

TRULL PARISH COUNCIL

Minutes of Trull Parish Council meeting held at 7.15pm on Monday 17th January 2022 in the Main Hall, Trull Church Community Centre, Church Rd, Trull, Taunton TA3 7JZ.

Present: Mr B Pretty, Mrs A Hudson, Mrs J Wooldridge, Ms D Johnson, Mrs T Dean, Mr F Clark, Mr S Keen & Mr D Lindfield.

In attendance: Mrs S Millard-Jones – Clerk, Mr D Taylor, SWT Cllr M Rigby & SWT Cllr D Perry. There were no members of the public.

The meeting was opened at 7.15pm.

01/01 Apologies for absence. Mr N Hancock, Mr J Snailham & Cllr S Wakefield

01/02 To receive declarations of personal/prejudicial/disclosable pecuniary interests. Ms T Dean registered an interest regarding planning application 42/21/0081 and noted that she would abstain from commenting or voting.

01/03 To approve the minutes of the meeting held on the 13th December 2021

It was **resolved** that the minutes of the meeting held on the 13th December 2021 were agreed and signed by the Chair.

01/04 Canonsgrove Liaison Working Group

Mr D Taylor provided the following report:

Site Management Update

The National Careers Service will be visiting on site again during January. The service is proving valuable to our residents. The homeless nursing team continue to support our residents on site. We continue to find their daily presence with treatment, medical advice, and expertise of NHS services absolutely invaluable.

Following the successful trial of the podiatry surgery, the podiatry service are now going to visit site on a monthly basis. Taunton Vale Doctors have continued to operate a weekly surgery from Canonsgrove. This includes offering covid vaccinations and boosters for those that require them as well as administering flu vaccinations. The Doctor also organised a musculoskeletal clinic and several residents were able to benefit by attending. Hopefully another clinic will be arranged shortly. The respiratory clinic was successful with a number of residents taking the opportunity to speak with a specialist. I am delighted to report that there have not been any further incidences of covid infection on site.

We have experienced amazing generosity from the church, the women's refuge and from a lovely family from Wiveliscombe who made shoe boxes and bags of Christmas gifts for our residents. On behalf of all of the Canonsgrove residents I would like to publicly acknowledge our gratitude to those involved.

During the week leading up to Christmas one of our volunteers arranged for a carol service to be held at Canonsgrove. Fortunately, the weather was kind and we were able to hold the service outside. It was enjoyed by both residents and our staff. Christmas activities continued in the form of Christmas card making and Christmas crafts. Cycling outings and film nights also have been very well received this month.

Moving On

We continue to actively seek alternative accommodation for our residents and every effort is being made to find appropriate move on provisions. In December, 4 residents have moved on (either to new long term accommodation, temporary accommodation or decided to leave). Note, one of these was included in last month's report (ie moved onto accommodation on 2nd December).

Occupancy Data as at 31st December

Resident Occupancy Level	46
Number of new residents	0

Number of residents evicted in the last month	3
Number of Residents who have moved on since last report (3 rd Dec – 31 st Dec)	3

General Canonsgrove Data

Total residents accommodated since March 2021 (until end Dec 2021)	186
Total number of residents moved on	105
Total number of evictions	41
Total residents who have returned	4
Residents moved on supported by RSI team that have sustained their tenancy	29/29 (RSI team also support others as well not from Canonsgrove)

Of those that have moved on:

Own Tenancies (Includes those in Satellite)	58 (not all require support from RSI team)
Hospital/Rehab	4
Temporary Accommodation	10
Inter Hostel Transfer	10
Returned to Rough Sleeping	3
Returned to Family/Former Accommodation	13
Prison	2
Pathway to Independence service	2
Unknown	3

The RSI team is continuing to work closely with those that have been moved on into their own accommodation. They also work closely with those clients that are hospitalised and the medical teams supporting the clients to ensure that appropriate accommodation and support is available at point of discharge.

The RSI team are working with the YMCA-DG support staff at Canonsgrove to ensure that all avenues are being explored in finding the right accommodation for those clients that have more complex needs. We have weekly management meetings to discuss individual cases.

