

Trull Parish Council

Minutes of a Meeting held in the School Hall, Trull
on Monday 17th March 2008 at 7.15 pm.

Present: Mr. G. Hewett (Chairman)

Mr. S. French, Mr. D. Archer, Mr. C. Ralph, Mr. N. Hancock,
Mrs. F. Drew, Mr. S. Jeffrey, Mrs. A. Hudson and Mr. P. Parris,
together with approximately 78 Members of the Public.

In attendance: Mr. M. Edwards – TDBC Ward Member
Mr. A. Paul – TDBC Ward Member
Mr. D. Grieg – TDBC Parish Liaison Officer
Mr. J. White – Footpaths
Mrs. R. Howat - Newsletter
Mr. S. Watts - Clerk

Prior to the commencement of the Meeting, the Chairman invited questions from members of the public that were not related to the Agenda but none were forthcoming.

204/07 **Apologies for Absence**

Apologies for absence were received and agreed from Mrs. J. Wooldridge.

205/07 **Declarations of Interests**

The following declarations of interests were advised: -

Name	Minute No:	Personal/Prejudicial	Reason and Action Taken
Mr. P. Parris	209/07	Personal & prejudicial	Owner of land adjacent to site at Comeytrove Road. Has a shared interest with the owner of the site at Dipford Road. Was absent from the room during voting on applications 42/2007/060 and 42/2008/002.
Mr. S. French	209/07	Personal & prejudicial	Tenant of land at Comeytrove Road. Was absent from the room during voting on application 42/2007/060.
Mr. C. Ralph	209/07	Personal	With regard to application 42/2007/060, rents land at Wild Oak Lane that is owned by Summerfield Developments. No action deemed to be necessary.

206/07 **Chairman's Report**

An invitation was given for the Annual Parish Meeting to be held on 21st April when Mark Green of Project Taunton will give an address on the 'Proposals for Change in Taunton Town Centre'.

207/07 **Minutes of Previous Meeting**

The Minutes of the Meeting held on 18th February were agreed, and signed by the Chairman.

208/07 **Matters for Report**

Notice Board at Staplehay (Minute 198/07 refers).

The Clerk reported that a license would need to be granted by Somerset County Highways for the proposed location of the new Notice board. However, there would also be a legal fee of £125.00 and it was agreed to discuss this matter in more detail at the April meeting.

Mr. Ralph and Mrs. Hudson reported on applications received from TDBC for the Council to consider: -

- 08/002 - Land opposite Dipford Cottage, Dipford Road, Dipford, Trull.
Outline Erection of 8 affordable houses.

Mr. Ralph gave an overview of the application and highlighted issues relating to traffic and localised flooding in the area.

The Chairman explained that the TDBC Planning Committee would make the final decision. He then invited members of the public to address the Council and the following statements were made: -

- Although designated as an Exception Site, the proposal is contrary to current planning policy and there were other more suitable locations within the parish;
- The privacy of existing dwellings would be adversely affected and there would be an increase in traffic on a road that was already prone to incidents;
- The recent clearance of the site had had an impact on nesting birds and other wild life and was an undemocratic action. The Chairman stated that he understood that the work had been carried out with the prior approval of the TDBC Planning office;
- Five of the eight proposed dwellings were of a three bedroom design and this did not accord with the needs revealed by the recent housing needs survey;
- Dipford Road is a route for emergency vehicles to the M5 service station;
- The pavement width, where provided in the area, is inadequate, particularly for families with push chairs;
- The development would remove land that is currently absorbing surface rain water; and the foul water drainage arrangements are inappropriate;
- The cost of the homes, once completed, were unlikely to be affordable to local people;
- Considering the two applications for affordable homes at the same meeting was regrettable, as it was difficult to consider each on its merits. Mr. Archer acknowledged this, but explained that this was due to the timescales imposed by the TDBC planning process and is governed by when the applications were initially registered;
- It was unfortunate that only two members of the Parish Council had made contact with the residents in the area.

Mr. Edwards explained that the TDBC planning committee considered each proposal on its own merits. He stated that there were criteria for Exception Sites and advised that contact should be made with the appropriate case officer and/or ward member.

