



West Monkton Parish Council

Planning Committee report 9th June 2020 7.00pm

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. Cllrs attending: Cllrs Besley, Cavill, Ellis, Elliston, Gage, Hall, Haskins, Hope, Tully.

1. Public Open Spaces MH1

a. Update on various lines of enquiry

There was little progress to report owing to current Covid situation.

Clerk had written to residents at Pavilion Gardens regarding payment of Management fees, and there had been some responses. She had also written to Blenheim; who confirm they are still waiting for a reply from Persimmon. A quote from the recommended solicitor has not been received. Copies of the transfer deeds, promised by Persimmon, have not been received.

The Rugby Club travellers have gone, leaving pitch damage. Police have visited travellers on the side of the ERR but Persimmon and Edenvale have not responded.

Trees on the estate are dying owing to lack of water- various self-help solutions discussed including 'adopt-a-tree'. Water bowsers discussed, a local window cleaner was recommended. It was agreed that Clerk should obtain a quote for using a bower to water the trees, and ask Persimmon to foot the bill.

b. Response from LLFA on Hartnells drainage (sent to Cllrs 18/5/2020)

Following a reply from LLFA, the unconsented works were discussed, and implications arising therefrom in respect of ownership of public open space. A Penna's response at the Liaison Meeting was that it is between SCC, Wessex Water and the developer. It was noted that Kate Payne had confirmed all MH1 works had been signed off by LLFA, so agreed that the Clerk should contact Kate to obtain her comments.

c. Approval of completed forms for outdoor gym equipment at Farriers Green

At the site meeting it had been identified that grass matting would be preferable for the installation as it would protect the ground. The extra cost would be £315.00. All Councillors were present and agreed that the grass matting should be included. Freshair Fitness wish to install on 10th June 2020. It was agreed unanimously by show of hands to go ahead with the installation on 10th June to include the grass matting. To delay this confirmation until main council on 9th June would be too late for the installation to start on 10th June.

2. Joint Parish Panel future arrangements

At a recent meeting of the JPP it was agreed that the JPP was a useful conduit for input of information/presentations etc from LPA, SCC, developers, as the information could be

delivered once, and both Parishes heard exactly the same information, and responses to questions. Shared responses had proved virtually impossible since the two Neighbourhood Plans were so different in their vision and policies, and the Parish Councils priorities so dissimilar. Accordingly, it was agreed that each Parish would make its own response to information jointly received, but each Parish would share information and responses made with the other.

3. Planning applications

Any applications registered on SWT website up to and including 2/6/2020

- a. Masterplan and Design Guidance for land South of Manor Farm, Langaller. Email seeking comments from Councillors sent on 11/5/2020. Following advice from A Penna at the WM Liaison meeting it was noted that presentations to Exec on 28th January would need to be resubmitted to be considered as part of the consultation. It was agreed to collate these responses with the comments on the three parts of the Design Guidance prepared by Thrive. The collated document would be circulated for Councillor comments on Wednesday, comments from Councillors on the final document should be made back to the Clerk, with all copied in, for the document to be finalised and submitted by the closing deadline of June 5th. Councillor comments made at the meeting were included in the revisions.
- b. Monkton Heathfield: SS1 Policy Area and MH2 Concept Plan and Design Principles The Report to Exec on 20th May recommends publishing a Framework Plans for the SS1 area as a whole and a Concept Plan for the MH2 area for public consultation in order to provide developers, local residents and businesses the opportunity to comment on the draft proposals. The consultation is not yet live and no end date has been fixed, although A Penna reported the consultation period would be circa 4 weeks.
- c. 48/20/0019 Erection of garage and garden store at The Wagon House, Gotton, Cheddon Fitzpaine. Info sent to Cllrs 19/5/20. Parish Council agreed to support this application.
- d. 48/20/0021 Replacement of timber screen fence at 16 Elms Estate, Monkton Heathfield. Info sent to Cllrs 20/5/20. Parish Council considered the height of the fence in the proposal would be out of keeping for a residential area and disproportionate to the surroundings. It was noted that a fence 4 metres high would require substantial structure to safely support it.
- e. **48/20/0024 Notified on 3/6/2020. Erection of a single storey extension to the rear of 10 Park Mead, Monkton Heathfield. To confirm response at PC meeting on 9th June 2020.**
- f. To note receipt of letters from Enforcement at SWTC:
 - E/0073/48/20 'Town And Country Planning Act 1990 Alleged unauthorised fence adjacent to the highway at The Croft, Yallands Hill, Monkton Heathfield, Taunton, TA2 8NA. The matter will be investigated in accordance with our Planning Enforcement Policy and I will keep you updated of the progress'. The matter has been investigated and a planning application is required for a fence above 1 metre in height. The owner of the fence has been advised to lower the fence to 1 metre, or submit a retrospective planning application.
 - E/0072/48/20 'Town and Country Planning (Control of advertisements) (England) Regulations 2007'. Alleged illegal advertisement at Yallands Hill, Taunton. The matter has been investigated, the developer has been asked to remove the sign.

- E/0071/48/20 'Town and Country Planning Act 1990'. Alleged breach of conditions 6 and 7 at Furs Close Bathpool. Correct surfaces required to be in place before occupation of dwellings. Enforcement case reported by A Penna at Liaison meeting, local residents have reported that works were going on at the site.

It was noted that there was a Persimmon advertising display at Canal roundabout at Bathpool, and it was agreed that the Clerk should report this for alleged illegal advertising.

4. Consultations

Any consultations received up to and including 2/6/2020. Draft response to NALC/Grimsey Review on High Street recovery after Covid-19 was approved for submission.

West Monkton Parish lies on the north eastern outskirts of Taunton and was targetted as a growth area in forward plans for Taunton in the late 90's. The resulting growth of the parish will end up being an additional 4500 homes to the original circa 1250 homes pre-1996.

In the first phase, described as a mixed use Urban Extension the plans included 6 small retail units located opposite the new primary school, with parking to double up for shopping and school drop off. For a number of reasons, although one of the two apartment blocks above them has been built, there are no occupants in the retail units and it is understood that the ground floor is not being marketed and may be used as accommodation not retail.

The second phase of the development includes a District Centre - quote from the latest planning document ' Provide a mix of uses including community hall, multi-functional space, health facilities, convenience store, retail businesses, café/hot food outlets, pub/restaurant, professional and financial services'.

However, given the threats to the future of the 'high street' and the generally changing face of retail, this may become a critical issue to the community development in West Monkton, where the likelihood of 4500 houses without any retail provision poses a real threat in terms of urban sprawl.

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, being a member of the SWTC Planning committee remained for part of the presentation by Cllr Hall, and then left before details of planning application were discussed.

Cllr Hall provided an update.