Incidents and anti-social behaviour

Please refer to separate 'Canonsgrove contact report for December' to be discussed at the meeting.

Accommodation Strategy and new accommodation solutions for Canonsgrove residents

A summary of progress is provided below. Please note that I have only included progress since last month:

- Lindsay Megson (Homeless Commissioning and Support Lead) started in December. She is working with her team to establish accommodation and support requirements and gaps in our planned provision (using our latest 'census data' from Providers) and then to develop and drive a plan to resolve this through delivery.
- We continue to make good progress on our target to reduce number of Canonsgrove residents to 40 by Easter
- We are inviting peer review from the other District move-on panel meetings to ensure our approach utilises best practice and considers further improvement for the team of professionals to identify any support needs and to deliver effective move-on plans and support.
- There is no new accommodation identified to report since the last meeting.

42/15/0001 Outline planning application for residential development of up to 145 dwellings including highway access off Honiton Road, 'Ahead only' junction off Sweethay Lane, and associated Community Hub and market square, open space, sustainable urban drainage and landscaping on land West of Honiton Road, Staplehay, Trull (amended submission) – To object on the following grounds:

1. The application is not valid as it has been added on to a previously withdrawn application 42/15/0001. The website previously stated that 42/15/0001 had been withdrawn. As a result the application form is also invalid as it refers to the previous application which is materially different from this amended one. There are different access arrangements, fewer houses and no sports pitches to the north of Sweethay Lane. This requires an entirely new application (and for the requisite fee to be paid).
2. The application now contains a mixture of two differing applications which means it will be impossible to determine. The applicant states in the "Amended Submission Covering Letter" "The submission seeks to supersede all previous documents with the following replacement/additional documents noting that not all superseded documents will be directly replaced (marked n/a)". This is so confused it would be impossible to make a robust and transparent planning decision (as required by law) based on this amalgamation of two differing proposals.
3. The application site lies outside of settlement limits and therefore does not comply with DM2 of the Core Strategy (CS). The latest SHLAA report (April 2021) describes how the District Council's requirement for a five-year supply of housing is being met. This site is not needed to fulfil this and therefore should not be given permission.
4. It does not comply with DM1 (c) harm to wildlife –great crested newts were found onsite previously and dormice and bats have been found there recently. The current mitigation is not sufficient.
5. It does not comply with DM1 (d) – the landscape will be harmed, in the first part of this application the landscape officer stated that it would degrade the semirural landscape character of the area and provide a negative setting to the surrounding open countryside.
6. It does not comply with CP1 (a) – reducing the need to travel. The site was previously declared unsustainable due to being >900m from any services. This is still the case. The bus only runs 8 times per day and would not encourage people out of their cars. Highways themselves admit that cycling provision into Taunton is not of the quality to encourage cycling.
7. It does not comply with CP8 which states that "unallocated greenfield land outside settlement boundaries will be protected and where possible enhanced."
8. It does not comply with CP 8 or NP policy F1 – flood risk. The flood risk assessment does not accurately reflect the impact that water being discharged off-site will have on surrounding areas. Option one suggests the water will be discharged into the Sherford Stream (via Amberd Lane) into an area that already floods. Option two will discharge water into the Galmington Stream via Dipford Road, also into an area that already floods. 42/15/0001 had an objection from the Environment Agency based on the wrong run-off rate being used in the applicants' FRA calculation. The surface run off rate must be kept to 2l/s/ha as required by NP policy and Swat policy. The SUDS plan is inadequate.
9. We know this is an outline application but the suggested housing design does not comply with NP policy H2 as the houses are not in-keeping with Trull styles and layout.
10. In addition, the consultation has been inadequate. SWaT's Statement of Community Involvement (2019) states: "We recommend that applicants undertake appropriate and effective preapplication consultation with the community before submitting an application, taking into account the scale of the development proposal. Early engagement with the Council, local community and key stakeholders can identify and address issues before applications are submitted, shape the design of the development and ensure sufficient information is submitted for an application to be registered and a recommendation made." Apparently there was a leaflet drop but not everyone received one. There were no public meetings. The first 'Broadlands' application (42/13/0018) held a 3-day exhibition – there has been nothing like that attempted this time. There was apparently no attempt to liaise with the tennis club which adjoins the site and must be considered as a key stakeholder.
11. There is no phosphate mitigation strategy.
12. The plans do not take into account the floodlights at the tennis club.
13. The local schools are oversubscribed which makes the site even less favourable in terms of sustainability as children would need to be ferried several miles to school.
14. If this parcel of land is given permission, then the fields to the north of the site will almost definitely be developed upon as it will be seen as 'infill' and this will damage irrevocably the nature of the southern end of our village.