The Chairman summarised the position and Mr. Ralph advised that the Council should return a 'no comment' recommendation, as there were too many unresolved issues relating to the proposal.

There was a lengthy debate between the Council members and it was agreed that TDBC be advised of the concerns that had been raised.

Resolved - By way of the casting vote from the Chairman, to support the application.

07/060 - Land West of Comeytrowe Road, Trull.
Outline - Erection of 58 affordable homes and associated parking.

Mrs. Hudson explained the proposal in some detail, particularly the style of the dwellings and the road access into the site. Attention was drawn to the pedestrian safety measures and it was noted that Somerset County Highways were not in favour of the development.

The Chairman invited comments from members of the public and the following statements were made: -

- The results of the 2,000 leaflet survey undertaken by Summerfield Developments were questionable as it did not appear to specifically target Trull residents;
- The submitted Ecological Survey included reference to the garden of the property of Dr. Bull but permission had not been given for this;
- There would be a loss of valuable farm land at a time when home grown crops were being encouraged;
- There would be inadequate car parking on the site;
- The Summerfield Development maps were misleading in respect of the width of Comeytrowe Road;
- The 7.5T weight limit for Comeytrowe Road was largely ignored by HGV drivers and not enforced by the appropriate authorities;
- There were no footpaths in the critical areas;
- The rural exceptions policy permitted small developments but the proposal exceeded the intentions of the guidance;
- The proposed traffic calming measures would be inconvenient for existing residents;
- The development did not comply with the published TDBC Local Plan, nor did it present an integrated approach;
- There would be a loss of amenity land, particularly in respect of the footpath across the fields. Mrs. Hudson advised that it was intended to divert the footpath through the development;
- A Governor of Trull School advised that the School was full and there was no capacity to expand;
- The site was being considered as part of greater Taunton but there was currently sufficient development being undertaken for affordable housing within the town centre and outlying areas;
- There would be flooding issues due to the amount of hard scaping proposed;
- The scheme was unacceptable in its present form. However, Mr. Archer advised that it was an outline proposal only at this stage.

Mrs. Hudson advised that the Environment Agency had objected to the proposal.

Mr. Paul stated that Comeytrowe Parish Council had been invited to comment on the application and had not supported the development. In addition, as a Governor of Castle School, he advised that the School was also at maximum capacity.

Mr. Edwards outlined some comparative financial figures in relation to the cost of property in Trull and Galmington and questioned the ability of Trull residents to afford the proposed homes. He considered that Summerfield Developments were testing the market and reiterated the right of the public to contact members of the TDBC planning committee.

Mrs. Hudson stated that she would be willing to attend the appropriate committees and provide support if necessary. She then recommended that the Parish Council did not support the application due to concerns relating to traffic, over development of the area and flooding.

Resolved - To object to the application.

Not listed on the published Agenda but also considered was: -

08/004 - 1, Gatchell Court, Gatchell Oaks, Trull.
Full Erection of conservatory to rear.

Resolved - To support the application.

The Clerk advised of the following decision that had been received from TDBC: -

07/057 - 6, Trull Green Drive, Trull.
Full permission granted for erection of a single storey extension and conservatory to rear.

The Chairman thanked Mr. Ralph and Mrs. Hudson for the work that they had undertaken in preparing for the presentation of the applications.

Mr. Jeffrey left the meeting at 9.00 pm.

210/07 **Housing and Development**

There was nothing to report on this item.

211/07 **Playing Field**

Mr. Parris reported that the repair work to the play equipment was now complete and that Minster Machinery would install the items when the current weather conditions had improved (Minute 192/07 refers). He advised that the new swing and replacement seats for the see-saw had been delivered and that this work would be carried out at the same time. Regrettably, there had been no response to the advertisements for the sale of the large swing.

Mr. Parris stated that he had been reviewing the situation regarding safety surfacing and that, in many instances, grass was an acceptable alternative to rubber safety tiles. He advised that he had visited a number of play areas in the area and requested that this matter be discussed in more detail at a future meeting.

