



## West Monkton Parish Council

### Planning Committee Report 14 July 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.

Attended by: Cllrs Besley, Ellis, Elliston, Hall, Haskins; Clerk Amy Shepherd, Assistant Clerk Tricia Cavill. Three members of the public joined the zoom meeting.

Personal apologies received from Cllrs Gage and Hope. Cllrs Cavill and Tully also apologised owing to attending a SWT Council meeting.

#### **1. Public Open Spaces MH1**

##### a. Update on various lines of enquiry

A response had been received from Kate Payne Persimmon, with little progress reported. No tree watering will be done for the trees already planted,

No contact possible for the Adoptions Manager, all enquiries are to go through Persimmon.

The MUGA is anticipated to be finished by August, with other parts of the site being completed in Oct/November.

No handover anticipated before Feb 2021.

Travellers have been reported to Persimmon as causing local nuisance, Persimmon is taking steps to move them on.

Persimmon are not able to provide blank copies of the TP1 template for each of the Management Companies therefore Parish Council not able to ascertain with clarity how many Management Companies are actually in place, nor to discuss with any knowledge base how the PC might assume ownership. It seems that a lot of information is being withheld/not provided, which means that the PC cannot make progress. An alternative, if ownership is not possible, might be to ensure that Parish Council has representation on each of the Management Company Boards.

No further progress with Sports pitches, Persimmon declined amending the S106. Check with A Penna at Liaison meeting next week.

Attenuation questions have not been addressed.

Also – road surface on Bishops Close – Redrow and no response. Clerk will follow up with Redrow.

Retail units on MH2 – check with A Penna at Liaison Meeting that the provision will be increased because of developer failure to deliver any retail units in MH1.

#### **2. MH2**

##### a. Consider the Create Streets report following their review of MH2 Design Guide

This part of the meeting attended was joined by T Laurance, Arts Taunton. The Critical Friend review had been read by some Councillors. After some discussion as to how to handle the review it was suggested that it could be endorsed by the Parish Council and referenced within the MH2 response document prepared by the Parish, and the

review should be submitted to A Penna separately, in its entirety. Cllr Besley offered to send the Clerk his comments for onward distribution and consideration by Cllrs. The closing date for the consultation is Friday.

b. Review and agree Parish Council response to MH2 SWT Consultation (Close date 10<sup>th</sup> July 2020). See part a) - Cllr Besley's comments will be considered by email and the outcome included by the Clerk in the document submitted from the Parish Council to SWT Council on Friday.

It was noted that Persimmon are building one other garden town development in Suffolk – Cllr Elliston provided a link

<https://ukpropertyforums.com/persimmon-homes-to-build-garden-town-in-suffolk>

Agreed to amend wording of the temporary bus gate proposal to '...at a location to be agreed'.

The additional bullet points on the MH2 response document will be highlighted in red, if Councillors wish them to be removed they should inform the Clerk.

### 3. Planning applications

Any applications registered on SWT website up to and including 7/7/2020

- a. 48/20/0025 application for variation of conditions on 48/19/0072 at Springfield Greenway. Copied to Councillors 15/6/2020. An increase in the number of outside metal steps to reach the upstairs of each garage, plus slight relocation and reorientation of Plot 1 garage away from the boundary fence. Parish Council supports the application for variation of conditions on 48/19/0072.
- b. 48/20/0028 application for two storey extension at Woodballs, West Monkton. Copied to Councillors 25 June 2020. Parish Council supports this application.
- c. 48/20/0031 Demolition of bungalow and outbuildings with the erection of 4 No. dwellings with associated works at The Orchard, Blundells Lane, West Monkton. Cllr Besley declared a personal interest as he is a neighbour of the application site. Parish Council supports the application but notes the Planning Statement appears to have omitted consideration of the West Monkton and Cheddon Fitzpaine Neighbourhood Plan, in particular with reference to R1 Dark Skies Policy, lighting scheme, and R3 Flood attenuation policy, no water butts.
- d. 48/20/0027 Variation of Condition No. 01 (approved plans) of application 48/18/0036 for the addition of 1 No. parking space for Plot 91 on land at Hartnells Farm, Monkton Heathfield Parish Council has no comment to make.

Planning Enforcement notifications:

- a. 48/19/0059 Appeal: letter copied to Councillors on 9/6/2020 Application for the construction of one dwelling in the grounds of 'Nigella' West Monkton. Noted. No further comments to send to the Building Inspectorate.
- b. To note: registration of enforcement E/0100/48/20 Erection of a shed at Tresco, Church Hill, West Monkton. Copied to Councillors 16/6/2020. Shed is very high and unsightly. Work appears to have stopped. Await outcome of Enforcement investigation.
- c. E/0098/48/20: Alleged unauthorised advertisement at Bridgwater Road, Monkton Heathfield, Taunton, TA2 8BF (Persimmon Marketing Signs) Letter dated 19th June – Enforcement Officer has requested the developer removes all four illegal advertisements and supporting structures within the next 7 days (dated 19<sup>th</sup> June). To date, signs have not yet been removed, reported back to Enforcement Officer.

### 4. Consultations

Any consultations received up to and including 7/7/2020

- a. NP Illustrated map project – Mark Marlborough

Project described but no drawing received to be able to demonstrate, agreed to bring to Parish Council meeting next week for approval.

- b. NALC consultation on the new model member code of conduct, closing 17 August.  
([https://www.local.gov.uk/sites/default/files/documents/11.197 Model Member Code of Conduct\\_05.pdf](https://www.local.gov.uk/sites/default/files/documents/11.197%20Model%20Member%20Code%20of%20Conduct_05.pdf))

Members agreed to read the document and decide at Parish Council meeting next week if a Council reply was needed or if Councillors wished to respond individually.

c. Walking and Cycling Manifesto for Somerset Consultation

It was agreed the manifesto was a laudable document, but the practicalities of banning all on street parking in Somerset, and retro-fitting existing cycle ways and footpaths to comply with the links to settlements with populations over 1500 throughout Somerset, were noted as very difficult.

## 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.

Members of the public attending the virtual meeting were asked to leave.

Cllr Hall provided a confidential progress report.