



West Monkton Parish Council

## Planning Report 11th February 2020 7.00pm at the BACH

Members of the public are encouraged and welcomed to attend this 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.

Present: Cllrs Haskins, Hall, Besley, Cavill, Ellis, Gage, Hope, Clerk A Shepherd, Assistant Clerk P Cavill, Bathpool Flood Warden K Perry, approximately 4 members of the public; attending later for the Country Park Item, from Cheddon Fitzpaine Parish Council: Cllr J Woollacott, and Clerk J Pearson.

### **1. Environment Agency (EA) A John Southwell**

John Southwell gave a brief overview of the Taunton Strategic Flood Attenuation Improvement Scheme, (TSFAIS) indicating the projects likely to come underway during the next 1-10 years. Outlining the history of flooding in the town, and explaining the forecast that the likelihood of flooding in the town would increase under climate change unless prevention measures are undertaken now. The effects of climate change would increase the number of houses at risk from 1000 to 2500. There are short, medium, and long-term plans to sort out the problems at Taunton without pushing the problem further downstream. Funding is a significant factor. For the short term, there are three projects - major works are proposed at Longrun meadow, the left bank of the river in the town, and the canal lock gates at Firepool. The R Tone at Bathpool was straightened in the 70's, with two check weirs installed. The flap gates, installed in 2013 and monitored by webcam, stop water flowing back to Bathpool, but when the river is in flood, they are held shut which stops the water getting away from Bathpool. The temporary pump installed at Bathpool was reported by the Flood Warden as being very efficient, and it is likely to remain in place.

EA is working on the TSFAIS in partnership with Somerset West and Taunton Council (SWTC) which is contributing £6m towards the three projects in the town. The economic effect to Taunton if there were to be a flood of the same magnitude as the one in the 60s would be circa £50m. The scheme has been presented to SWTC Executive and needs approval by Wessex Regional Flood and Coastal Committee (WRFCC).

In response to a query to stop the spillway at Swingbridge which comes into play when the river overflows into the canal, J Southwell pointed out that the next spillway is at Foxhole, so it might be viewed as sending the problems downstream, and the land owner at Foxhole would have to be consulted about potential flooding of the land and compensation.

Questions about SUDs on the new development need to be directed to Dan Martin at SCC.

J Southwell will send the Clerk the papers presented to Exec. He'll check Farriers with Dan Martin and send outcome to the Clerk. WMPC needs to be aware of the S106 and other arrangements relating to the SUDs in the new development before taking them over as part of the POS.

J Southwell noted that the developer was committed to £0.5m to deal with the risk posed to Bathpool by the Hartnells development. The funds will have been submitted to SWTC and should be being checked by the S106 Compliance Officer. The trigger is thought to be 125 houses occupied, and the EA will earmark some of the funds for work at Firepool for the benefit of Bathpool.

Slow the Flow initiatives on higher hills is ongoing and administered by Farming and Wildlife Advisory Group (FWAG).

### **2. Public Open Spaces MH1**

- a) Following meetings with A Penna (SWTC) it is now understood that SWTC will inspect MH1 to ensure it is complete, the developer will offer it to SWTC, SWTC refuse and then it can be offered to the Parish Council. Thus S106 money is not available, but the annual fee can be collected by a Management Company appointed by WMPC, and this is a better long term arrangement than the one-off s106. £52k is held by the developer which can be handed over. Work on the snagging list seems to be focussed on tree planting at the current time. The Clerk has sent A Penna the plans provided by Kate at Persimmon.
- b) Update on enquiries regarding hand over of Playing Pitches between ERR and Canal. The s106 specifies football pitches. Change of use application would need a Deed of Variation to change to rugby pitches. Each sport has separate criteria defined by Sports England, the pitches have to be delivered to Sports England standards. WMPC would need to provide evidence to alter the sport. SWTC Issues and Options Consultation will cover sports provision, which would refresh the earlier evidence base.  
Current situation described by A Penna is that football pitches have to be delivered as part of MH1. Not enough s106 funds to deliver to Sport England standards. He is trying to get the pitches delivered as part of the land south of Langaller Manor development. Persimmon has stated they will pursue application for MH2 before the land south of Langaller Manor comes forward. Therefore, WMPC perceives there is a strong possibility that it could be another 10 years before the pitches are delivered. Advice has been given to WMPC that a planning application for change of use would be required, with evidence, and if change of use was granted then a Deed of Variation would be needed for the s106 but that could not be granted until the pitches are delivered. It was agreed to put the case, with the evidence collected so far to the CEO and seek his advice before a planning application was made or pre-app advice sought.
- c) Chris George ref Management Company did not attend.

