



West Monkton Parish Council

Planning Committee Report 10th November 2020 7.00pm VIRTUAL MEETING

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

Clerk A Shepherd, Clerk to CF PC J Pearson.

Cllr M Batsch (CF PC) (Item 8)

Andy Pulleyn, Tacchi Morris (Item 1)

Apologies: Cllr Cavill and T Cavill, Assistant Clerk

1. Tacchi Morris Grant Application

Andy Pulleyn gave a presentation outlining the Tacchi Morris Grant application.

The application relates to the development of a Community Café Hub at Tacchi Morris, this will include improvements to the café, food, and beverage offer. Regular opening hours will be put in place and the number of tables and chairs available will increase.

Following the improvements, a marketing campaign will take place to promote with the local community what is on offer.

Andy outlined the expected costs of a new coffee machine, beverage display, fridge, tables and chairs, new lighting, and till. Andy highlighted that the overall cost is expected to reduce as further quotes for the equipment are received.

Launch planned for April 2021, depending on Covid-19 restrictions.

It was proposed by Cllr Hall and seconded by Cllr Hope and agreed with the majority in favour that the Planning Committee recommend to the Parish Council to allocate up to £16,436 from CIL funds in support of this application. This recommendation will be included in the finance report for consideration at the Parish Council meeting on 10th November.

Clerk to share details of Sharpcat as a marketing tool with Andy.

Andy to consider the following when taking the project forward:

- Amending the current Premises Licence so that alcohol could be served when the Community Café is open rather than just during performances.
- Membership for supporters as an opportunity to raise money for the centre.
- A loyalty card for local residents.

2. Planning applications

Any applications registered on SWT website up to and including 3rd November 2020

48/20/0047/T Application to fell one Cherry tree and to carry out management works to one Oak tree included in Taunton Deane Borough (West Monkton No.5) Tree Preservation Order 1998 at Noah's Lodge, West Monkton (TD779)

The Parish Council agreed to support the application. It was noted that the deadline for comments in relation to this application was 6th November. Clerk to therefore submit

comments to SWT following the Planning Committee meeting. Proposed by Cllr Gage, seconded by Cllr Haskins and agreed with all in favour.

SCC/3751/2020 redevelopment of existing waste transfer station and depot Taunton Waste Transfer Station, Langdon Depot, Walford Cross, Taunton, Somerset, TA2 8QP GRID REF 327733 127837

The Planning Committee recommended the following comments are made in relation to this application, proposed by Cllr Ellis, seconded by Cllr Gage, and agreed with all in favour.

The site is an active waste depot and will continue to be after development. The Parish Council welcomes the opportunity to respond to this application as the neighbouring Parish. It is however noted that the list of consultees does not include Creech St Michael Parish Council, the parish within which this proposal is located.

Due to the potential increase in the volume and variety of recyclables being collected as part of the Somerset Waste Partnership Waste Collections and Recycling Services Contract, the use of the facilities will increase and as such will require redevelopment of the Waste Transfer Station (WTS) in order to manage the increase in throughput and processing capacity. The WTS is located at the former Langdon Depot.

The footprint of the new buildings, recycling bays and hardstanding would be similar to those already present that will be taken down. A new entrance c. 20 m width will be located to the west and this will require removal of part of the hedgerow. Most of the plantation woodland would be retained.

Although the site is within the Impact Risk Zone for Curry and Hay Moor SSSI the proposal would not impact on the integrity of the habitats and species associated with the conservation site i.e. grazing marsh habitat and associated bird species. The site is believed to be outside the range of the Special area of Conservation (SAC) for Hestercombe bats, and no mitigation is recommended in the Preliminary Ecological Appraisal report (PEA). A large colony of brown rat lives on the site, therefore no door mice or hedgehogs and no mitigation is suggested in the PEA. However, mitigation for nesting birds is required, and no tree or shrub clearance between 1 March and 31 August (nesting season).

The nearest watercourse is Walford Stream to the west.

