

## WEST BUCKLAND PARISH COUNCIL

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### DRAFT MINUTES

**These minutes will be agreed at the Parish Council**

**The Minutes of a Meeting of the Parish Council held on Tuesday 28th September 2021 at 7.30pm in the Committee Room, West Buckland Village Hall.**

**Present:** Cllr's D Lacey (Chair), Ms S Drury and J Nutt.

**In attendance:** County Cllr J Thorne, Samantha Thomas (Tetra Tech Planning), Mr S Godfrey (Chelston Heath LLP) and the Clerk, Mrs J Larcombe.

**75/09/21. To accept apologies for absence.** Apologies were accepted from Cllr C Silverlight, Cllr S Bellamy and Cllr D Mitton. Apologies were received from District Cllr R Habgood.

**76/09/21. Disclosure of interest in items on the agenda.** There were no disclosures of interest.

**77/09/21. Presentation from Tetra Tech Planning on plans for development on land next to the A38 and the M5 spur, Chelston Heath, Wellington.** Samantha Thomas, Principal Planner Tetra Tech Planning, attended the meeting to discuss the plans for developing the site with councillors. She was accompanied by their client, Mr Steve Godfrey, Chelston Heath LLP, who would like to develop the site for a range of uses similar to those found on Westpark26, including employment units with trade counters, a mid range hotel and family restaurants. WYG, now Tetra Tech Planning, presented a scheme on this site to the Parish Council on behalf of a prospective purchaser on 24<sup>th</sup> September 2019. In the end, that party decided not to proceed with the purchase. and they now act for the party that bought the site. A pre-application meeting with SWT Planning Officers is taking place on the 29<sup>th</sup> September at the Tetra Tech Planning offices which overlook the site. They will be discussing the entry points and how best to get floor space on the site, prior to submitting an outline planning application with access points agreed. A tree survey is taking place and plans will take any important trees into account. Reed Holland Architects are producing the plans. Councillors were shown a copy of the site plan. Mr Godfrey has a business on Galampton trading estate and has seen the opportunity to put some good commercial development on this site. No retail uses are proposed, and Mr Godfrey said he didn't want to take jobs out of the town. He wants to improve connectivity for pedestrians and

cyclists and hopes to link into the proposed cycle route between Wellington and Taunton.

Cllr Nutt asked whether a drainage survey had been done and it was explained that a drainage consultant was involved. Adjoining land is owned and could be used for drainage plans. Cllr Nutt questioned whether the entrance to the development could be put in opposite Foxmoor Business Park and a roundabout constructed. This would not be possible because it would be too far down the site. Highways consultants are engaging with SCC Highways and Highways England. Cllr Ms Drury noted that this was a greenfield site at present. Westpark has expanded considerably, the House of Somerset development is planned adjacent to Foxmoor Business Park and development is also planned at Chelston Farm, which already seems a huge amount of development. Mr Godfrey said there are plans in the future for 2000 + homes at Rumwell and Wellington is expanding but where are the jobs for people moving into these properties? Westpark is developed now, and some businesses want specific units and not redevelopment of existing buildings.

Cllr Ms Drury referred to a planning policy gap but this is in connection with housing supply. SWT are producing a local plan but will become part of a unitary council in 2023.

This development will include electric charging points. Cllr Ms Drury was concerned about the amount of hard surfacing for car parking but it was explained that there are new development standards that have to be met. The plans include a 'green necklace'.

Cllr Lacey asked whether there were any plans for the adjoining green space and was told not immediately. It is expected that the 20 acre field will be used for biodiversity net gain through a wildlife, wetland type of area. There is an environment bill going through government at present. It is hoped to submit the outline planning application before Christmas but there were assurances that they would try to submit it so that the consultation period was not over Christmas. Survey work will inform the next stages.

Ms Thomas and Mr Godfrey left the meeting.

**78/09/21. To agree the minutes of the meeting held on 31/08/21 as an accurate record.**  
The minutes were agreed as an accurate record of the meeting.

**85/09/21. a) County Cllr Report.** It was agreed to bring this item forward on the agenda. Cllr Thorne told councillors that the statutory consultation for the A358 would take place between 12/10/21 and 22/11/21. National Highways (formerly Highways England) have done quite a comprehensive job of getting information out there. There will be 3 consultation events, a number of themed webinars and a number of sessions where staff will be available for an online chat. Call backs can be arranged for weekdays: they are trying to make it easy to talk to them. Responses to the consultation can be made online, by email or by letter. They are starting to put in place some night time closures on the A358 to explore how the road has been built. A lot of work is also taking place in fields around the A358. A Local Government Reorganisation Joint Committee is being set up to oversee the implementation plan and development of the new council's constitution and budget. It will also offer collaborative decision-making in areas which could impact on the position of the new council. There will be nine members, who will be the five leaders of the existing councils plus four county councillors. Everyone is working together now. Due to heavy rain before the meeting Cllr Thorne had to drive

through the flooding in front of Frogs Lane to get to the Village Hall. Councillors expressed their frustrations that the problem had not been resolved and Cllr Thorne will follow this up.