15. The original Broadlands application (42/13/0018) was refused due the unsustainability of its location. This has not changed. The site remains unsustainable in terms of the access to services and schools, excess traffic on the road into Taunton, risk of flood exacerbation and wildlife and amenity loss. Trull has 2000 houses already being build in our Parish – we do not need or want this extra development.

42/21/0080/CQ Prior approval for proposed change of use from agricultural building into 1 No. dwelling (Use Class C3) and associated building operations at Unit A Higher Sweethay Farm, Sweethay Lane, Sweethay, Trull – **To support** and to note that the accuracy of the maps was questionable and that there were concerns regarding ongoing development.

42/21/0081 Demolition of garage and erection of a single storey extension to the side of Trendle, 49 Church Road, Trull. – **To support**. Two Councillors abstained.

42/21/0082 Removal of Condition No. 07 of application 42/89/0048 (agricultural tie) at Hunters Oak, Sweethay Lane, Trull – **To support**.

Report on applications considered under delegated powers

42/21/0079 Erection of a single storey extension to the rear, formation of pitched roof dormer to the rear and erection of a single storey extension to the side entrance porch at The Forge, Georges Farm Lane, Trull – **To support**.

Report on decisions by SWT

42/21/0071 Erection of attached double garage at Dipford House, Dipford Road, Trull- **Conditional Approval**

42/21/0077/NMA Application for a non-material amendment to application 42/14/0069 for realignment of the approved A38 roundabout on land south of the A38, Comeytrowe - **Conditional Approval**

42/21/0078/NMA Application for a Non-Material Amendment to application 42/21/0024 for alterations to the garage door style and adjacent return pier finishes on front elevation with alterations of window/door style on rear elevation of 27 Amingford Mead, Trull – **Conditional Approval**

01/06 Clerk Report

The Clerk reported that Somerset Forge had been instructed regarding the omitted fingerposts. An apology was received regarding the incorrect replacement of two of the fingerposts following the refurbishment. The Clerk had met with a volunteer regarding helping with bookings at the Geoff Hewett Pavilion and is in the process of setting up an online diary and booking system with designated email address. The 2022/23 budget had been placed onto the website. Simon Fox had been contacted with reference to meeting and discussing CIL funds in connection with the Trull/Comeytrowe Development. The annual return to the Charity Commission had been submitted for the Geoff Hewett Pavilion showing Receipts of £5,388 and Payments of £7,057.

01/07 SCC Report

Ms D Johnson provided the following report;

- ❖ The fourth Local Government Reorganisation (LGR) Advisory Board Meeting in December was attended by 95 people from across the county.
- ❖ A standing item on the agenda are the Local Community Networks(LCN's), with a particular focus on their boundaries and budgets. It's envisaged up to 20 LCN'S will be established on 1 April 2023, when the new Somerset Council officially begins. LCN's will have decision making powers to shape policy and take action to improve the local area and will consist of residents, councillors, town and parish councils, community groups and partners such as the NHS, education and the Police and Fire Service. The next meeting will be held virtually on Thursday 3 February 15.30-17.00, a link will be available on newsomersetcouncil.org.uk.
- ❖ Alerting SCC to potholes or a host of other problems on the road is now easier and quicker – you can also track progress after you've reported an issue. Thanks to a new upgraded online system with an improved interactive map, members of the public can report a problem 24/7. From potholes, blocked drains and broken manhole covers, to overgrown vegetation, damaged pavements or cycle paths, faulty traffic lights or missing markings - all can be reported in minutes from a smartphone, tablet or computer.
The full range and how to report is available at www.somerset.gov.uk/roads-and-transport/report-a-problem-on-the-road/.
- ❖ SCC has unveiled plans for new safe cycling and walking routes in the county. The Local Cycling and Walking Infrastructure Plans (LCWIPs) for Yeovil and Taunton are the first areas to be published; these are focused, 10-year plans for developing a cycle and walking network within each local area. The aim is to secure funding over the next decade for significant new safe routes for cyclists and pedestrians across all Somerset's towns.

