



## West Monkton Parish Council

### Planning Committee Report 11<sup>th</sup> August 2020 7.00pm VIRTUAL MEETING

Members of the public are encouraged and welcomed to attend this VIRTUAL meeting if they have comments to make on Planning matters. Members of the public are kindly requested on arrival to inform the Clerk, or Assistant Clerk, if they wish to speak on an item on the agenda.

Amy Shepherd is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting: <https://us02web.zoom.us/j/84337893572>

Present: Cllrs Haskins, Hall, Cavill, Gage, Ellis, Elliston, Tully, Clerk Amy Shepherd, Assistant Clerk Tricia Cavill, Clerk CF PC Jo Pearson.

Apologies accepted from Cllrs Besley and Hope.

#### 1. Walford Lodge Extension Proposal

Overview of proposal by homeowner prior to submitting a planning application. The Parish Council studied the plans and design statement being prepared for this application and do not have any objection to any of the plans as seen. An email will be sent to the potential applicant to confirm the cladding is genuine oak and not a plastic imitation.

#### 2. Planning applications

Any applications registered on SWT website up to and including 4/8/2020

- a. 48/20/0034 Variation of Condition No. 12 (use classes of floor area) of application 48/18/0026 at Hyde Lane Business Park, Hyde Lane, Bathpool. After some discussion the Parish Council supported this application to vary Condition 12; although it would seek to point out that the square metre numbers used for the areas do not add up.
- b. 48/20/0032 Erection of 4 No. dwellings with car parking, landscaping, internal access roads and associated infrastructure and engineering works at the former White Cottage, Bridgwater Road, Monkton Heathfield. Having studied the plans and details of materials, the Parish Council supports this application with the strong suggestion that the cladding should be half the dwelling and not full length.
- c. 48/20/0033/LEW Application for a Certificate of Lawful Development for the existing use of 2 No dwellings as independent, permanent residences (Class C3) at 1 Hyde Egg Farm, Hyde Lodge, Hyde Lane, Bathpool. The Parish Council supports the grant of a Certificate of Lawful Development.
- d. 48/20/0035 Erection of coffee shop with drive thru lane with associated changes to car park layout on part of Deane Retail Car Park, Hankridge, Taunton. The Parish Council was very pleased to read the Sustainability section of the Design and Access Statement and supports the principles described. In addition to the measures proposed, and in support of the SWTC draft Local Plan, the Parish

Council would suggest that bee bricks and bird bricks are included in the eaves of the building, and the designers may wish to consider the installation of a living roof.

- e. 48/20/0031. Following advice from A Penna that comments had been placed on the website from the Placemaking Officer, the Parish Council considered the comments and wish to make the following response, for the record. This application is for 4 bungalows on the site of an existing bungalow. The particular demographic in West Monkton is largely elderly, with the exception of the MH1 area (please see SCC published demographics). The application bears in mind this particular demographic and is aimed at elderly home owners, who do not wish for large gardens and who do appreciate and are reassured by the security associated with a gated entrance. The location is on the edge of the urban settlement being developed at Monkton Heathfield and looking out from the area there will be an urban landscape: the development adjacent to Monkton Elms garden centre is all but complete and plans are being considered for the land on the northern stretch of the A3259 between Dosters Lane and Blundells Lane. Thus, the location being largely urban, a gated entrance is not out of the ordinary. The northern boundary of the proposed development has a substantial hedge which the applicant has always stated will be retained (shown on the plans) – to screen and protect his development from the old village of West Monkton, and to screen West Monkton from his development. The Parish Council agrees that the site layout could be less geometric and the bungalow designs could be more individual.

Late applications:

- f. 48/20/0026 Erection of fencing to the front of The Croft, Yallands Hill, Monkton Heathfield (retention of works already undertaken) The Parish Council believes that the fencing is out of keeping with the street scene, exacerbated by its height. The Parish Council strongly suggests that if the fence is to remain it should be reduced to a maximum height of 6 foot, and the home owner should be encouraged to replace the tall beech hedging taken away by a hedge within the curtilage of the property, in order to maintain biodiversity and ecological balance.
- g. 48/20/0040/A Display of 1 No. internally illuminated totem sign on land to the west of Deane Retail Park car park at Hankridge, Taunton. The Parish Council observes that the dimensions of this advertising totem are very are very large, the scale is out of keeping with the rest of the retail park at Hankridge. The Parish Council does not support the grant of this application.

#### Planning Enforcement

- a. E/0098/48/20: Alleged unauthorised advertisement at Bridgwater Road, Monkton Heathfield, Taunton, TA2 8BF (Persimmon Marketing Signs) – Update. The Clerk reported her dialogue with the Enforcement Officer. The Parish Council would prefer for enforcement action to be taken to remove all the signs and a proper application made by Persimmon for an advertisement consent on the site. SWTC are seeking a compromise solution, which the Parish Council would wish to see time limited.

- b. E/0071/48/20 - non-compliance with conditions 6 & 7 to permission ref 48/15/0053 – Update. Work is ongoing to the parking area, and Redrow is getting quotes for their part of the work.