Cllr Thorne left the meeting.

**79/09/21. Matters arising from the minutes not covered by the agenda.** There were no matters arising.

**80/09/21. Co-option.** No applications received. The vacancy will continue to be advertised.

**81/09/21. Democratic Period.** No members of the public present.

**82/09/21. Update on broadband issues including presentation from Airband.** Lynda Sudlow, Airband Community Liaison Executive, informed the Clerk on the day of the public meeting that she could not attend in person and arrangements were made so that she could give her presentation by Zoom. The presentation has since been shared on the Parish Council Facebook page. Cllr Drury has spoken to Lynda since the meeting and discovered that Airband were unaware of numerous properties that are not beside a road. Hockholler residents are pleased that something is coming their way. In his County Councillor Report Cllr Thorne stated that work that was due to start in several parishes in July is instead not starting until this month.

**83/09/21. Planning:**

**a) To consider any planning applications received by the Parish Council prior to the meeting.**

**46/21/0026** Replacement of windows and doors with widening of access door on north west elevation, installation of woodburner and flue and erection of outbuilding in the garden of Wisteria Cottage, Chelston Road, Wellington

**46/21/0027/LB** Replacement of windows and doors with widening of access door on north west elevation, installation of woodburner and flue and erection of outbuilding in the garden of Wisteria Cottage, Chelston Road, Wellington

It was felt that there was no need for the Parish Council to respond to these 2 applications as the Conservation Officer will look at the Listed Building application.

**SCC/3850/2021** Construction and use of a Waste Oils Recycling Facility with associated Control Cabin. Land at Wellington Landfill Site, Higher Poole, Wellington. Grid Reference 315177 121815. Comment: West Buckland Parish Council supports this application.

**b) To receive decisions from planning applications determined by SWT Council.**

**46/21/0028/OB** Construction and use of a waste oils recycling facility with associated control cabin on land at Wellington Recycling Centre, Higher Poole, Wellington. Decision: no observations to make.

**c) Any other planning matters.** No other planning matters.

**84/09/21. Highways.**

**a) To note any required work to be reported to SCC.** Flooding is still occurring in Silver Street, in front of Frogs Lane, whenever there is heavy rain. This has now been going on for about 2 years. SCC Highways have investigated the problem but have not resolved it and there has been no update for a considerable period of

time. As the Council does not appear to be getting anywhere with Highways it was decided to take the problem up with the Leader of SCC, Cllr David Fothergill.

**b) To receive an update on any outstanding highways work.** Potholes have been marked up for repair in Hockholler Lane.

**c) Update on requests to Highways for a speed check, dropped kerb and 40 mph speed limit request.** No update. The high kerb at Dyers Close has been marked up for work for 6 months now and nothing has been done even though someone tripped over this kerb and suffered facial injuries. The ditch at Ruggin has also still not been repaired. The Clerk has now contacted Highways to complain that she is not receiving replies when she emails them. She has warned that her email should be treated as the informal stage of a complaint and if a reply is not received, she will be making a formal complaint about not receiving replies.

**d) Update on fingerpost sign refurbishment.** Cllr Nutt and Cllr Silverlight have been unable to do the sign at Chelston yet.

**e) Flooding risk Park Bridge, Sawyers Hill.** Aimee-Kate Ansell, SCC Senior Flood and Water Management Risk Technician, has been out onsite and has had a review of the watercourse. SCC will be requesting that the riparian owners clear the watercourse, and they will be advised about riparian ownership and responsibilities. This will continue to be progressed.

**f) Any other highways matters.** There were no other highways matters.

#### **85/09/21. To note any reports from:**

**a) County Cllr.** Covered previously. A written report was circulated by email prior to the meeting.

**b) District Cllr.** No report.

**c) Police.** An email report from PCSO Hallett was circulated in mid September. Between 18/08/2021 - 15/09/2021 there were 9 calls into 101 and 999 for West Buckland. These calls involved: 1 suicidal, 3 concerns for welfare, 1 sex offence and 4 road related. Between 18/08/2021 - 15/09/2021, AW053 beat (Wellington Town Centre and South) received 238 calls. West Buckland having only 9 calls is a real positive. 5 of these 9 calls were related to one of the care homes in the local area. There were 0 calls to police for ASB in West Buckland. PCSO Hallett has completed further speed checks and has no current concerns over the speed of the vehicles. He has started a Community Speed Watch Scheme in West Buckland and currently has two volunteers but unfortunately until there are three volunteers the Speed Watch can't launch. He has been completing regular patrols of West Buckland, covering all areas and is looking forward to engaging with West Buckland Primary school in the next few weeks now they are open again. PCSO Hallett wants to encourage members of West Buckland Community to contact him with any information, intelligence or feedback they may have and is always happy for a chat.

