



West Monkton Parish Council

Minutes of the virtual meeting of the Planning Committee Meeting held on Tuesday 5th January 2021 at 7.00pm.

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

In attendance: Mrs A Shepherd, Clerk, Mrs T Cavill, Assistant Clerk, Ms J Pearson, Clerk to Cheddon Fitzpaine Parish Council, one member of the public in relation to item 1 and Cllr Alan West, Cheddon Fitzpaine Parish Council for items 9 and 10.

Cllr Tully declared an interest and took no part in the discussion of the planning applications being considered during the meeting as a member of the SWT Planning Committee to avoid fettering his discretion.

Cllr Belsey declared a personal interest in respect of item 1 on the agenda regarding the self-build at Sidbrook.

1. Erection of 1 No. dwelling with carport / garages and parking and associated works on land south of Sidbrook, West Monkton

The applicants, Mr and Mrs Newstead gave a presentation to the Planning Committee outlining some changes that they will be making to the proposal before it is re-submitted to SWT Planning. The changes are in response to the observations made by the Parish Council in October.

Feedback was given to the applicants.

The applicants have agreed to review the reviewed version of the NP to ensure that the amended proposal reflects the amended policies as well as the existing NP policies.

2. Planning applications

48/20/0029 and 48/20/0030/LB - Replacement of wall and hedge with alterations to boundary at Hartnells Farm, Monkton Heathfield

West Monkton Parish Council supports this application with the following observations for the record.

Despite evidence quoted to the contrary, a traditional stone wall across the front of Hartnells Farm linking the farm entrance to the front gate, and from the front gate easterly to the boundary would enhance the appearance of the listed building and that would be the preferred option for the Parish Council.

The planting of a replacement hedge needs to have very firm assurances that the hedge will be viable and not allowed to die as in other sites on MH1, be properly staked using FSC sourced stakes, will be regularly maintained and not allowed to become an untidy eyesore.

Sensitive cutting rather than a regular beating with a flail could allow the establishment of an ecological asset. Conditions would need to be enforceable.

The Parish Council makes the comment about enforcement given the track record of MH1 – close by, at the other side of the Hartnells roundabout, there is an example of a stretch of stock proof hedge being removed from the corner of the field, without the owner's permission, and over a year later it has not been replaced nor even a stock proof fence installed.

The stretch of hedge is circa 40 metres long.

Species

There is no planting scheme with this application. The density of planting needs to ensure that a two metre deep hedge will grow. The tree report, written for the entire site is dated 2011. It would be a lost opportunity if a hedge consisting only of 'hawthorn, blackthorn and/or holly' were to be allowed. English native hedgerows include far more species. In the south west hazel is a usual addition. Field maple is habitat for the elephant hawk moth, and is also hugely resistant to air pollution. Other English species that absorb particulates include silver birch, viburnum, laurel, privet, some conifers. The need for the hedge to be stock proof (hawthorn, blackthorn) is considerably reduced since the area is now surrounded by dwellings, so variety beyond blackthorn and hawthorn should be included. Box, beech, yew and hornbeam are also English hedgerow species. Considering that the hedge will border the A3259, the choice of species known to absorb particulates should be of prime importance for the well being of residents. The hedge should include a variety of more than three species if it is to be truly representative of an English hedgerow.

Ecology

Hedgerows are of critical importance as ecological corridors for mammals, reserves of pollinator species, and providing important Nature Recovery Networks.

There is no reason why this 40-metre stretch of hedgerow should not be planted with a variety of native English hedgerow species.

Architecture

The eastern wall at the farm yard entrance will need to be keyed into the garden wall which runs north south, shown on drawing 'Proposed Farm Access HART/2020 Drawing no 4'. The stones and bricks from the existing structures should be reused.

Conditions

The works should not be allowed to commence during birds nesting season March to September, and there should be no demolition until the contract has been let.

Previous experience shows there must be very tight inspection and control of planting and establishment of the plants, including preparation of the ground, addition of suitable fertilizer and/or grit as required, regular watering. Stakes should be sourced from FSC (Forest Stewardship Council) sources, plant protectors should be biodegradable. It is proposed that the hedge will be 2 metres high and to that end, the plants that are planted should be mature, feathered and 5-6 ft high, NOT whips. It is recommended that a local supplier of English grown plants is used (e.g. Wee Trees in Wellington).

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

The Parish Council supports this application.

In accordance with the West Monkton and Cheddon Fitzpaine Neighbourhood Plan Policy R3 Flood attenuation, arrangements should be made to accommodate surface water drainage, by the addition of water butts, and/or other evidence of recycling rainwater.

In accordance with NP Policy R1 Dark Skies, external Lighting should be down lit, warm white and LED.

In accordance with emerging policy H5 Building and Climate change, it is expected that appropriate external materials and extra insulation are used to increase the energy efficiency of the extension.

It is anticipated that bee bricks, bird and bat boxes will be included in the building of the extension

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

Further to the comments already submitted by the Parish Council, the Council wishes to note that wherever possible, on all or part of the roof, PV roof panels should be used to increase the energy efficiency of the building.