### **3. Neighbourhood Plan – Illustrative Map Project**

- a. Update on project and proposed illustrative style. The Parish Council agreed on the style that had been presented by Mark Marlborough: pen and ink sketch based on drone photography with splashes of colour (green tones). It was agreed that a paper map would be produced for the Welcome Pack, with extra copies available. It was noted that there would be a need for a second publication as more building development is completed with associated parks etc (Northwalls, Hartnells).
- b. Identifying and naming of parks / open spaces for inclusion on the Illustrated map. The photographs of the play areas in West Monkton in the current Neighbourhood Plan were all confirmed as suitable for inclusion in the map. It was agreed that the unadopted parks in MH1 would also be included, names to be confirmed by email, although no naming/interpretation boards could be installed until the Public Open Space is adopted. It was agreed to consult the cricket club on the nature of their inclusion in the map – either by sketch map or marked by a dot on the map.

### **4. Climate Change**

- a. Identifying priorities and initiatives to create a draft action plan (to be updated when a Community Workshop can safely be held). The position regarding a future Community Workshop was discussed. It is unlikely that a Workshop will take place before next year. Until that can happen, it was agreed that the Parish Council will develop an action plan of how to deliver initiatives in support of its Climate Change declaration. It was explained that the budget setting and precept document which was (approved in November 2019) had introduced two separate budget lines for grants: £3500.00 for the regular recipients agreed at budget setting - (e.g. Taunton and District CAB, Dorset and Somerset Air Ambulance, Village News), with some left over for other applications such as play group, street party. Additionally, £5000.00 was allocated for grants to assist individuals in making their homes more carbon neutral. It was envisaged that these grants would move Parish properties (particularly older properties) closer to being carbon neutral and thus the Parish ambient environment would benefit. Grant awarding to individuals is possible because the Parish Council has declared General Powers of Competence.<sup>1</sup>  
It was suggested that volunteers could assist the Parish Council with Climate Change initiatives. It was also suggested that The Spital Trust might wish to apply for a grant for climate change improvements to the four Spital bungalows. It was suggested that the remaining non-LED lights in the Parish might be replaced: lighting is the responsibility of SCC, and it had been reported that all the easy replacements had been completed, the ones remaining were more difficult. The replacement of these remaining poles is likely to be expensive. Because the lighting is the responsibility of SCC, a grant application for the replacements would not be appropriate, but it was agreed to identify with SCC

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<sup>1</sup> General Powers of Competence can be declared if a Parish has all its Councillors trained and Clerks have CILCA qualification. This means the Council is not restricted by the S137 spending conditions.

what needs to be done, and whether it could become a collaborative project funded in next year's budget (budget setting is November 2020).

- b. NALC session on 28th Sept on climate change:

[https://www.nalc.gov.uk/rebuildingcommunities?utm\\_source=Members&utm\\_campaign=fd6a6d391f-EMAIL\\_CAMPAIGN\\_2018\\_06\\_08\\_03\\_15\\_COPY\\_01&utm\\_medium=email&utm\\_term=0\\_206970988f-fd6a6d391f-323671313&mc\\_cid=fd6a6d391f&mc\\_eid=4b9f83d8ba](https://www.nalc.gov.uk/rebuildingcommunities?utm_source=Members&utm_campaign=fd6a6d391f-EMAIL_CAMPAIGN_2018_06_08_03_15_COPY_01&utm_medium=email&utm_term=0_206970988f-fd6a6d391f-323671313&mc_cid=fd6a6d391f&mc_eid=4b9f83d8ba)

### **Leaders talk: Rebuilding sustainable communities**

28 September 2020 — 12.00 - 13:00

Sponsors: BHIB Councils Insurance, Blachere Illumination and CCLA

NALC member: £30 — Non-member: £40

So your local council has declared a climate emergency... what next? Hear from sector experts, experienced councillors and share your own stories on how to rebuild greener and more sustainable communities. We will talk about climate action plans, how to work with your principal authority and how to ensure your community assets are sustainable, and how to ensure your council's biodiversity. The COVID-19 pandemic has increased the awareness of the link between our own health, and that of the planet. We hope you will leave the event with a renewed passion for tackling climate change locally with confidence to activate it within your council.

This NALC talk was drawn to Councillors attention as it could produce some further ideas for the Climate action plan. The following Councillors indicated they would wish to joint the online event (cost £30.00 per person): Cllrs Haskins, Hall, Cavill, Gage, Elliston. Cllr Hope will be checked for availability.

### **5. Grant Application**

- a. Tacchi Morris Grant application. The refurbishment details had not been finalised. Andy Pullen will provide more information in September.

### **6. Consultations**

Any consultations received up to and including 4/8/2020

- a. Reversing Decline of Inspects Report (circulated by email on 22<sup>nd</sup> July). Report recommended to Councillor. Cllr Elliston raised some points: connecting green spaces seems to be at odds with recommendations from Create Streets report for MH2; use the bunds and verges of the MH1 infrastructure to support insect corridors; pesticide use should be restricted (management companies will have a maintenance regime). Aspects of the report could inform the Climate Action Plan, and/or be included in the NP Review. Assistant Clerk will produce some recommendations.

### **7. 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.