The use of suitable Planning Conditions is a key element for the grant of Planning Permission because a Condition allows for Enforcement action to be taken. Whilst the Viridor site at Priorswood enjoys an uneasy relationship with its neighbours at Waterleaze, the opportunity to enforce conditions is a useful tool in the armoury to restrict the nuisance value of a potentially difficult neighbour to the MH2 development at Walford. The site lies very close to the proposed Park and Ride at Walford, and the north eastern end of the MH2 development; therefore, amelioration is essential if a positive first impression by visitors to Taunton arriving at the Park and Ride is to be achieved.

The Arboricultural Impact Assessment report and Plan recommends that consideration should be given to providing a phased management plan for removals and planting to maintain and enhance the tree population on the site. Over the site, there should be a biodiversity net gain of at least 10% which should be demonstrated. The 'under planting' recommended should include as many species as appropriate pollinators as per the guidance

provided in the Somerset Pollinator Action Plan. A five-year management/maintenance schedule should be published which will include significantly reduced use of herbicides and pesticides.

Tree protection measures (including an area of root protection) must be in place before commencement of work and maintained correctly until contractors leave the site to prevent loss or damage to those trees and hedges that will be retained on the site. Any trees that do not survive the recommended pruning measures will have to be replaced with equivalent tree specimens (important, because two of the trees to be pruned are quite mature oaks).

Although not a good example, the hedgerow is representative of a Priority Habitat. The loss of c. 20 m for the new site entrance will require compensation habitat, preferably with new hedgerow planting along the new access route to ensure protection of hedge dwelling species; 10% biodiversity gain should be demonstrated.

The trees that are to be removed must be replaced elsewhere on the site with mature trees at least 15 – 20 ft high with trunk girth of at least 10 cms one metre above the ground¹, there must be 10% biodiversity gain.

In all plantings, British native species must be used from British suppliers, with biodegradable tree guards. All plantings must be planted in the correct medium and watered in correctly and be established before the contractors leave the site.

The loss of tree cover owing to ash die back on the southern side of the site must be compensated by planting elsewhere. The visual impact of the site on the motorway and houses in Creech Heathfield must be compensated.

Tree Size	Girth 1 metre above the ground	Approx. Height	Clear Trunk*
Feathered Tree	less than 6cm	1.75-2.50m	
Light Standard	6-8cm	2.50-3.00m	1.50-1.75m
Regular Standard	8-10cm	2.50-3.00m	1.75-2.00m
Selected Standard	10-12cm	3.00-3.50m	2.00m
Heavy Standard	12-14cm	3.00-3.50m	2.00m
Extra Heavy Standard	14-16cm	4.25-4.50m	2.00m

The PEA notes that there will be a loss of habitat due to the proposed development. There will also be a loss of potential bird nesting opportunities. Therefore, a degree of compensation will be required. This can be achieved through habitat creation and the provision of bird boxes. In addition, bat boxes would add ecological value to the site. It is recommended, where possible, to incorporate new native hedgerows with/without hedgebanks, into the site design, possibly along the new site access. Any new hedgerows should consist of native shrubs and trees from British suppliers e.g. hazel, field maple, hawthorn, blackthorn, wild privet, spindle, holly, and dogwood. In addition, the retained woodland area could be planted with shrubs to supplement the semi-mature trees e.g. hazel, holly and climber such as honeysuckle. It is recommended that 3 no. bat boxes e.g. Eco Bat Box, and 6 no. bird boxes are erected on the retained trees (those of suitable girth

¹ Table copied from website Copyright © 2020 Ashridge Trees Limited.

and height) and where possible on the proposed building. The bird boxes should be suitable for a range of species including tits, robin, wren, and sparrow. The boxes should be erected by a qualified ecologist.

Noted in a number of places in the Tree Survey that Ash Die Back disease is likely to limit longevity of ash: but only one ash appears to be reported as dead. It is suggested the dead ash is removed from the site but the other ashes are treated in a way that extends their life for as long as possible rather than use the possibility of ash die back as reason to remove them all now. The physiological and structural observations on the ash range from Fair to Good, although Hedge areas H3 and H6 note dead ash stems.

