

WILLITON PARISH COUNCIL

Minutes of the Environment and Planning Committee Meeting held on
Monday 9th September 2024 at 7.00pm, in the Parish Office, 2 Killick Way, Williton.

Attendees:

Councillors Peeks (Chairman), Aldridge, Rutter
Public None
Other Mrs Charlotte Hirst (Committee Clerk)

Apologies:

Councillors Payne, Nye, McDonald

24/55B It was advised the meeting would be recorded

Cllr Peeks was duly Elected as Chairman for the purpose of this meeting

24/56B **Election of Chairman and Vice Chairman**

Cllr Aldridge Proposed to defer the Election of Chairman until the next EPC Meeting
Seconded Cllr Rutter unanimously resolved.

24/57B **Responsibilities for Street Weed Spraying** Committee Clerk to request Cllr Howes to take responsibility for extra Streets, Cllr Rutter and Cllr Peeks to share A39 responsibility.

24/58B Apologies as noted above and reasons for absence approved as indicated (LGA 1972 s85 (1))

24/59B **Declarations of Interest**

Name	Agenda Item	Planning Number	Interest	Action
Cllr Rutter	24/63.1B	3/39/24/013	Other Non-disclosable Interest	Advised meeting
Cllr Peeks	24/62.1B		Other Non-disclosable Interest	Advised meeting
Cllr Aldridge	24/62.1B		Other Non-disclosable Interest	Advised Meeting

24/60B **Approval of Minutes of the Environment and Planning Committee meetings held on 8th July 2024**

RESOLUTION approve and sign the Minutes **Proposed Cllr. Peeks Seconded Cllr Rutter** one abstention due to absence.

24/61B **Matters from the Minutes - None**

24/62B **Correspondence**

24/62.1B Letter received from The Brendons (Williton) Estate Management Group Ltd

Resolution The Committee Clerk to write to Orchard Wyndham Estate and inform them that the footpath which is shown to be owed by themselves is very overgrown and needs to be cut back within fourteen days. Committee Clerk to also write to Williton Hospital to request again the footpath to be maintained on their side.

24/462.2B Letter Received regarding the Tree Felling at Outmoor Wood.

Resolution The Committee Clerk to write to Orchard Wyndham Estate and request their Tree Management Plan for Outmoor Wood to also enquire their reasons into their decision in carrying out the felling when they did and to ask if their road signs can now be removed.

The Committee Clerk to Write to Somerset Council to request a Tree Preservation Order on Outmoor Wood. The Committee Clerk to also write to the Forestry Commission to inform them we have written to the Orchard Wyndham Estate and to Somerset Council

24/62.3B To note that the email received from D J Gliddon and Sons would be discussed under item number 24/64.5B

24/63B To Consider the Following Planning Applications

24/63.1B The following applications were considered.

Application No	Location	Details	Comment
3/39/24/013	Land to the west of Williton, off Priest Street, Williton	Application for approval of reserved matters following the outline application 3/39/20/003 for the access, appearance, landscaping, layout and scale for the erection of up to 350 No dwellings (comprising a mixture of dwelling sizes, types and affordable housing) approximately 1000sqm of flexible uses with use Class E (limited to offices, retail and distribution and light industrial), vehicle access, public open spaces, sport and recreational facilities, footpaths, cycle ways, enhancements to the Barrow scheduled monument including information boards, landscaping and associated works.	Cllr Peeks proposed to take this planning application to an Extraordinary Full Council Meeting Seconded Cllr Aldridge unanimously resolved.
3/39/24/014	Thatches, 12 Priest Street, Williton, TA4 4NJ	Replacement of single storey sunroom and gates	Object on the following grounds: Williton Parish Council consider the gates are not traditional they should be flat topped to be in keeping with the vernacular of Thatches, 12 Priest Street, Williton and the Old Police Station, Priest Street Williton which is also Grade 2 listed. The proposed Sunroom Encroaches the thatch, the thatch should not be cut into. The structure would spoil the symmetry of the building. The proposed Sunroom should be central to the wall. Proposed Cllr Peeks seconded Cllr Aldridge unanimously resolved
3/39/24/015	Thatches, 12 Priest Street Williton, TA4 4NJ	Listed Building and Conservation Areas) Replacement of single storey sunroom and gates	Object on the following grounds: Williton Parish Council believe the gates are not traditional they should be flat topped to be in keeping with the vernacular of Thatches, 12 Priest Street, Williton and the Old Police Station, Priest Street Williton which is also Grade 2 Listed. The proposed Sunroom Encroaches the thatch, the thatch should not be cut into. The structure would spoil the symmetry of the building. The proposed Sunroom should be central to the wall. Proposed Cllr Peeks seconded Cllr Aldridge unanimously resolved
3/39/24/016	Springhays, Priest Street, Williton, TA4 4NJ	Change of use of care home to 4 No. holiday let units and 1 No. residential dwelling (retention of works already undertaken)	Objects to the change of use of the 1 No. dwelling in relation to Policy OC1 Williton Parish Council do not object to the 4 No. Holiday Lets. However the holiday lets shown on approved A106 Rev A and labelled unit 1, unit 2, unit 3 and unit 4 shall be occupied for tourism purposes only. The holiday lets shall not be occupied as a person's sole or main residence.

