate room for refuse vehicles or emergency vehicles, to travel along it. It would lie adjacent to the existing access which is not owned by or controlled by the applicant. The reported activity of a busy breakers yard, with vehicles coming and going all day is not in accordance with the activities witnessed by neighbours since 1984 - a hobby yard is a better description. Thus, the statement that the proposal would result in fewer vehicular movements is not supported by fact. The proposal would actually result in an increase in daily vehicular movements, which would pass along the entire southerly boundary of the adjacent dwelling. The width of the land available for the construction of an access drive is not adequate to support the vehicular movements associated with two dwellings, each of which could have two or more vehicles, there would be no passing place, therefore involving reversing over quite a distance.

The visibility splay onto Church Hill is insufficient.

Church Hill, although a country lane, is the main access route for a very busy 900 head dairy farm; milk tankers pass the entrance two and three times daily, whilst the other agricultural movements of slurry, silage, deliveries etc mean that large agricultural machinery is frequently using the lane, often at speed. Because it is carrying liquid, the milk tanker in particular would have difficulties in stopping coming away from the farm and down the hill. The Parish Council would consider it essential that the visibility looking north is substantially improved in the interests of road safety, and for cyclists and pedestrians, as there are no pavements. The land at the entrance onto the road is not owned or controlled by the applicant.

The application is not for a replacement dwelling.

An elderly and ramshackle workshop is being demolished on order to accommodate the proposal for two dwellings, neither of which sit on the footprint of the workshop. The demolition is necessary to allow for the construction of access and turning head. The reference to 'allowing the management of agricultural business' must refer to an off-site agricultural business, as there has been no

agricultural business based on the site since its purchase by the previous owner in the 1980's (although may be referenced as agricultural in title deeds).

The application represents overdevelopment of the site.

The proposal shows two dwellings in very close proximity of each other. The profile shows that the proposed dwellings would overlook the adjacent properties at the Coach House and Weathervane, and Monkton House.

Drainage.

The field slopes quite steeply, 8–9 metres from top to bottom of the site, which is not reflected in the drawings, and is locally known to be very wet in its south western corner. It is known that the previous owner found parts of the field to be unusable for up to four months of the year. Therefore, there are concerns about the practicality of the location of the sewage treatment plant and the outflow of treated water into this part of the site, and the direction of surface water run-off into the same area of the field. If the saturation of the field is increased it will impact on the neighbouring gardens to the south of the site.

The visual amenity will be impacted by the material finish.

Sustainable transport.

It is stated that there is access to facilities and bus routes in Monkton Heathfield. It is unlikely this would offer a practical solution to sustainable transport since the nearest bus route would be at Monkton Elm, a 23-minute walk of some 1.2 miles down a steep hill, and returning up a steep hill. Shops, and other amenities are even further way, for example the Primary School is 1.5 miles away. The route to be followed is along narrow lanes which have no footpaths.

Soil contamination.

Given the previous use of the land since 1980's it would be prudent for the soil to be checked for contamination.

Tree protection.

The application proposes the removal of 24 trees and outlines measures to deliver biodiversity net gain on the site. The Parish Council would seek to have tree preservation orders placed on the current remaining significant trees and hedges on the site in order to protect the current biodiversity of the site.

48/21/0006/LEW Application for a Lawful Development Certificate for the existing change of use of land from agricultural to domestic garden at Uplands, Church Hill, West Monkton

After some discussion it was agreed to support the grant of this application, proposed by Cllr Hall, seconded by Cllr Elliston, and all agreed.

48/21/0007 Erection of a single storey extension to the rear of 49 Farriers Green, Monkton Heathfield.

The Parish Council has no comment to make on this application, proposed by Cllr Besley, seconded by Cllr Cavill and all agreed.

48/20/0060 Replacement of conservatory with the erection of a single storey extension to the rear with conversion of garage into ancillary accommodation at 44 St Quintin Park, Bathpool

Omission of rear raised patio area, removal of corner windows on rear elevation. Amendments noted, there is no substantial change. The Parish Council supported the previous application and supports the amendments, without further comment, proposed by Cllr Elliston, seconded by Cllr Hope and all agreed.

48/21/0008 Erection of 1 No. detached dwelling with detached garage and associated works at the walled gardens at Nigella, Church Hill, West Monkton

West Monkton Parish Council does not support the grant of this application, proposed by Cllr Besley, seconded by Cllr Cavill and all agreed.

The reasons are as follows.

Access.

The access onto Church Hill from the private shared drive, which is not in the ownership or control of the applicant, is poor, meeting Church Hill at 90 degrees. The visibility splay is reduced by the stone walls bordering the access road. Owing to the substantial dwelling proposed for the site there is a likelihood of two or three additional cars using the access onto Church Hill on a regular basis. Church Hill is used as the main route to a large 900 head dairy farm, as such, the road is frequently used by heavy agricultural vehicles such as milk tanker (two or three times daily) silage trailers, slurry spreaders, and other agricultural deliveries. There is no footpath, and the road is used by cyclists and pedestrians as part of the footpath network around West Monkton.

