



West Monkton Parish Council

Planning Committee 6th April 2021 7.00pm

Minutes of the virtual meeting of the Planning Committee Meeting held on Tuesday 6th April 2021 at 7.00pm.

Present: Cllrs Besley, Cavill, Ellis, Elliston, Gage, Hall, Haskins, Hope 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 6th April 2021

Cllr Haskins declared a personal and prejudicial interest in application 48/21/0022, and Cllr Cavill declared a prejudicial interest in 48/19/0065, each left the meeting whilst the relevant application was discussed.

48/21/0015/VSC Variation to Section 106 agreement to enable the sale and storage of food and drink goods for consumption off the premises at The Range, Unit 1 Taunton Retails Park, Hankridge Way, Taunton. The Parish Council has no comment to make.

48/21/0013 Removal of tarmac surface tennis court and fencing and formation of riding arena with regrading works at Glebe Court, Church Hill, West Monkton. The Parish Council support the grant of the application, with the proviso that all lighting must be downlit and LED, hours should be restricted and no light must be left on all night (NP Dark Skies policy).

48/21/0017 Replacement of conservatory with the erection of a single storey extension to the rear of 60 Mead Way, Monkton Heathfield. The Parish Council supports the grant of this application.

48/21/0022 Erection of a single storey extension to the side of Mount Fancy, Greenway, Cheddon Fitzpaine. The Parish Council supports the grant of this application, it is in keeping with but subservient to the main building, and unobtrusive.

48/21/0012 Erection of carport at Greendale (formerly Tresco), Church Hill, West Monkton. The Parish Council supports the grant of this application, particularly noting that no trees will be lost in the process. NP policies would require all lighting to be LED and downlit. Installation of bird boxes and rainwater harvesting from the roof should be encouraged.

48/21/0020/T Application to re-pollard (on a regular basis) three Willow trees included in Taunton Deane Borough (West Monkton No.3) Tree Preservation Order 1998 at 9 Acacia Gardens, Bathpool (TD777). The Parish Council supports the grant of this application, noting that all pollarded material should be removed from the site to avoid risk of obstructing the waterway.

48/19/0065 Change of use of land from agricultural to canine activity training facility, provision of hardstanding, field shelter and alterations to access on land at Cherry Grove Rise, Yalway Road, West Monkton (amendments to original application)

The Parish Council continues to not support this application and reiterates all of the comments previously made in relation to the proposal on 7th February 2020.

The Parish Council makes the following observations in respect of the amendments that it has been asked to comment on:

- Despite the proposed addition of metal discs to the proposed fencing, the Parish Council has concerns that birds could still strike the fence, the collision could cause injury / mortality to the birds, such as raptors, which fly over the hedgerow and then drop chasing their prey and could crash into the fencing not expecting it to be there.
- The ecology and biodiversity of this site makes it unsuitable for what is proposed.

Planning enforcement:

E/0047/48/21 Breach of Condition 4 of planning permission 48/17/0024/A at Aldi, 86 Bridgwater Road, Bathpool, Taunton, TA2 8BA (The signage, as hereby permitted, shall only be illuminated during the permitted opening hours of the retail unit. Reason; To prevent adverse impact on the amenities of surrounding residents).

Noted

2. MH2

- District Centre consultation – live - <https://www.surveymonkey.co.uk/r/FB7BH2Y>
Clerk confirmed that the MH2 District Centre consultation discussed at the March PC meeting is now live and has been publicised on the PC website, Facebook page and will be in the next edition of the Village News.
The consultation will remain live until such time as an analysis is required to inform the Parish Councils response to the MH2 Planning Application, when it is made.
- Review Tree Protection Order
The TPO plan and accompanying information in respect of the MH2 area was circulated in advance of the meeting.
There was a general feeling that the TPO plan reflected the larger trees and woodlands in the MH2 area.
It was agreed that the TPO plan would be referred to and reviewed as and when plans for MH2 are developed / shared with the Parish Council.

