



West Monkton Parish Council

Planning Committee Report for Parish Council meeting 12th May 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.

1. Public Open Spaces MH1

- a. Update on enquiries regarding hand over of Playing Pitches between ERR and Canal. The WM Liaison meeting with A Penna in the morning was reported: it was suggested that if the PC were to put in a pre-app seeking Deed of Variation to the S106 requiring that rugby pitches and cricket area were constructed instead of football pitches, it might galvanise some action from SWTC who currently do not have a Leisure Officer in place. Cllr Hall will appraise the Rugby Club and Cricket Club, seeking financial support; Clerk will check what's needed with SWTC Planning and likely cost and also enquire about handover to WMPC.
- b. Not much progress with handover of POS during Persimmon lock down. WM Liaison mtg in the morning reported disparity – Persimmon has given notice, A Penna has stated list of unfinished items, no list of jobs and timeline from Persimmon. If A Penna was convinced the jobs list would be delivered to the stated time line he might be minded to sign it off. Clerk has consulted SLCC lawyer, who asked why the PC wanted to take over the POS. It appears that even with freehold ownership, the desire to enhance and improve the POS might not be immediately possible. The management companies would include residents and they would determine what happened at their annual meeting, therefore PC would have to make application at annual meeting, and may not be supported. Advantage is that anything agreed would have documented support of residents on management company. Warning from legal advisor – if one of the management companies failed then burden of support would fall to freeholder (I.e. PC) and funds would have to be found from precept. Responses from Blenheim, Management company agent, following enquiries up with Persimmon are awaited. Clerk stated that comment now from all three experts consulted have each asked why PC would want to take ownership of POS. It would be prudent to review advice received so far and look again at Parishes where the handover of POS had taken place. Clerk will continue to gather information and report back.

2. Planning applications

Any applications registered on SWT website up to and including 5/5/2020

- a. Persimmon on line consultation <https://sites.google.com/view/monkton-heathfield-consult/proposed-development>

Draft comments sent by email to councillors on 22/4/2020.

It was agreed that consultation was not adequate, failing to reach significant sections of the community – it was suggested that an easy remedy would be for Persimmon to deliver a mail shot to all dwellings in CSM and WM parishes.

Questions raised by Cllr Besley about highways consultations for MH2: he suggested that Persimmon could share their Traffic modelling scope, and their assumptions for the entirety of the development. A Penna stated no scope had been agreed with the LPA (Local Planning Authority). Cllr Besley's suggestion was to ask for a second opinion on the Traffic assessment using experts such as SLR, sharing the fees with CSM. Meeting with J Fellingham on Thursday primarily for other matters could include a list of questions about MH2 for SCC. D Rice and T Laurence from Arts Taunton have suggested their exerts 'Create Streets' should liaise with Persimmon designers Pegasus. Pegasus has presented their MH2 proposal to the Design Review Panel.

It was considered that there were some areas of disagreement with CSM about MH2 proposals, and that a separate response should be made by WMPC as well as the joint panel response. Clerk will discuss with S Altria Clerk at CSM, and will arrange a joint panel meeting to final the joint panel response to Persimmon.

- b. **48/20/2020** Erection of a two-storey extension to the side of 6 Gotton Cottages, Cheddon Fitzpaine.

Parish Council comment: the off white render stated in materials used would not sit well against what is a typically traditional Quantock Stone cottage, and the Parish Council would not support the application if white render remains, as it would totally alter the very local street scene of the three dwellings on this lane and the visual amenity – looking from the cross roads, the off white render of the end wall would totally dominate the aspect. It is recognised that Quantock stone is not readily available as the quarry is now closed, and look alike substitutes may well look worse, therefore it is suggested that a different finish more sympathetic to the Quantock Stone should be proposed such as timber cladding or rough cast lime. The window finish is not defined – it is assumed they would be uPVC? It is strongly recommended that the Planning Committee should make a site visit to understand the very traditional appearance of the cluster of cottages situated at this back entrance to Hestercombe, and originally part of the Hestercombe estate. In view of the proximity of Hestercombe, and the WM & CF Neighbourhood Plan policy R1, it is required that external lighting should be only of warm white LED.

3. Consultations

Any consultations received up to and including 5/5/2020

- Unparished areas – request from Wiveliscombe PC, email sent to all Cllr 6 April

16th March 2020 Motion from Cllr Berman re: Taunton Unparished Area - The Council notes with concern that Taunton Town remains unparished with the result that all Council Taxpayers in the District pay for services in Taunton that would be charged as a Parish precept in the rest of the District. It was unanimously resolved the Clerk to write to other Parishes in the District to make a joint plea to Somerset West and Taunton Council to rectify this position before March 2021 or, if this is impossible, to levy a special rate on Taunton for the local services there.

Your thoughts would be appreciated?

Kind regards

Sarah Towells

Clerk to Wiveliscombe Town Council

- a. After discussion it was agreed to support Wiveliscombe's enquiry.

4. Grant application from Tacchi-Morris

To consider how much the Parish Council wishes to grant, and agree the proviso that the funds will be used to purchase an item(s) required for the refurbishment of the Community Café. Precept/Budget spreadsheet distributed previously. Email with grant budget info sent on 15/4/2020.

- a. It was agreed that the community café would be supported, by purchase of item(s) needed for the refurbishment (e.g. a coffee maker). Until the design of the community café is known, it isn't possible to identify a piece of equipment that the Parish Council could purchase. Redesign of surfaces and machinery has been known to cost in the region of £7k but the Council has not yet agreed a sum to be spent. The grants budget for 2020/2021 is £3000.00 for regular supporting grants, and £5000.00 for retro fit to meet Climate and Emergency measures (e.g. extra insulation); therefore, the money spent on a purchase for the T-M refurbishment will have to be found from other funds.
- b. Cllr Ellison had enquired at Wickes regarding a community grant for the project: sums available are not large but a couple of cupboards or worksurfaces could be forthcoming. Enquiries will also be made at Howdens.
- c. Timescale at T-M not known, to benefit from Wickes/Howdens sooner rather than later would be preferable.

5. 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 Tully declared Personal Interest and left the meeting as he is on SWTC Planning Committee.*

Cllr Hall provided an update.