212/07 **Footpaths**

Mr. White referred to the matter of replacement gates at the footpath location adjacent to Pokes Lane and the Bell House and circulated examples of two suitable items for consideration (Minute 193/07 refers). Centrewire Ltd of Staffordshire manufactured the gates and one was in metal, the other in wood. Both were fully DDA compliant and had been selected in consultation with the SCC ROW team. The cost of the items was £155.00 and £172.00 for the metal and wooden gates respectively, exclusive of VAT and delivery charges. It was indicated that installation was also included but this point would be clarified. Mr. French queried the appearance of the gates and suggested that further research could be undertaken. It was noted that approximately £350.00 towards the overall cost would be available from the SCC Footpath Award Grant.

Resolved: The Clerk to order two wood 'Ashton' type gates from Centrewire Ltd at an anticipated cost of £172.00 per item, exclusive of VAT and delivery charges; when these are installed, the residents to be encouraged to provide a sign on the drive warning approaching drivers of the footpath crossing.

The Clerk advised of a letter received from a resident of Patrick's Way, Staplehay regarding previously reported issues at footpath T29/12A, the crossing at Pokes Lane/Bell House and hedge cutting at the allotments.

213/07 **Highways**

Mr. Hancock reported on the following items: -

- An underground spring at Kibbear was causing damage to the road surface. Although Somerset Highways regularly patch the surface, this is not an effective approach to the problem and he would raise the matter with Mr. Kali Martin, the nominated liaison officer for the organisation.
- In response to a recent request from Mr. Archer regarding overdue work to the bridge at Mill Lane, Trull (Minute 27/07 refers), a request would be made to Mr. Martin to install safety netting to the sides of the bridge pending a long term improvement.
- Work continued in locating where the drains were located in the ditches at Brown's Elm (Minute 194/07 refers).

214/07 **Allotments**

There was nothing to report on this item.

215/07 **Trull Village Memorial Halls**

The Chairman advised that two meetings had recently been held between the Halls Committee and the PCC, but there was nothing specific to report. However, steady progress was being maintained and the next meeting will be on 15th April.

216/07 **Trull School**

There was nothing to report on this item.

217/07 **Parish Emergency Flood Plan**

Mr. Archer reported on an Environment Agency sponsored Emergency Flood Plan seminar that he had attended on 22nd February at North Petherton (Minute 180/07 refers). He explained that climate change was altering the rainfall pattern over the course of a year and there was now more rainfall during the winter and a greater risk of flash flooding during the summer season. As a consequence, Parish Councils were being encouraged to compile Village Flood Plans in order to assist the principal Authorities should such an incident occur within their particular areas. He referred to the matter of the proposed flood storage reservoir at Wild Oak Lane (Minute 149/07 refers), and confirmed that this issue would be discussed during the 'Proposals for Change in Taunton Town Centre' presentation at the Annual Parish Meeting on 21st April.

218/07 **Matters of Correspondence for Report**

The Clerk advised of correspondence that was of interest to the Council: -

An invitation received from Somerset County Council to participate in a Community Engagement Workshop to be held on 18th March at Wellsprings Leisure Centre, Taunton.

Information received from the Somerset Waste Partnership regarding changes to the recycling and refuse collection dates for 2008/9 (previously circulated).

Information received from Somerset Highways regarding a temporary road closure at Killams Lane for three days commencing 9th April due to works being undertaken by Wessex Water.

219/07 **Accounts for Payment**

Resolved: That the following accounts be authorised: -

Mrs. R. Howat – February Newsletter	-	£19.00
Clerk's salary - February	-	£377.04
EDF Energy plc – Changing room	-	£10.20
Mr. R. Vining – Locking of School Hall	-	£20.00
SCS Design & Print – 1 x I.D. badge	-	£20.50
Mr. S. Watts – Stamps/printing/stationary	-	£40.12
Mr. D. Archer – Stamps/printing	-	£13.88

220/07 **Any Other Urgent Business**

There were no urgent business items.

221/07 **Items for the Next Agenda**

Items for the next Agenda will include: -

- New Notice board at Staplehay.

222/07 **Date of Next Meeting**

The date of the next Meeting will be 21st April 2008 and will be held in the Pearce Suite, Trull Memorial Hall. The Meeting will be preceded by the Annual Parish Meeting, which will commence at 7.15 pm.

The Chairman closed the Meeting at 9.30 pm.

Signed.....
Chairman of Trull Parish Council

Date.....