Size.

The proposed dwelling is a substantial 4 bedroomed building that occupies a very significant part of the site, to the extent that it is too large for the site.

Materials and design.

The design is out of keeping with the area, and of little architectural merit.

Impact on neighbours.

The height of the proposed building, although cognizant of the height of the walls is such that, owing to the topography of the area, overlooks the neighbours lower down the hill, Bartons, Mulberry House, Windflower. The relative heights of the proposed dwelling and its neighbours does not appear to be shown correctly on the elevations presented.

Conservation wall.

The history of the wall is well documented. The location of the proposed dwelling is very close to the listed wall. Has the Conservation Officer expressed a view on the proximity of the proposed dwelling to the listed structure?

Notification to note

14/21/0002/HR Proposal: Notification to remove 44 metres of hedgerow on land to the rear of Coombe Water, Coombe Lane, West Monkton Application Type: Hedgerow Removal Notice Grid Reference: 326887.129358. Noted.

Planning Enforcement

E/0032/48/21 Breach of Condition 6 of Planning Permission ref 48/07/0006 – Surface and foul water drainage arrangements. Further correspondence to determine exactly what this enforcement refers.

2. Village Envelopes / settlement boundaries - Review

<https://www.somersetwestandtaunton.gov.uk/media/1072/sadmp-adopted-2016-maps.pdf>

The West Monkton Village Envelope / Settlement Boundary, a copy of which was circulated in advance of the meeting, was viewed and discussed.

Cllr Cavill advised that the settlement boundary was last reviewed in the 1990s by the District Council and settlement boundaries are likely to be reviewed as part of the existing Local Plan review by the District Council. Because the West Somerset Local Plan doesn't have settlement boundaries, it could be possible that the settlement boundaries for the Taunton Deane area are removed in the new Somerset West and Taunton Local Plan.

A discussion followed about the extent of the village envelope / settlement boundary and the landscape line; the area to the north of the landscape line is considered as open countryside and development would not normally be permitted.

Cllr Gage put forward a proposal, amended by Cllr Besley that any new residential development outside the village envelope will not be supported by the Parish Council unless there was very good reason or benefits to the village.

The proposal was not seconded.

The Parish Council will continue to consider each planning application on its own merits and make comments accordingly.

3. Land next to Old West Monkton Primary School Update

Cllr Haskins provided an update on the enquiries about the land next to the Old West Monkton Primary School. The land is owned by SCC but is earmarked for future educational purposes / use by Heathfield School.

This means that the Parish Council can't acquire ownership of the land but leasing the land to develop a BMX track maybe an option.

A discussion followed about the cost of installing a BMX track and the safety requirements / insurance / liabilities that the Parish Council would be responsible for.

It was noted that Cllr David Fothergill has provided permission for the Parish Council to clear the brambles / vegetation on site already without the land needing to be acquired or leased by the Parish Council.

It was agreed to clear the brambles /vegetation in the first instance. Cllr Besley to obtain a quote for the works to be agreed at the Parish Council meeting next week.

Once the vegetation is cleared the Parish Council will give further consideration about what to do with the site.

4. Defibrillator Update

Cllr Hall confirmed that the Defibrillator is ready to install once the Tacchi Morris Management Committee have given authorisation.

5. Sports Pitches Update

Cllr Hall confirmed that a meeting is scheduled to take place tomorrow, 3rd March at 2pm with Gareth Clifford and Ann Rhodes at SWT about the pre-planning advice received and to agree the next steps required to proceed with a change of use planning application. Feedback from the meeting will be provided at the Parish Council meeting next week.

Cllr Hall also reported that Persimmon has confirmed the Developer S106 contribution in writing in respect of the pitches.

6. Neighbourhood Plan Progress Update

Assistant Clerk confirmed that the Regulation 14 consultation period on the reviewed NP commenced on 22nd February and will run for 9 weeks until 30th April. Over 500 emails have been sent out inviting comments. A couple of responses have already been received; it is likely that responses from Developers will be received later in the consultation period.

Ann Rhodes, SWT has confirmed that a newspaper advert advertising the consultation is not required.

7. Consultations

Any consultations received up to and including 2nd March 2021

Responses to the following consultations were agreed and submitted at the meeting:

- The UK Government has set a target of net zero emissions by 2050. – PSE Online Data Gathering Exercise

https://www.surveymonkey.co.uk/r/2FDMKNG?utm_campaign=12170763_PSE%20Eon&utm_medium=email&utm_source=Cognitive%20Publishing&dm_i=J4P,78V0R,8ZMGG,TDOKR,1

- SWT Customer Survey - <https://www.surveymonkey.co.uk/r/XDHJ57N>

8. Country Park

This agenda item was held *in camera*,

Cllr Hall provided an update.

Other business:

An update and feedback was provided on the WM Liaison Meeting.

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