### **3. Other MH1**

nil

### **4. Comments from COWMS ref traffic flows/bus gate**

To be added to 'Pinch Points' correspondence with A Jones at SCC. Meeting to discuss overlays for road suggestions will be on Thursday 6<sup>th</sup> February at 7.00pm at the BACH.

There will also be a meeting with the Joint Panel in 18<sup>th</sup> Feb.

### **5. Country Park also discussed later in camera**

- a) A Hall gave an update on the planting and management plan agreed with E-J Preece. The work required represents very many hours of time, which is significantly above and beyond what would normally be expected of a Councillor.

### **6. Planning applications**

- a) Any applications registered on SWT website up to and including 4/2/2020
- b) 48/19/0059 Dwelling on land south of 'Nigella' refused
- c) 48/19/0065 Change of use of land from agricultural to canine activity training facility on land at Cherry Grove Rise, Yalway Road, West Monkton. Cllr N Cavill and Assistant Clerk P Cavill left the room whilst this item was discussed, having declared a personal and prejudicial interest.
- d) 48/19/0066: Erection of 1 No. detached dwelling with integral garage and associated works at Woodlands, Sidbrook Orchard, Monkton Heathfield: withdrawn
- e) 48/19/0067: Erection of two-storey and single storey extension to rear elevation at Hydeaway, Bathpool. Parish Council supports this application.
- f) 48/20/0001 Erection of a timber agricultural building for storage of feed and hay at Oaklands, Cheddon Fitzpaine Road, Goosenford, Cheddon Fitzpaine. Parish Council supports this application.

### **7. Consultations**

*In view of the time, it was agreed by the meeting to defer some of the consultation items to the March planning meeting*

- a. Any consultations received up to and including 4/2/2020
- b. 'Fit for my Future' NHS consultation – suggest complete as individuals if wished (engagement closes 12 April 2020) *deferred*
- c. Future of Local Government in Somerset consultation

Having considered this letter, and the one sent from the Leader SWTC, it was agreed to send a letter to Cllr D Fothergill indicating West Monkton Parish Council's agreement in principle to the formation of a Unitary Authority.

- d. Issues and Options – response to consultation document *deferred*
- e. Quiet Lanes initiative from Holford Parish Council *deferred*
- f. LDO policy *deferred*
- g. Staplegrove ref traffic through the Staplegrove UE.

*Staplegrove PC has produced a PETITION*

*TO OBJECT TO VARIOUS ASPECTS COVERED BY PLANNING APPLICATIONS 34/19/0035 and /0036 AND TO DEMAND*

*1. THE REVERSION TO A CROSS ROAD JUNCTION FOR THE SPINE ROAD WITH SILK MILLS ROAD ---- NOT THREE HEAVILY TRAFFICKED JUNCTIONS*

*For an improved highway design with increased safety, less pollution, less delays and less cost.*

*2. THE COMPLETION OF THE NORTHERN LINK ROAD (SPINE ROAD) VERY EARLY ON*

*For reduced use of a drop-down road on to Corkscrew Lane, increased safety through the village and for children cycling to school.*

*3. BRING FORWARD THE EXTENSION OF THE NORTHERN ROAD EASTWARDS*

*For increased safety, less congestion, delay and pollution throughout Taunton*

*See details and justification in Why a Petition is Needed on the Parish Council website [www.staplegroveparish.co.uk](http://www.staplegroveparish.co.uk)*

*Please also send in your own comments to SW and T website under the above application numbers*

Having considered the email from Staplegrove Parish Council, it was agreed that Councillors would respond to the Staplegrove PC email as individuals.

## **8. Country Park *in camera***