The site is completely covered by concrete (see below). Ecological enhancement could be gained by requiring that green roofs are installed on the flat roofed new buildings, and vertical green walls where appropriate. (The green roofs would tune in with the proposals for green roofs at the Walford Park and Ride, as described in SW&T Council Design Guidelines).

Background noise levels have been defined, noise emanating from the site should be defined and stated in decibels and a planning condition required that either it or a level agreed with SW & T Council Environmental Health should not be exceeded. There will be noise from the motorway when the southern trees are removed. Control of decibels is for the health and wellbeing of local residents, and fauna that might be adversely affected by noise.

Air quality needs to be defined at a reasonable working level, against which future measurements can be made, to ensure there is no increase in particulates or other pollutants which would affect humans and the local ecology. Regular monitoring of air quality should take place and be published for the information of local residents and the Parish Councils of Creech St Michael and West Monkton.

Lighting on the site should be required to be of warm white LED, and lux levels should be such that habitat and resting places are not disturbed by the lighting. The lighting should be directional and downlit, and compliant with Bat requirements as articulated by Larry Burrows at SCC, particularly if bat boxes are to be installed on the site (see above). The Parish Council would support recommendations from Larry Burrows. Additionally, the lighting needs to be controlled to avoid distracting light spillage onto the motorway. The light spillage from the Viridor site is an absolute blot on the landscape and unacceptable, so a repeat situation must be avoided on the Langdon site.

The Flood Risk Assessment and drainage strategy states that the proposals comprise the reconfiguration of the existing waste to increase processing capacity. The site has an area of approximately 0.92ha and vehicular access to the site is via the minor road to the west of the site. The Environment Agency Indicative Flood Zone Maps show the entire site to be in Flood Zone 1; land assessed as having less than a 1 in 1000 annual probability of river or sea flooding; although a small area to the east of the site is shown as having flooding potential.

Walford Stream, draining into the River Tone and on to the Somerset Levels (site of three RAMSAR sites of conservation) lies to the west of the site and measures must be put in place to ensure no water escapes from the site into the stream to contaminate with phosphates. The site is declared to be impermeable with retaining structures around its boundary, but the Environmental Risk can't be understated and needs the strongest reinforcement as a Planning Condition. The proposed development will result in an increase in the impermeable

area, but the proposals for appropriate drainage systems, and the adoption of site and source control techniques, are expected to result in a decrease of surface water runoff from the site to achieve at least a 30% betterment on existing impermeable surface runoff rates. Data should be established for current run off rates so that the 30% betterment can be measured. Run off from the roofs of buildings not covered as green roofs must be collected and reused on the site. Measures to enhance the environment and make more of managing the water, by reducing the water footprint or increasing water efficiency will be encouraged.

The proposal for foul drainage which flows from the site office is that it will be collected as per the current scenario via a private network and routed to an assumed septic tank before discharging into the surface water system. Under the latest guidelines it is no longer permissible for a septic system to discharge directly to surface water so the treatment facility will need to be upgraded/replaced with a Package Sewage Treatment Plant (PSTP). For safety's sake this should be made a Planning Condition. Ground conditions are not suitable for soakaway.

Leachate from the bulking bays and pits within the baler shed will be conveyed directly into the dedicated leachate water storage tank. The tank is located in the north east sector of the site and fitted with a high-level warning alarm to allow sufficient time for operational procedures.

As could be predicted the Preliminary Risk Assessment rates the risk as low...essentially because the entire site is covered by hard standing (northern area 1994, rest of site 1995, and structures on site were constructed around 2013). The highest potential contamination risks at the site relate to the former tanks which were located on the northern side of the site. Although the current fuel tank is self-bunded with no evidence of leaks or spills, the obsolete tanks (now removed) were brick bunded and staining was observed beneath the pump outside the bund. Any potential impact is likely to be of limited extent, very localised and not likely to affect the wider site area. There is an odour here, but not deemed injurious to human health. It is suggested that the earth from this area is taken away and treated off site.