48/21/0001 Application to fell one Sycamore tree, one Holly and one Robinia, and to carry out management works to one Oak tree included in Taunton Deane Borough (West Monkton No.1) Tree Preservation Order 1998 at Little Marlows, West Monkton (TD775) and

48/21/0002 Notification to re-pollard two Lime trees within West Monkton Conservation Area at Little Marlows, West Monkton

Subject to approval by David Galley, the Parish Council supports the tree works as described in the two application forms. However, a note should be made for the record that since Little Marlows was built, there have been repeated requests to cut down and/or remove trees from the site. Therefore, in the event of any of the replacement trees, T1, T2, T3 failing to thrive, replacements of the same or similar species must be planted. Should the works to the Oak T4 and the limes T5 and T6 result in their demise, replacements of the same or similar species must be planted.

3. Community Strategy / Emergency Plan

Cllr Elliston gave a presentation outlining the importance of Building a Vibrant Community and proposed steps that the Parish Council could take to coordinate and enhance the community.

Cllr Elliston also summarised a proposed questionnaire for completion by each household to enable the Parish Council to help to coordinate. The proposal is to pilot the questionnaire in Roys Place.

Different methods of improving a sense of Community were discussed. Cllr Elliston suggested that Councillors look at 'Wincanton Window'.

It was agreed that Councillors would review the presentation and proposed questionnaire in advance of the January Parish Council meeting when the matter will be discussed again.

4. A38 / A3259 Junction

Cllr Hope summarised the research that he had carried out in relation to the proposal to create a no right turn from the A38 onto the A3259 when travelling towards Taunton. Cllr Hope outlined how the introduction of a no right turn would encourage road users to use the ERR / WRR, which is the quicker route, rather than going through Monkton Heathfield or West Monkton.

The research that Cllr Hope had carried out was shared with Alyn Jones at SCC before Christmas and a view is awaited. The proposal to add a no right turn at this junction was included in the Traffic Issues and Pinch Points document. Alyn Jones confirmed that the view of SCC would be provided on all the proposals in the document.

Clerk to send a chaser in a couple of weeks' time.

5. Defibrillator Update

Cllr Hall confirmed that although the Co-op Store Manager was supportive of a defibrillator being located at the Co-op, the Regional Manager was not. Andy Pulleyn at Tacchi Morris has confirmed that Tacchi Morris is happy for a defibrillator to be located on an exterior wall there and for the centre to maintain it.

Other possible locations for a defibrillator were discussed including the Village Hall (Cllr Tully advised that the locking of the gates means that it wouldn't be available at all times) and the Merry Monk. Clerk to investigate. The hairdresser next to the Co-op could also be approached regarding an external installation.

Cllr Elliston confirmed that a £100 contribution has been made by Howdens. Clerk confirmed that some grant funding was also available. Clerk to gather further information about the cost of the defibrillator for consideration at the January Parish Council meeting.

6. Sports Pitches Update

Cllr Hall provided an update. Quotes for the ground works required are being gathered and logged in a spreadsheet. Clerk is liaising with Persimmon about the S106 contribution, the services on site and the sports provision to be proposed within MH2. It is hoped that this information will be gathered before the Liaison Meeting with Rebecca Miller on 19th January.

Cllr Gage confirmed that he had visited the cycle track in North Petherton, taken pictures and obtained the details of three contractors to approach for a quote. Cllr Gage to circulate pictures of the track.

7. Climate Change

Assistant Clerk

Climate Communications Pilot update / feedback. Assistant Clerk had approached two separate PR/Media companies with a view to quoting for a monthly roll-out of the Communications Resource folder. An enquiry will also be made amongst MH1 residents. The cost for the monthly packs has not yet been confirmed by CSE, who are trying to obtain grant support so cost to Parishes will be minimal.

8. Consultations

Any consultations received up to and including 5th January 2021

Assistant Clerk suggested that the Parish Council may consider offering to do necessary repairs to SWT fence in front of houses on Elms Estate the ones that face the A3259. A discussion followed.

It was agreed that the Assistant Clerk would contact Claire Thackray Engagement Lead at SWT to get them to replace the fence. Cllrs Tully and Cavill to also follow the matter up with Housing. It is a Housing matter and should come from Housing budget.

9. Neighbourhood Plan Illustrative Map Project

Assistant Clerk provided a progress update.

Both sides of the map are now complete and ready for approval for printing. This will be obtained at the January Parish Council meeting.

The Community Chest application successfully achieved £3000 towards the cost of signs for each of the play parks / open spaces. Assistant Clerk has gathered and circulated quotes for the signs. These will also be considered at the January Parish Council meeting.

10. 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.

Further items discussed

1. Delay of completion of Wessex Water works in relation to the WRR. Wessex Water will not complete their work until the end of January. Clerk to check with Persimmon so see if this has any implications on the completion of the WRR within the allocated window.

There being no further business to discuss, the meeting ended at 9.30am.