



## West Monkton Parish Council

### Planning Committee Report 13<sup>th</sup> October 2020 7.00pm VIRTUAL MEETING

In attendance: Cllrs Besley, Ellis, Elliston, Hall, Haskins, Hope Clerk A Shepherd, Assistant Clerk T Cavill, Clerk to CF PC J Pearson, Cllr M Batsch (CF PC). Cllrs Cavill and Tully joined later. Three members of the public attended.

#### 1. Planning applications

Any applications registered on SWT website up to and including 6<sup>th</sup> October 2020  
48/20/0044 - Erection of 1 No. dwelling with carport/garages and parking and associated works on land south of Sidbrook, West Monkton. Parish Council comment: West Monkton Parish Council strongly objects to this application on the following grounds: the proposed dwelling is far too large for the site, and the street scene. No other property either side of Sidbrook has such a large garage to the front of the building, they are either integral, or to the rear, and the two garages which are to the front are much smaller. The location of the proposed building set back from the road will result in the gable end having an overbearing presence on the neighbouring property to the east. The ridge height of the proposed building is higher than any of its neighbours and the size, some 17 x 11 metres is larger than any other building in the cluster of 9 dwellings either side of the road. This little island of properties is unique in the parish and the proposed building does not fit the street scene in any way. The site was formerly farmed very sensitively, with a hay crop of meadow grasses being taken once a year, and local knowledge confirms this resulted in a population of dormice, deer, owls, bats, hedgehogs. More recently the grass meadow has been kept very short. The Ecology report does not include reference to the flora and fauna that formerly populated the site. The southerly end of the field abuts a woodland planting now some 7 years old to offset the environmental impact of Hartnells development, particularly for the bats. The Parish Council support the requirements specified by Larry Burrows. There is insufficient detail provided in the materials section of the application form; the Parish Council would have expected the colour and material of the tiles to be provided, and for the drawings to show the proportion of bricks to render and colour of the render, to fit in with the street scene.

48/20/0045 - Erection of a two-storey extension to the side at 61 Heathfield Drive, Monkton Heathfield. Parish Council supports this application.

48/20/0036 Conversion of barn into 1 No. residential dwelling with associated works at the barn near Oggshole Farm, Broomfield. Cllrs Haskins and Cavill declared personal interest in this application. West Monkton Parish Council supports this application with the following suggestions: the location of the treatment plant might need to be moved to allow the outlet to be in a dry area; the position shown on the plan looks to be a bit too close to the stream that arises on the western boundary. The soakaway may need to be reconsidered as well.

Bearing in mind that the stream runs into Yalway Stream which feeds into the confluence at Bathpool, attention is drawn to the recent Natural England report on phosphates.

**Withdrawn:**

08/20/0024LB. Whilst 08/20/0023 remains live (Erection of a tent on the south lawn with a mobile toilet and service tent for a period of 6 years t Hestercombe House, Hestercombe Road, Cheddon Fitzpaine), the listed building application associated with it has been withdrawn.

**Planning Enforcement:**

E/98/48/20 - Illegal Signs at roundabout Bridgwater Road – signs have been removed

**2. Climate Change**

Feedback from NALC – Rebuilding Sustainable Communities Session on 28<sup>th</sup> September. All members of the Parish Council had been registered for this event. General discussion revealed that most Councillors found the ‘Friends of the Earth’ speaker, Sarah Bell, to be the most informative. The view was expressed that until there was legislation at the highest level, there was little individuals could/would do. A different view was expressed that small initiatives all add up. It was agreed that a good place to start might be to do a Parish ‘Carbon Audit’, which would identify what needed to be done, and would also open the door for further funding. Clerk to investigate and send information to Cllr Elliston. Action Plan development update: Clerk is developing an action plan.

**3. Consideration of the SW & T Council offer of free trees to all Parishes up to a value of £50.00.**

Supplied as small whips with tree protector and stake.

Where - no PC owned land but Cricket Club has lease on land for 28 years - what about a row of trees along the line of the picket fence?

Which species - choice of beech oak lime and others.

It was agreed to take advantage of the offer from SW&T Council. The species to be purchased would be Beech and Lime, to be held in a temporary planting place until the position of Persimmon’s handover to the Parish Council becomes clearer.

