

WILLITON PARISH COUNCIL

Minutes of the Environment and Planning Committee Meeting
Held on 14th October 2019 at 7.00 pm at The Parish Office, Killick Way, Williton.

Attendees:

Councillors: Peeks (Chairman), Hooper, Payne, White, Nye and Woods

Public: None

Other: Miss Jo Holmes

Apologies:

Councillors: Aldridge, Howes and Perrett

19/88B The Chairman advised that the meeting would be recorded.

19/89B Apologies as noted above.

19/90B Declarations of Interest.

Name	Agenda Item	Interest	Action
Cllr Woods	19/95B (3/37/17/019)	Pecuniary	Resident affected by development and left room.

19/91B Minutes of the Environment and Planning Committee Meeting held on 16th September 2019.

After a proposal from Cllr Payne, seconded by Cllr Hooper, it was **resolved** to approve the minutes.

19/92B Minutes of the Extra Ordinary Meeting of the Environment and Planning Committee held on the 23rd September 2019 for approval.

After a proposal from Cllr Hooper, seconded by Cllr Payne, it was **resolved** to approve the minutes.

19/93B Matters from the Minutes – for the purpose of report only.

19/93.1B It was **resolved** to note the playing fields had now been rolled flat.

19/93.2B It was **resolved** to note the Trustees of the Memorial Ground agreed for the 'Happy to Chat' sign be fitted to the bench alongside the River.

19/94B Correspondence.

19/94.1B This item was discussed under item 19/102.1B.

19/95B Planning Applications for consideration.

Application No	Location	Details	Comments
3/39/19/030	2 Station Road, Williton, Taunton, TA4 4RQ.	Erection of pitched roof on existing outbuilding.	No objection.
3/39/19/031	1 and 3 High Street, Williton, TA4 4NW.	Conversion of 2 No. retail units into 1 No. unit with change of use to include dog grooming.	No objection subject to the following condition being added; that loading and unloading is only allowed via the entrance on Robert Street, the front entrance door leading onto the High Street is for pedestrian access only, it is also suggested that the top hanging lights open inwards and not outwards to prevent being hit by pedestrians or passing vehicles. It had also been noted that there is no planning permission for the existing dog grooming.
3/39/19/032	The White House Guesthouse, 11 Long Street, Williton, TA4 4QW.	Internal alterations to wall.	No objection subject to listed building regulations being complied with.

Application No	Location	Details	Comments
3/39/19/033	15 Dovetons Drive, Williton, TA4 4ST.	Erection of 1 No. detached dwelling (resubmission of 3/39/19/012).	Objection on the following grounds: 1. Concern regarding emergency vehicle access/fire evacuation. 2. Concern regarding wheelie bins being left on footpath. 3. Not in keeping with the area. 4. Parking area is in a car park, so reducing amount of space for garage and other users to turn. 5. Prevents any future development of garages. 6. Access concern through the garages as is convoluted. 7. Would affect approximately 40 properties. 8. Not enough amenity space for the bungalow. 9. Precedent for similar proposals.
3/37/19/021	Former Wansbrough Paper Mill, Brendon Road, Watchet, TA23 0AY	Outline planning application with all matters reserved for the erection of up to 400 No. dwellings, up to 10 No. live/work units, residential care village (including up to 160 No. sheltered apartments and 60 bed retirement home), local centre (up to 1,500 sqm) aparthotel with associated leisure facilities, land for employment within use classes B1 and B2 (up to 8,000 sqm), visitor/interpretation centre, community facilities/function room, public car park and associated works (including an accompanying Environmental Impact Assessment)	Objection to the proposal, please see additional comments attached for this application.
<i>Cllr Woods left the room</i>			
3/37/17/019	Land south of Normandy Avenue	Erection of up to 139 houses – new information	Objection to the proposal, please see amended additional comments attached for this application.
<i>Cllr Woods returned to the meeting</i>			

19/96B Notification of Planning Decisions – Noted.

19/96.1B

Application No	Location	Outcome
3/39/19/026	Stags Head, 4 Highbridge, Williton to Bridgwater road, Williton, Taunton, TA4 4RN.	Refused
3/39/19/024	Doniford Holiday Village, Sea Lane, Williton, TA23 0TJ.	Granted
3/39/18/009	Land to the East of Aller Mead, Doniford Road, Williton TA4 4RE.	Granted

19/97B Highway Matters.

19/97.1B

Doniford Bus Shelter – It was **resolved** to note the Clerk would email the Manager at Haven Doniford Bay Holiday Park confirming details of their telephone conversation held on 16th September 2019, during this conversation the Manager confirmed they had put the shelter up and donated it, the Parish Council is to comment in this email that they were not aware of any agreement made with regards to maintaining the bus shelter from thereon and therefore assumed Haven Doniford were going to continue the maintenance and upkeep of this shelter, Haven Doniford also advised how they would like to put a poster over the glass advertising the holiday park which would in turn hide the graffiti, the Parish Council would further advise that planning permission may be required for this, and they may want to look into this.

