

## WEST BUCKLAND PARISH COUNCIL

Chairman – Mrs M K Blogg  
4 Peacocks Close  
West Buckland  
TA21 9JY  
Tel 01823 663378  
email [margaretblogg@btinternet.com](mailto:margaretblogg@btinternet.com)

Clerk – Mrs J Larcombe  
6 The Old School  
Chapel Street  
Tiverton  
EX16 6ND  
Tel 01884 252647  
email [westbucklandclerk@gmail.com](mailto:westbucklandclerk@gmail.com)

[www.westbuckland.org](http://www.westbuckland.org)

### **The Minutes of a Virtual Planning Meeting of the Parish Council held via Zoom on Tuesday 11<sup>th</sup> August 2020 at 7.30pm.**

**Present:** Cllr's Mrs M Blogg (Chair), D Lacey, Mrs S Drury, D Mitton, J Nutt and C Silverlight.

**In attendance:** One member of the public and the Clerk, Mrs J Larcombe.

- 1. To accept apologies for absence.** Cllr Lacey had advised that he would be joining during the meeting.
- 2. Disclosure of interest in items on the agenda.** There were no disclosures of interest.
- 3. Democratic Period.** The member of the public did not want to speak at this point.
- 4. Planning: to consider planning application 46/20/0016** Development of site with the erection of a visitor centre, pannier hall, artisan workshops and beacon for the House of Somerset with associated access improvements, parking and drainage infrastructure on land adjoining Foxmoor Business Park, Chelston, Wellington.  
Points made in discussion were:
  - Traffic issues. Additional roundabout to be created at the entrance to Foxmoor Business Park when traffic numbers reach a certain level.
  - Lack of a business plan
  - Grass growing through tiles in the parking area will not look like that in the pictures.
  - The Council should support the comments made by Somerset Ecology Services requesting that a Construction Environmental Plan and a Landscape and Ecological Management Plan be submitted to the Local Planning Authority and approved in writing before certain points in the construction.
  - Part of the planning gain for the parish could be improvements to the roundabout under Junction 26, M5. This was mentioned by the developers during the consultation meeting but is not in the planning application.
  - The development would improve an unattractive site/area

Cllr Lacey joined the meeting.

The member of the public was allowed to speak at this point. He was concerned about traffic and reminded councillors that when there are any traffic problems in the area it affects West Buckland. Another concern was the number of jobs (200) that the applicants claim will be created and he questioned whether this would take jobs away from other places as people will not stop twice.

It was explained that this will be a food hall and exhibition centre also offering bike hire for travelling around the area. It will not be a service station. At the consultation meeting hosted by Wellington Town Council, the developers said the House of Somerset would not affect the number of people visiting local garden centres or going into Wellington to shop. This is not a planning reason for refusal.

The member of the public was concerned that the cycle route would come out onto a busy road. Another of his concerns was the amount of traffic exiting Foxmoor Business Park and ignoring the 'No Right Turn' command.

It was agreed to make the following comment to SWTC.

West Buckland Parish Council supports the application subject to the following conditions:

1. No development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Plan has been submitted to the Local Planning Authority and improved in writing.
2. No part of the development shall be occupied until a Landscape and Ecological Management Plan is submitted to the Local Planning Authority and approved in writing.
3. The new roundabout at the entrance to Foxmoor Business Park, to be built before the development is opened to the public. The existing 'No Right Turn' direction sign is ignored by some of the traffic exiting Foxmoor Business Park, which is creating a danger. A roundabout at the entrance to Foxmoor Business Park will reduce the amount of traffic which would need to use Chelston roundabout.
4. The developers to contribute to the improvement of the roundabout beneath Junction 26, M5 motorway.

## 5. Finance:

**a) To agree and authorise payment of an invoice from SWTC for grass cutting and dog bin emptying.** It was resolved to make a payment of £820.37 to SWTC (Payment ref: 2021/10).

Grass cutting - £613.44 + £122.69 VAT. Dog bin - £70.20 + £14.04 VAT.

**b) To consider the quotes for a concrete table tennis table.** Councillors considered the quotes that had been received from Concrete Sports Ltd, Playcrete and G B Sports & Leisure.

G B Sports and Leisure would need to obtain the table from a supplier and arrange delivery and this has made their quote the highest.

Cllr Mrs Drury said Concrete Sports had been the most knowledgeable and both Concrete Sports and Playcrete had been very helpful.

Cllr Mrs Blogg questioned whether the table would sink into the ground but Cllr Lacey said it wouldn't. He felt the suggestion of installing grass matting at either end was very sensible.

Cllr Mrs Blogg was concerned that children might bang their heads when they get up, if they drop balls under the table. Cllr Mrs Drury said she had spoken to one of the companies and they have installed their tables all over the country. Picking up balls is a small risk.

SWTC are believed to use hand mowers in the play area so there are not expected to be any problems with grass cutting.

Following the post on Facebook to consult residents about purchasing the table there were 17 comments supporting the idea.

It was agreed to accept the quote from Concrete Sports Ltd for £2,000 + VAT to include delivery and installation. The table has a 25 year guarantee. It was also agreed to accept a quote of £150 + VAT from Concrete Sports Ltd for grass matting to be installed at either end of the table.

**6. Any urgent business at the Chairman's discretion.** The vacancy for a councillor has now been advertised on the website, Facebook page and the Council notice board. Ten or more people on the electoral register have until 2<sup>nd</sup> September to write to SWTC to request an election.

**7. Date of the next meeting.** The next meeting will be the Parish Council meeting on 25<sup>th</sup> August 2020 and it will be held via Zoom.

The meeting closed at 8.10pm.

Chairman

Date