3. Community

- Community Website Proposal
Clerk outlined the Community Website suggested structure that was circulated in advance of the meeting.
The quote provided by Somerset Web Services for the initial build and ongoing maintenance was outlined and discussed. The services of Bethan Turner, All About You, to support the ongoing management of the site and associated costs was also discussed.
The name 'Monkton Matters' for the website was supported.
It was agreed that the Clerk would forward the structure to SWS to enable them to provide an updated quote and to ask if the 'Monkton Matters' domain name was available. The formal consideration of the website proposal along with the costs to build and maintain will be discussed at the April Parish Council meeting with a view to a resolution being made.

4. Land next to Old West Monkton Primary School Update

The work to clear the brambles and tidy up this piece of land has been carried out following approval at the March Parish Council meeting.
Some possible landscaping improvements were discussed. It was agreed that Councillors would take a look at the land in advance of the Parish Council meeting when improvements would be discussed further.

5. Sports Pitches Update

Cllr Hall provided an update. Following the meeting with SWT, the Clerk has been in contact with Persimmon about the required variation to the S106 agreement. Persimmon have confirmed that they will discuss the variation directly with SWT.

Cllr Hall is going to write to the FA to ensure that their views on the proposal have been relayed to Gareth Clifford at SWT.

As the sports pitches will need to settle for 18 months after the ground / drainage works have been completed before they can be used, the focus is on getting the work underway as soon as possible as per the existing planning consent.

Clerk to write to Ann Rhodes and Gareth Clifford at SWT to put them in touch with Persimmon regarding the S106 variation.

The services to the site were discussed. Cllr Haskins and Gage to liaise regarding a survey being carried out to understand the cost implications of getting electric to the site.

Cllr Hall to develop a timeframe for the delivery of the Sports Pitches.

6. Neighbourhood Plan Progress Update

Assistant Clerk reported that the consultation period on the revised NP ends on 30th April. Some brief replies have been received so far. Further replies are expected towards the end of the consultation period.

Hedgehog gaps in fencing and Swift boxes have been suggested for inclusion in the NP, work is taking place to establish if the emerging SWT Local Plan will include these requirements, if it will they don't need to be included in the revised NP.

7. Consultations

Any consultations received up to and including 6th April 2021

- Government Consultation on Proposals for Local Government Reorganisation in Somerset - <https://www.gov.uk/government/consultations/proposals-for-locally-led-reorganisation-of-local-government-in-cumbria-north-yorkshire-and-somerset/consultation-on-proposals-for-locally-led-reorganisation-of-local-government-in-cumbria-north-yorkshire-and-somerset>

It was agreed that Councillors will review the consultation in advance of the Parish Council meeting next week with a view to a response being agreed at that meeting.

- Quantock Hills AONB short survey on Somerset's Nature Recovery Networks from the perspective of local community groups and organisations - <https://forms.office.com/Pages/ResponsePage.aspx?id=BvYktXr3okqNov5wNDsMzr95fZvXEcJFscvfYV-y9StUOTVTWEZQTjISMkhLTk9DVUwxQ1ILTjJPTi4u>

It was agreed that Councillors will review the consultation in advance of the Parish Council meeting next week with a view to a response being agreed at that meeting.

- Proposal for a new mobile mental health and wellbeing service for your community
It was agreed that Councillors will review the letter received in advance of the Parish Council meeting next week with a view to a letter in response being agreed at that meeting.

8. Country Park

This agenda item will be held in camera.

Cllr Hall provided an update

Other business:

Cllr Hope raised the condition of the fencing and equipment at the MUGA at Hobbs Close. The quality is very poor. Cllr Cavill confirmed that he has written to Kate Payne at Persimmon raising the issues with the fencing and equipment and requesting a copy of the ROSPA inspection records. Cllr Cavill has also raised with Persimmon that the MUGA is not DDA compliant.

There being no other business to discuss the meeting finished at 9.12pm.