19/97.2B

Grit Bin at Five Bells, Bridge Close and Half Acre Close – Item 19/76.2B - It had been resolved at the last meeting to contact the land owners of these areas asking for their permission for us to put a grit bin on their land, the Clerk would carry this out before the next meeting.

19/97.3B

Overgrown hedge along 'Potters Yard' Long Street - It was **resolved** to note Cllr White advised all the top and sides of the hedge had now been cut back as requested, it was agreed to take this off the Agenda.

19/97.4B

Safety Issue with the make shift gravel/concrete step on entrance to Killick Way car park – It was **resolved** to note new information had come to light in respect of this area which means this access route may not be used in the near future due to road changes, it was therefore agreed to take this off the Agenda as this is not on our land and is out of our control now.

19/97.5B

Faulty Street Lamp on Limpetshell Lane – It had been noted that no further information had been received with regards to the ownership of this street lamp and the matter is ongoing.

19/97.6B

Delaminated footpath from Archway Cottage along to Wyndham Arms – It was **resolved** to note Cllr Perrett had attended a meeting with the Quantock Area Panel where this matter had been discussed, Cllr Perrett commented on how the footpaths require resurfacing due to most areas having broken surfaces, it was **resolved** to send a further email to Somerset County Council Highway Department chasing a response.

19/97.7B

Refurbishment to footpath leading from A358 to St Peters Close – It was proposed by Cllr Hooper, seconded by Cllr Nye and unanimously agreed to check if an enquiry had already been sent to the Land Registry requesting details of the land owners for this piece of land and if not to do so, to also send a letter in to the newspaper asking if anyone knows who owns this piece of land, as we would like to send a request to them for this footpath to be made up to standard, stating how it is in need of improvement and tidying up and could do with being refurbished. It was also agreed to write to Wyndham Estate asking if they are the owners.

19/97.8B

It was **resolved** to note an email received from Traffic Management's regarding in response to No. 4 High Street (Allard House) requesting for a 'Concealed Entrance' sign to be erected, to pass these comments onto Allard House for their information and advise we have done all we can do to help. It was agreed to then remove this from the Agenda.

19/97.9B

Due to recent circumstances with new information coming to light the Cllrs decided the discussion of erecting a fenced barrier on the corner of the footpath on Long Street was no longer relevant and there was no need to discuss this any further, it was agreed to take this off the Agenda as this area was not on our land and is out of our control now.

19/98B Finance and Budget.

19/98.1B

It was agreed to defer any discussions regarding Budget Considerations 2020/21 until next month due to this information not being available at the meeting, once obtained to forward to all Cllrs to peruse and for this to be a priority matter for discussion next month.

19/98.2B The Grounds Maintenance Contract 2020/21 was discussed and the following suggestions were made:

1. To check the deeds and also check with the Doctors Surgery to see who is responsible for the boundary hedge that is behind the Pavilion and cutting the tops back, if this hedge is the Doctors Surgery responsibility to email and advise that the tops are becoming very overgrown and would they like us to ask our Grounds Maintenance Team for a price to include cutting the tops of the hedge at the same time as cutting the sides for us, but for the Doctors Surgery to pay this additional cost. If they agree to this the Clerk is to then request a price from the Grounds Maintenance Team and forward the costing details onto the Surgery and wait for their response.
2. The clerk is to enquire with the Grounds Maintenance Team whether they are still cutting the grass around the beech tree which is located by the Barn, as it appears to still have quite a lot of old conkers on the ground under the tree, however it had been noted that the conker tree on the other side of the field has recently had the grass cut and all the old conkers that were there had now gone, so if the grass was being cut under the beech tree by the Barn then there should be no reason why it should not do the same there. If the Grounds Maintenance Team advise of a reason for this, the Clerk is to then email the Trustees of the Memorial Ground requesting that the removal of the conkers be added to the Grounds Maintenance Contract for 2020/21 and obtain quotations for this.
3. The Clerk is to find out if the licence held by the Parish Council to maintain the grass verge on Doniford Road had been given back, any information is to then be reported back at the next meeting ready for the discussion on Budget Considerations and whether to add this to the Grounds Maintenance Contract 2020/21.
4. A discussion took place about the overgrowth of vegetation and ivy around the area where the grass roller is located on the Memorial Ground, it was agreed for the Cllrs to go and check on this before the next meeting, to discuss again and agree on who could cut this back.
5. It was agreed that EPC would write to the trustees requesting their approval to dispose of the grass cuttings in the MUGA area for the first cut of the year and for the cut before the Summer Fete, however it was agreed that if any progress was made in respect of developing the MUGA area then the disposal of the grass cuttings would need to be discussed again.

It was resolved to note the above suggestions were proposed by Cllr Nye, seconded by Cllr White, and unanimously agreed by all members of the committee.