- ❖ SCC has been allocated £3.8m from the Government's Household Support Fund which will be used to ensure there is a wide range of support available to those who need it between now and the end of March 2022. The fund is being distributed by the Citizens Advice organisations.
- ❖ SCC are still awaiting news from the government on the Bus Service Improvement Plan submitted on the 29th October 2021. Stage 1 of the Enhanced Partnership Plan has been completed with no objections from bus operators. Stage 2 has now commenced which is consultation with local bus operators and statutory consultees. The document being consulted on is a "shell document", an outline of measures and facilities will be more fully developed in due course due to the pandemic and unknown funding. There is a plan for all park and ride buses to be electric. Once the result of the bid has been confirmed the aim is for the plan to be up and running by April 2022.
- ❖ I have been advised that the Honiton Road will be closed for 3 weeks for drainage improvements works between Bradbeers and Amberd Lane in Staplehay. (the extent of the closed portion is unknown as yet). The work is planned for 7th- 25th March 2022. This blocked drain has been reported for some years now and causes dangerous flooding to the Honiton Road in periods of heavy rain.
- ❖ I continue to support people with case work which includes planning applications, parking issues, pot holes and path clearance issues. I have requested that more adequate signage will be put in place for the upcoming road-closures and am investigating how SCC will support the area with speeding concerns.

12/08 SWT Report.

Cllr S Wakefield provided the following report in her absence;

1. We are waiting to see the revised application for the conversion of the stable block buildings at Comeytrowe Manor. We have been led to believe that the access to this conversion will not now also be used for access to the parking for the flats at the Orchard Grove. We have pressed this point with Simon Fox, SWT planner who is dealing with this development. We noted too that there was a large pothole in the altered road by the new roundabout at the Wellington Road end, which was causing many people to have flat tyres after driving over it. Sarah reported it to SCC highways, as did many others, and received a response that it had been fixed but even after that there were further reports of problems with tyres. It seems that SCC asked the developer to repair the road and that the first attempt was not fit for purpose and had to be redone.
2. Full Council and other council committees - Executive and Scrutiny in particular – will be considering next year's budget and how to balance it against continually rising costs, higher inflation and the desire not to make service cuts in our last year as a council. Thankfully we have a useful contribution from our commercial investments and a reasonable settlement from the government so we do expect to be able to submit a balanced budget whilst retaining sufficient reserves as is prudent. It is worth remembering that any increase in Council Tax will be offset for the poorest by increases in housing benefit and there is also a council tax support scheme run by SWT.
3. Somerset Council: Work is continuing on the setting up of the departments and framework of the new Somerset Council. The leader of SCC together with the 4 district leaders and 4 members of the SCC cabinet meet as the Local Government Reorganisation (LGR) Joint Board to make strategic decisions. There is also an LGR Advisory Board, which is also meeting regularly now, and which has members taken from the Somerset Councils and Parish and Town Councils as well as other bodies. The meetings of both boards take place in open session across the county at different locations each time to lessen journey times as far as possible. I am not sure however that they are being webcast as all SWT meetings are now. A lot of work is going on in SCC itself and departments within the districts are also liaising both with SCC and with each other so that closer working relationships are being fostered ahead of the merger. There will inevitably be redundancies, economies of scale being part of the financial benefit of unitary, but as yet where and when these will happen is not known.
4. Taunton Council: The first consultation closed on 12 January 2022 so now the council working group are working on reviewing the responses received and on making recommendations about the new Town Council boundary. There will be further consultation after their proposals are published particularly with the parishes affected. Eventually SWT at Full Council will make a final decision with the first elections to the new Taunton Council taking place in 2023.
5. Local Community Networks: As yet we do not have much information as to how these groups of parishes will be linked in this area or how that linking will be decided. Pilot studies for LCNs are taking place in Frome, Wincanton and Exmoor National Park – being three contrasting local areas within Somerset. Much work needs to be done on this part of the new local governance arrangements including which powers eg planning are to be delegated more locally to LCNs. There is a conference happening in February to which your Clerk and PC (some of the members) should be invited and Dawn will be able to provide more detail on all of this.
6. Proposed housing development off Honiton Road and in Sweethay: Councillors will be aware of the revival of this 2015 application, known as Broadlands Twenty Twelve, which everyone thought had been withdrawn and will discuss it at your meeting tonight. It had not been withdrawn and is now being actively pursued again. The promoter – Tetra Tech Ltd – has sought to engage locally and has altered the design and layout considerably but it still includes access from