Councillors noted that 5 of the 9 calls were attributable to one location which they believed to be Fusion College. Fusion College has been judged as inadequate by Ofsted.

**c) Emergency preparedness training for Somerset residents.** Cllr Mitton had booked to attend the training and was due to report on it. He had given his apologies for this meeting due to illness and this item was deferred to the next meeting.

**d) Bus Back Better Stakeholder Engagement Event.** This event was attended by Cllr Nutt and the President of West Buckland WI. Cllr Nutt had emailed a report on the meeting but it had gone into the Clerk's spam box and had not been circulated prior to the meeting. In March 2021 the Government launched Bus Back

Better, a new national bus strategy for England with aims to rejuvenate local bus services. It requires each authority to produce a Bus Service Improvement Plan (BSIP) to co-ordinate services and future investment through an Enhanced Partnership (EP) approach. Consultants WSP were engaged by SCC and they have produced an innovative first draft BSIP which will be looked at by SCC on 22<sup>nd</sup> September before further refinement. In late September work will begin on the EP process, which will require public consultation. The BSIP has to be submitted to the Department of Transport in October 2021. The EP requires agreement and completion by April 2022. This stakeholder event gave feedback on the results of the survey. West Buckland needs a volunteer bus champion to liaise with SCC, Somerset Bus Partnership and the local MP to help ensure Somerset's BBB bid for a share of the available funding is successful.

**f) Any other reports.** No other reports.

#### **86/09/21. Finance:**

**a) To agree and authorise any payments.** It was resolved to make the following payments: Mrs J Larcombe - £348.00 Clerk's salary and expenses (payment ref: 2122/23)

Nigel Richards - £45.00 Grass cutting War Memorial, Church Drive, Peacocks Close and Silver St Green (Payment ref: 2122/24).

**b) To note any receipts and the bank account balances.** Current account balance £5,931.95 and Instant Reserve Account balance £21,686.98.

**c) To discuss any projects that need applications made to the Funding for Opening Up Safely and Reconnecting Communities scheme.** No projects put forward.

#### **87/09/21. Playing Field.**

**a) Any points to note from the regular inspections.** No points to note.

**b) To discuss options for replacing the litter bin in the playing field.** Deferred until the next meeting.

**c) Update on planting a commemorative tree/s for the Platinum Jubilee and request from West Buckland WI to plant a tree in the playing field for the Platinum Jubilee.** The WI's request was discussed. It was felt the trees planted for the Jubilee should be kept in the same area as the one planted for the Diamond Jubilee. The WI need to research what would be a suitable species and wouldn't grow too big. There would also need to be a commitment to keep it watered for 2 years after planting.

A member of the public has emailed the Clerk to say that they feel that trees planted for the Jubilee should not be planted anywhere near properties as most have seeds which will grow up in gardens and others have roots from which new saplings shoot up. A tree (possibly a 'plane') planted at the bottom of the school field is now taller than the houses and an adjacent field is becoming a copse from the seeds and the roots are causing a problem in gardens. Councillors emphasised that plans for tree planting around the edges of the playing field are only for small fruit trees.

**d) To discuss planting fruit trees in the playing field.** This item was deferred to the next meeting as only 3 councillors were present and it will be too late for a November planting.

**e) Update on consultations.** The Clerk reported that she had been told by a previous chair that there had been a play area at Ham but it had been closed due to anti-social behaviour. The equipment had been moved to the play area in the

playing field. More information about the cost of upkeeping the play area in West Buckland will be shared on the Parish Council's Facebook group.  
Cllr Ms Drury had shared a copy of questions that Nynehead were using for a consultation regarding their play area.

- 88/09/21. Footpaths: to discuss any footpath matters.** It was noted that Cllr Mitton has put in a couple of reports to SCC Rights of Way.
- 89/09/21. SWP Recycle More Briefing and opportunity to request 2 new bright blue bag recycling containers.** These have been requested for Cllr Ms Drury and Cllr Nutt.
- 90/09/21. Correspondence:** The following correspondence was noted.  
DEFRA Local Nature Recovery Strategies – Consultation
- 91/09/21. Any urgent business at the Chairman's discretion.** There was no urgent business.
- 92/09/21. Date and arrangements for the next meeting.** The next meeting will be held on 26th October 2021.

The meeting closed at 8.55pm.

Signed  
Chair

Date