**4. Sports Pitches Update**

Cllr Hall had revised his drawing of the sports pitch area following consultation with Sports England, the RFU, the ECB and local representatives of Taunton Rugby Club and West Monkton Cricket Club. The revised drawing had been submitted to A Penna. A Penna had observed that without any football pitches at all on the revised plan it would make the Deed of Variation to the s106 requiring two football pitches very difficult to obtain. It was noted with regret that Persimmon had failed to produce their promised letter of support to the deadline they agreed. Clerk will draft local knowledge and information of locally available football pitches (Priorswood Cleeve Road, Waterleaze, Cashford Gate, Stoney Furlong) and other data to refute the need for more football pitches (based on data from the 2005 application).

**5. Consultations**

Any consultations received up to and including 1/9/2020

(a) Police and Crime Commissioner's Coronavirus Recovery Survey

[https://www.avonandsomerset-pcc.gov.uk/news/2020/09/do-you-have-thoughts-on-your-local-police-service/?utm\\_source=rural-crime-forum&utm\\_medium=email&utm\\_campaign=opcc-covid-survey](https://www.avonandsomerset-pcc.gov.uk/news/2020/09/do-you-have-thoughts-on-your-local-police-service/?utm_source=rural-crime-forum&utm_medium=email&utm_campaign=opcc-covid-survey)

It was agreed to put this consultation on the website and FB page to allow residents to respond.

- (b) One Somerset - Autumn Consultation - Town & Parish Councils opportunity to have a say – open until 16<sup>th</sup> October.

<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fonesomerset.org.uk%2Fhave-your-say%2F&data=02%7C01%7CJcooksley%40somerset.gov.uk%7Cb348c7f6bc154127d11208d85bc0479a%7Cb524f606f77a4aa28da2fe70343b0cce%7C0%7C0%7C637360228672950488&sdata=JUNU36p8pypCJwV%2BC9PnGqk6kqdfsJGgvdaHe5k%2FBdA%3D&reserved=0>

Four virtual meetings will be held using Microsoft Teams. Please ask your members to email [onesomerset@somerset.gov.uk](mailto:onesomerset@somerset.gov.uk) to confirm their attendance, clearly stating which meeting they would like to attend. We will then send the link and full joining instructions to them by email in advance. The dates and times are as follows:

- Thursday 8th October 7pm
- Wednesday 14th October 7pm
- Thursday 15th October 1pm
- Thursday 15th October 7pm

Some Councillors confirmed they had booked to attend the consultation, and those attending before the PC meeting will bring observations to the PC meeting when the consultation will be completed.

- (c) Have your say on road enforcement & safety where you live

<https://www.surveymonkey.co.uk/r/apccsaferoads>

It was agreed to place this consultation on the website and FB page to allow residents to respond.

- (d) Transparency and Competition: a call for evidence on data on land control

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/907213/Call\\_for\\_evidence\\_on\\_Contractual\\_Controls.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907213/Call_for_evidence_on_Contractual_Controls.pdf)

It was requested that Councillors read the consultation documents before the PC meeting. Assistant Clerk has circulated suggestions for comments for each of the responses in blue typeface.

- (e) Planning for the future white paper

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/907956/Planning\\_for\\_the\\_Future\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907956/Planning_for_the_Future_web_accessible_version.pdf)

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## 6. Neighbourhood Plan Illustrative Map Project

Progress update. A mock-up of the final version was presented by the graphic designer at a live meeting on 5<sup>th</sup> October. Design details were discussed. Having obtained quotes from Sharp Cat for thick and thin paper – predicating the size of envelope; it was agreed to go for the thicker paper which would fold down to A4 size. The quotes include a single sheet of A4 printed on one side to allow for a letter from NP Chairman and two PC Chairmen. Sponsors have been invited (circa 70 emails sent) with 4 firm expressions of interest so far. It was agreed to send the sponsor invite out again, and to the NP Mailing list, with the electronic version of the final map attached so that sponsors can see what they are supporting. Suggested that an A6 display of logo, picture and text would be £50.00, with double size

being available for £100.00. Sponsors adverts would be printed on the reverse side of the map.

## **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.

An update was provided.