the Honiton Road between Bradbeers and Canonsgrove and into Sweethay Lane. As a member of the Planning Committee (Sarah) I am not going to comment at this stage but will save my thoughts and words for the committee meeting in due course. I do however urge all parishioners particularly in the Staplehay and Trull Road/Honiton Road areas to look at the application 42/15/0001 online at SWT and to send in their comments to the planning department at SWT as soon as possible as the consultation period is scheduled to end on 20 January 2022.

- SWT staff are administering a further round of government grants for hospitality businesses affected by Covid regulations. As previously our teams are working as quickly as possible to get money out to businesses as efficiently as they can.

01/09 Finance

a) Approval of Payments & Receipts (R)

To note that the VAT return had been submitted to HMRC. The precept request had been submitted to Governance at SWT.

For the purpose of Data Protection all Clerk associated payments will be allocated to one line. It was **resolved** to approve the following payments and receipts;

Payments

To whom	Account	Description	Net	VAT	Total
S Millard-Jones	TPC	Salary, Homeworking & mileage, PAYE, NI & pension	£969.04	£8.07	£977.11
SWT	TPC	Dog bins	£468.00	£93.60	£561.60
TCCC	TPC	Room hire Jan	£52.50	£	£52.50
TCCC	TPC	Room hire Dec	£30.00	£	£30.00
B Pretty	TPC	Mileage	£29.57	£5.93	£35.50
B Pretty	TPC	Book exchange sign	£27.00	£5.40	£32.40
Arboricare	TPC	Tree felling Village field	£560.00	£112.20	£672.00
EDF	PFMC	11 th November 7 th Dec	£162.73		
S Millard-Jones	PFMC	Cleaning products	£1.75		
EDF	PFMC	7 th Dec – 14 th Jan	£468.64		
M Kavanagh	PFMC	Cleaning Dec_Jan	£141.75		

Receipts

Bank Interest - December	TPC	£0.27
Allotments	TPC	£48.00
		£48.27
Hires - December	PFMC	£1,330.00
	PFMC	£1,330.00

b) Approval of the bank reconciliation (R)

As of 31st December 2021;
Treasurers Account: £73,144.51
Main Account: £32,315.66
Covid Account: £188.52
TOTAL: £105,648.89

c) To approve the opening of a new bank account for CIL funds (R)

It was **resolved** to open a Unity Bank account for the purpose of holding CIL funds. Mrs A Hudson and Ms D Johnson would be primary signatories.

01/ 10 Trull Comeytrowe report

The report had been circulated ahead of the meeting. To note that all reports will be available on the website. Present; Simon Fox, Dawn Johnson, Jo Wooldridge, Brian Larcombe

