



West Monkton Parish Council

Planning Committee Report for 14th April 2020 7.00pm at the BACH

This meeting was held virtually.

1. Grant application

Andy Pulleyn, Tacchi-Morris Centre gave a presentation on the 2020 campaign at Tacchi-Morris which is about future proofing the centre. Two major areas – the community café and the lighting. Councillors could see the suitability of the café for grant support from the Parish. Agreed to discuss further, decide how much could be granted and identify a suitable item(s) that the PC could purchase and gift to the TM Centre. For the next Council agenda.

2. Public Open Spaces MH1

a. Update on enquiries regarding hand over of Playing Pitches between ERR and Canal. No further progress. Reporting from the Liaison meeting – SWTC has rejected the formal letter of completion from Persimmon stating the work is not complete. Nothing further from Blenheim, enquiries made to Persimmon legal dept about transfer of POS. Land for allotments discussed: the owner of the area by The Forge on Bridgwater Road at Bathpool is not known. MH2 online consultation launched by Persimmon, A Penna has not been informed.

3. Planning applications

- a. 48/20/0013 Erection of single storey infill extension to front, alterations to porch roof and installation of window to side of Capricorn, Sidbrook, West Monkton (*consultation period extended to 8 April 2020*). Parish Council comment: the application is not detrimental to the street scene, the PC supports the application.
- b. 48/20/0017 Erection of single storey extensions to the front and rear of Illyria, Swingbridge, Bathpool, Taunton. Parish Council comment: the PC supports this application. With reference to WM&CF Neighbourhood Plan Policy R3, there is an opportunity to include the installation of a water butt for recycling rain water run-off from the garden room roof.
- c. 08/20/0009 Notification to remove 10 metres (possibly 20) of hedgerow on land to the south of Aginhills Drive, Monkton Heathfield. Parish Council comment: the PC supports this application with the request that if it is suitable for purpose, could bio-degradable polythene be used for the reinstatement of the hedge.
- d. 48/19/0069 Reserved matters Hartnells Phase 2

Ben Smith Persimmon confirms that that the hedge adjoining Meadway will be retained and a chain link fence put through it. Amendments have been made to drawings. PC suggests that the fence should be weldmesh – not chain link - for greater structural integrity, and it should be 1.8 metres high.

Clusters on affordable houses although stated satisfactory by Housing Enabling, appears to not be compliant. Policy indicates clusters of no more than 15. If you check Affordables plan for this

application and also the Affordables plan for 48/18/0036(Phase 1) then 15 social and affordables either side of the road in Phase 1 back onto social and affordables 2 bungalows and 9 houses in Phase 2. Taken as a whole, this would appear not to be compliant with Policy.

Landscape Plan 1206. Landscaping in corner of Phase 2 showing 9 trees with oak in the centre. Oak very acceptable but could the other trees be edible fruit trees such as pear, apple, cherry?

Materials Plan 1201. Parish Council requests a greater mix of white render, brick walls, red tiles and grey tiles. The mix in MH1 is acceptable but Phase 2 Hartnells (the west side) is showing a preponderance of brick walls and red roof tiles. Please vary the mix.

Travel plan. Parish Council congratulates the developers on the production of the Travel Plan and the appointment of the Travel Plan Co-Ordinator. The Parish Council would wish to be in contact with the Travel Plan Co-ordinator to provide as much support as possible for this role, so please could contact information be provided?

Parish Council notes the report from the Local Lead Flood Authority regarding comments from the SUDs inspection/attenuation basins, and seeks reassurance that the SUDS scheme on the Hartnells site has been inspected and pronounced sound. The Parish Council seeks reinforcement of the banks of Dryers Brook against erosion where the drain from Hartnells discharges into the ditch.

When will play and open space be delivered?

4. Consultations

- a. Review of Taunton Public Space Protection Orders. In view of technical difficulties being experienced this item was deferred to a later meeting. It has been suggested that in the 'extra comments' in the survey, it might be suggested that a Public Space Protection Order should be drawn up for Farriers Green Park, Monkton Heathfield to protect the area against reported drug abuse, foul language, loud and inappropriate behaviour, loose dogs.

5. Country Park

This agenda item was held *in camera*, and no members of the public were on line at this part of the meeting. Cllr J Woolacott and Clerk J Pearson joined from CF PC. Cllr Hall provided an update.