It was **resolved** to amend the above **resolution** and note the removal of Doniford Car Park litter picking, strimming and weeding from the Grounds Maintenance Contract list.

Due to new Committee Members joining the Parish Council recently, it was **resolved** to amend the list of streets that the Councillors are to check:

1. Cllr Nye to check St Peter's Close, Bridge Street and Bridge Close.
2. Cllr Woods to check Larviscombe Road, Larviscombe Close, Butts Close (and Aller Mead Way dependant on if this has been adopted).
3. Orchard Way and Croftways had been added to Cllr Howes list to check on as these are within her area.

19/99B Weed Spraying.

19/99.1B Item 19/79.1B – Although this had already been **resolved** at the last meeting to email Complete Weed Control, the Clerk had been unable to send this email and would carry this out before the next EPC meeting.

19/100B Items of Report from Grounds Maintenance Officers.

19/100.1B Bridge Green (The Copse) – (Item 19/80.1B) It had been noted the road that had been reported to have been repaired and re-tarmacked last month had been carried out by the Highway Department. It was **resolved** to write to Wyndham Estate stating that we are disappointed that The Copse area is getting cut up and destroyed and gradually becoming smaller by the large tractors being allowed to go up and down these roads, to ask if they could please put something on The Copse to stop it getting even smaller and to protect it if the intentions are to keep letting the large tractors using these road, if they say that we rent this area and for us to sort out to advise that we do not have to do that, and say there clearly is an issue here of the Copse getting smaller and ask what their solution to this would be.

19/100.2B Bellamy's Corner – It was resolved to note the Bakelite Museum sign had now been removed.

19/100.3B Play Equipment in Recreation Ground –

- 1) It was resolved to note the refurbishment of the Children's play area had now been almost completed, it had been noted that the Clerk was unable to locate a new cargo net, therefore repairs had been carried out on the few areas where it had slightly frayed. Cllr White had also reported that some barbed wire was still visible within the hedges close to the seesaw area and due to health and safety reasons is requesting for this barbed wire to be removed, Cllr Peeks suggested this be put on next month's Agenda to be discussed giving the other Councillors time to go and view this.

- 2) It was agreed to discuss this at the next meeting, giving the Clerk enough time to obtain various quotations to repair and renew the new spring riders.
- 3) It was **resolved** by Cllr Peeks to put a notification in the Williton Window giving a round figure of how much has just been spent on repairing and repainting the children's playground equipment, and how it had been reported of further vandalism occurring since being refurbished, to ask if the public know anything about this or see anything to please contact the Parish Council, it was meanwhile agreed to keep a records of these for now for future reference.
- 4) The Clerk had been unable to carry this action out before this meeting and it was again proposed by Cllr Hooper, and seconded by Cllr Payne all in favour to send a request for the £500 funding application offered to the Parish via Cllr Davies at Somerset County Council to suggesting this could go towards the purchase of the new spring rider and repairs that have been carried out on the children's playground.

It had been suggested by Cllr Payne and was agreed to have the Play Equipment in the Recreation Ground put on the Agenda as a standard item.

19/100.4B Street Furniture – It was **resolved** to note the 'Happy to Chat' signs had now been fitted.

19/100.5B Grass Verges – There was nothing to report on this matter.

19/101B Flooding Matters.

19/101.1B It was **resolved** to chase the matter of the overflowing down pipes flooding pavements along Long Street when we have heavy downpours of rain with the Highway Department and report back at next meeting.

19/101.2B It was **resolved** to note that we now have details of the Management Company for Aller Mead Way Estate and to send a request to them for the ditches to be cleared, it is noted that the Management Company only own half of the hedge that adjoins Aller Mead Way and the other half that overlooks the ditch may be owned by either Summerland Housing or Wyndham Estate, the Clerk is to contact the Management Company first and see what they come back with, and then make a decision thereafter on whether we need to then contact Summerfield Housing and/or Wyndham Estates.

19/102B Community Speed Watch.

19/102.1B It was **resolved** to defer any discussions on Mobile Temporary Speed Indicator devices with Cllr White until the next EPC meeting giving Cllr White and Cllr Aldridge time to meet together and discuss all costs involved with these devices.

19/103B Empty Homes – No update.

19/104B Highway Finger Posts.

19/104.1B It was agreed to chase the quotations for the new fingers on the fingerposts and to send a further request for the cost of using pressed aluminium.

19/105B Village Crosses.

19/105.1B It was **resolved** to note Cllr White's meeting with the archaeologist who advised on the original village crosses that would have been there previously at the various village cross sites around the Parish. Cllr White is to now obtain costings for the village cross to be renewed at Bellamy's Corner and report back his findings at the next meeting.

19/106B Outdoor Gym Equipment.

19/106.1B It was **resolved** to defer this matter as no update could be given due to Cllr Howes absence.

19/107B Matters for the next meeting to be held on 11th November 2019.

Meeting closed at 9.21 pm

Signed as a true and correct record Cllr Peeks Dated11th November 2019