- Three amended applications around the stable block in Comeytrowe will be coming forward to SWT planning in February/ March which will hopefully address issues people have raised. It is proposed that only the stable block will be accessed from the road to the industrial site with other properties accessed from within the site.
- The stable block will likely be sold by the Consortium to a local builder who will have access to do the work from Comeytrowe Lane. Any other works to the industrial site will be accessed from within the development.
- The mill at this site will most likely be put on the market soon for a private individual to purchase and restore rather than convert into a community building which would have the potential to generate more traffic.
- The CEMP for the pumping station is in draft form with just one issue still to resolve around deliveries to the site.
- The developers have prepared a presentation to resubmit a design guide for the Eastern Development.
- The works to build the new primary school will all be accessed from within the site. This is Somerset County Council build so Simon Fox will not be involved.
- Detailed drawings of the proposed haul bridge over the Galmington Stream required for the spine road were shown. This will be a large structure 25m end to end and 5.5m in height. There will be a mammal shelf and dormouse channel way. This will be a concrete structure that will be landscaped at a later period.
- Conversations are taking place around road safety and access to the shops in Trull with a suggestion of the access to the shops being one-way. I will seek a meeting with officers in Highways at SCC on this matter.
- Simon Fox has spoken to SCC regarding low water pressure at the Horts Cottages on Comeytrowe Road to see if an alternative supply line can come to the properties.
- I asked Simon Fox whether there were any areas on the development that could accommodate more trees. He replied that no tree areas were available within the next 6 months as they would require virgin land which is currently not available.

The Comeytrowe Workgroup met virtually on Wednesday 5th January 2022 (DJ, AK, FC, TD). Following the meeting a question was put to Simon Fox regarding EV charging points for the park and bus area with the following response; "We are working through the details to arrive at a specification to be agreed by SCC. As such it will be for SCC to decide what gets provided. I should add there is a defined list of things the developer has to provide in the s106 and EV charging is not one of them; to ensure there is an electricity supply for SCC or the new council to provide EV might be the best we can do right now."

01/11 Social media. To consider the creation and maintenance of a Trull Parish Council Facebook profile (R)
To defer to February meeting

01/12 Queens Jubilee (R) – to commemorate by planting a tree in the village field

Mr B Pretty asked members to consider the purchase of an oak tree to commemorate the Queen's jubilee. It was **resolved** to approve the purchase of a fairly well established Oak tree up to £300.

01/13 TPO Working Group report (R)
To defer to February meeting

01/14 Village Field Working Group (R)

Mr B Pretty had circulated a Tree report amongst members ahead of the meeting and proposed that the council approve a quote for removal of the two identified chestnut trees in the Village Field.

It was **resolved** to approve the circulated quote and that Arboricare check the TPO status of the trees before any work is carried out.

01/15 Speed Indicator Device (R) – update

The Clerk shared a comparison table of devices that had been researched. It was suggested that a solar powered device may be the preferred option, and that the PC may wish to purchase two solar panels so that only the radar would need moving. Further work is needed in terms of the posts that might be needed and it is hoped that a Road Safety Fund can be applied for, but this can't be done until equipment has been decided upon and a Memorandum of Understanding has been agreed with SCC.

It was **resolved** to approve the formation of a Speed Management Working Group to help collate all of the required information. A Terms of Reference would be approved at the February meeting.

01/16 Attenuation pond (R) – update

The Clerk reported that she had been in contact with the solicitors regarding fencing and availability of safety equipment for the attenuation pond. It is believed that the PC own the attenuation pond as it owns the village field. Confirmation hadn't been received, but the Clerk would continue to ascertain the facts regarding ownership and liability.

The Clerk also reported that the £8,000.52 that had been allocated to the PC within the S106 agreement was for the provision of allotments and not necessarily for the village field itself. Therefore, councillors were asked to consider ways in which to improve the current allotments, as money could be used to improve the current site, for example, equipment and maintenance could be reviewed.

01/17 Reports on the following (if appropriate):- Allotments, Almshouses, Highways, Memorial Hall, footpaths, KGV & Pavilion:
No reports

01/18 Correspondence

All had been circulated ahead of the meeting.

01/19 Items for the next meeting.

Speed Indicator Device

TPO Working Group report

Social media. To consider the creation and maintenance of a Trull Parish Council Facebook profile

Electric Car Charging Point

01/20 Date for the next meeting: Monday February 21st at 7.15pm

There being no further business, the meeting was closed at 9.47pm.

Chair Signature.....**Date**.....