It seems the risk to future site uses of this site is low owing to the proposed and existing hardstanding covering the site, which breaks the route of transfer between existing soil contamination and site users. Due to the open nature of the site and the hardstanding ground cover over the entire site, ground gas is not considered to present a significant hazard and there is no evidence of it. The site is not affected by Radon.

The Environmental Health Officer from Somerset West and Taunton Council indicated that the site has not been determined as Contaminated Land under Part 2A of the Environmental Protection Act 1990.

The site has been tested for stability given the underlying soil structure (geological assessment has been carried out). For the new buildings, suspended floor slabs are advised owing to the risk of heave from the underlying shallow shrinkable soils and within the baler building and bulking bays, where heavy machinery will be used, ground bearing slabs will need to be used.

It is anticipated that within the narrow confines of the area allocated for the 'Office and Welfare building' the office buildings will be orientated as much as is practically possible to ensure maximum solar gain, and be built with insulation properties that increase the energy

efficiency of the buildings. Rainwater run-off from buildings should be re-used. EV Charging points should be installed in the car parking area and be available for the workforce. Covered and secure cycle parking should be provided.

3. Climate Change

(a) Electric Charging Points

Cllr Haskins outlined correspondence that he had received from a local contractor about electric charging points. It was noted that thought needs to be given again to possible locations for a charging point to be installed. It was agreed that it would be useful for the contractor to join a meeting to provide some information about the charging points. Clerk to invite the contractor to the Parish Council meeting on 10th November.

(b) Carbon Audit Update

Clerk outlined the outcome of some research that she had undertaken into the Carbon Audit tools that are currently available and being developed for Parish Councils. It was noted that a new tool specifically for Parish Councils is being developed and is expected to be available in December / January.

It was agreed to wait for the new tool to become available. Clerk to share the information about the tool when it is available.

4. Sports Pitches Update

Cllr Hall provided an update. The pre-planning application was submitted last week. The application hasn't been registered yet but A. Penna confirmed at the WM Liaison Meeting that he had made contact with Sports England about the proposal.

Additional statements are required to be submitted relating to:

- i. The Community availability of the proposed pitches.
- ii. The proximity of existing football pitches that haven't been completed / adopted by SWT to satisfy any local need. (At Waterleaze and Creech St Michael)
- iii. The layout of the Clubhouse proposed and confirmation of the offer in relation to changing facilities and social use.

Clerk to prepare these statements with Cllr Hall.

5. Feedback from Somerset Prepared Webinars

Clerk outlined the Somerset Prepared Webinars on Community Emergency Plans that she attended with Cllr Elliston.

Clerk has obtained a template for the Community Emergency Plan. It was agreed that the Community Emergency Plan will be developed in collaboration with Cllrs Hall, Elliston and Cavill.

6. Consultations

Any consultations received up to and including 3rd November 2020

(a) Natural England Advice regarding phosphates -

<https://www.somersetwestandtaunton.gov.uk/media/2435/matters-regarding-development-in-relation-to-the-somerset-levels-and-moors-ramsar-site.pdf>

The SWT / Natural England phosphate advice was noted.

(b) Standards Matter 2: Public Consultation and Public Sector Surveys

It was agreed that the Parish Council had no comments to make in relation to the NALC survey.

7. Neighbourhood Plan Illustrative Map Project

Clerk provided a progress update in relation to the NP Illustrative Map. Hard copies of the final draft of the map have been provided and final tweaks are being identified. The business adverts will then be added to the back of the map before printing takes place.

8. Country Park

This agenda item was 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.

9. BACH

Cllr Gage gave an update on the BACH in view of the new lockdown set to commence on 5th November. All but one of the hirers have decided to stop their hire during the lockdown. It was agreed that the BACH would be closed during the lockdown, the heating would be turned down and the cleaning would cease.

The meeting finished at 9.20pm