			The site operator or owner shall maintain an up to date register of the names of all owners/occupiers of individual holiday lets on the site and of their main home addresses, and the duration of their stay and shall make this information available at all reasonable times to the Local Planning Authority. <i>The main dwelling shown on approval plan A106 Rev A shall only be occupied by the manager or operator (and their dependents) of the adjacent holiday lets.</i> <i>Reason: to prevent permanent occupation of the residential units within open countryside.</i> If planning permission however is granted it is strongly considered that the adopted Planning obligations SPD document should be adhered to and a recreational contribution required. It should be noted that such a contribution was required for the four dwellings under application 3/39/22/010 for a contribution of £2,000 per dwelling. This site adjoins the former curtilage of Mamsey House. It was resolved the Cllr Peeks would forward the wording for the A106 and SPD after the meeting and also check the “comments” before submission to Somerset Council Proposed Cllr Peeks seconded Cllr. Aldridge unanimously Resolved.
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24/63.2B To Note the Following Planning Decisions

Application No	Location	Outcome
3/39/24/003	1 Tripps Cottage, Doniford Road, Williton, Watchet, TA23 0TP	Grant
3/39/24/004	17 Bridge Street, Williton	Grant
3/39/24/005	17 Bridge Street, Williton	Grant
3/39/24/008	Part of Transmitting Station, Washford Cross to Smithyard Cottage, Williton	Grant
3/39/24/006	Springhay	Withdrawn

24/64.B Highways Matters

- 24/64.1B Robert Street – the Committee Clerk had chased Somerset Highways regarding replacing the road signs on Robert Street – **NOTED.**
- 24/64.2B The Committee Clerk had emailed Somerset Council regarding setting a 30MPH speed limited through Five Bells and a response is awaited, Somerset Council had been chased for a response– **NOTED.**
- 24/64.3B To consider ratification to use the template from LCN for Vegetation Overhanging the Footway and the authority for the office to issue upon any reports received.
Resolution To adopt the LCN letter and authorise the office to issue on reports of overgrown vegetation but to also the office to continue to report overgrown vegetation on Fix my Street **Proposed Cllr. Rutter seconded Cllr. Aldridge unanimously resolved.**
- 24/64.4B Email received from Cllr Davis regarding speeding on Doniford Road from the bottom of Rydon Hill towards Watchet **Resolution** to report this concern to Somerset Highways and to the Police.

- 24/64.5B An email copy of a Design Review Report from Somerset Highways was received from D J Gliddon and Sons. **Resolution** the Committee Clerk to ask D J Gliddon and Sons to clarify their answers to the questions raised in the Review Report. It was also noted that an email had been received from Cllr Woods regarding requesting a pedestrian crossing at D J Gliddons and Sons by Bank Street and it also **Resolved** to forward comments to Somerset Council Planning Department on application number 3/39/21/016 requesting a pedestrian crossing to enable residents from Bank Street to cross the road safely.
- 24/64.6B The Committee Clerk reported that Somerset Council had been informed of the locations and the current state of Williton Parish Council's grit bins and that it was confirmed that a representative from Somerset Council would check the grit bins and if the grit was unusable they would arrange to have the bins refilled – **Noted**.
- 24/64.5B A report had been received that the Doniford Road sign was a little bent on the top corner – **Noted**.
- 24/65B Items to Report on Footpaths/Pavements**
- 24/.65.1B Cllr Peeks informed the Committee that she had written to the Estate Management Company again and was still awaiting a response – **Noted**.
- 24/65.2B A report had been received that the Dog Poo bin is missing from the bottom of Danesfield Hill and that this had been reported to Somerset Council – **Noted**.
- 24/66B Items of Report from Grounds Maintenance Officers**
- 24/66.1B Bellamy's Corner – Cllr Peeks had checked the Cherry tree and reported that it appeared to be safe Cllr Rutter also agreed with Cllr Peeks.
- 24/66.2B Street Furniture – Cllr Aldridge reported the finger post would be completed shortly - **Noted**
Cllr Peeks informed the Committee that she had discussed taking down the Union Jack Flags from around the Village with Cllr Payne and was happy to remove them herself the Committee Clerk would speak to the Clerk for guidance.
- 24/66.3B Weed Spraying – it was reported that the second treatment was due to take place in the last two weeks of September, weather dependent
It was **Resolved** that Cllrs would check their adopted streets to sure the weed spraying had been undertaken efficiently it was also **Resolved** that the Committee Clerk would contact Minehead Town Council to enquire what their current views were on their trail weed spraying contract using Foamstream.
- 24/67B Finance and Budget – Nothing to report**
- 24/68.1B Flooding Matters**
- 24/68.1B Flood Plan and Flood Shed update – the next meeting will be held on the 19th September 2024 at 7pm in the Parish Office with presentations from Somerset Rivers Authority and Farming and Wildlife Advisory Group – **Noted**.
- 24/68.2B To consider a working party to clear the debris in Catwell stream – **Deferred** however Cllr Aldridge commented that this should be forwarded to the Environment Agency to be rectified, if the Parish were to clear this debris it could potentially lead to more requests being made for the Parish Council to undertake.
- 24/68.3B Cllr Rutter updated the Committee that the Environment Agency had attend a site visit to discuss the report of very overgrown vegetation at a property and that they would carry out works to remove this however the works would not be carried out for at least 3 months. Cllr Rutter suggested a walk of the rivers in Williton and to undertake a photographic survey of them would give the Parish Council and Flood Group an idea of the current state of the waterways around the village and to enable the Parish Council to alert riparian owners of potential issues Cllr Peeks confirmed that she would be happy to undertake this survey with Cllr Rutter.
- 24/69B Disrepair of BT Phone Box, North Croft, Williton**
Cllr Peeks kindly informed the Committee the phone box was fixed.
- 24/70B Community Payback Scheme**

It was **Noted** that the Community Pay Back Scheme had arranged to repaint the Parish Office.

24/71B VE Day 80th Anniversary 8th May 2025

To consider purchasing a commemorative flag for VE Day 80th Anniversary Flag – Cllr Peeks suggested requesting the local craft group to make a flag, the Committee Clerk to contract Cllr Howes.

24/72B Play Equipment in Recreation Ground

24/72.1B It was **noted** that the new double play had been installed and that the temporary repair had been replaced with a stand size plank of wood.

24/72.2B To consider the Rospa Inspection – **Deferred**

24/72.3B IT was **noted** that the Ground Maintenance Contractors had been requested for a quote to repair the items raised in their weekly inspection form and that we were still awaiting a response.

A resolution was passed to exclude the press and public from the remained of the meeting, due to commercial sensitivity **Proposed Cllr Peeks seconded Cllr Rutter unanimously Resolved.**

24/73B Tree Risk Assessment

To consider quotes received for a Tree Risk Assessment Survey to be carried out at Williton War Memorial Recreation Ground and Bellamy's Corner. Cllr Rutter suggested considering a different approach to Tree Risk Assessment and to adapt the Common Sense Management of Trees. It was **Resolved** to keep the quotes on file once other options are considered **Proposed Cllr Aldridge seconded Cllr Rutter Unanimously Resolved.**

24/74B The Press and Public were invited to return to the meeting

24/75B **Matters for the next Meeting to be held on 14th October 2024.**

Meeting closed at 9.35pm

Signed as a true and correct recordCllr McDonald..... Dated ...14/10/24.....