

# RUISHTON AND THORNFALCON PARISH COUNCIL

## MINUTES OF THE MEETING HELD ON 5 MARCH 2008

Present: Cllr. House (Chair), Anderdon, Bulgin, Faulkner, Hancock, Harper, Lowe, Marshall, Mullins and Rexworthy.

In Attendance: County Cllr. Clarke, Mr David Greig (Parish Liaison Officer)  
18 Parishioners and Mary Grootage (clerk)

Apologies: Cllr. Small, District Cllrs. Durdan and Leighton.

### 03/08.01 MINUTES OF THE LAST TWO MEETING

The minutes of the meetings held on 6 February 2008, having been circulated, were taken as read and after one minor alteration were duly agreed and signed by the chairman as a correct record.

### 03/08.02 PLANNING MATTERS

48/2005/072 and 48/2007/006 – APPEALS BY REDROW HOMES (WC) AND PERSIMMON HOMES (SW) LTD – SITE AT MONKTON HEATHFIELD MAJOR DEVELOPMENT SITE (TD)

48/2007/061 – PROPOSED MIXED USE URBAN EXTENSION COMPRISING 900 DWELLINGS, B1 BUSINESS, LOCAL CENTRE, PRIMARY SCHOOL, PLAYING FIELDS AND OPEN SPACE, NEW RELIEF ROAD AT MONKTON HEATHFIELD DEVELOPMENT SITE MONKTON HEATHFIELD AS AMENDED BY MASTERPLAN SHOWING REROUTING OF INTERNAL ROAD RECEIVED ON 28 JANUARY 2008 (TD)

The meeting had nothing further to add to their previous comments on the above proposals, stating that they hope the road through Creech St Michael and Ruishton is not used as a 'rat run' for vehicles going to the A358 or motorway.

31/2007/033 – ERECTION OF 48 AFFORDABLE HOUSES AND ASSOCIATED PARKING WITH NEW ACCESS FROM STOKE ROAD ON LAND SW OF JUNCTION OF A358 AND STOKE ROAD.

Details of how the scheme would work were explained to those present.

The clerk read a letter from the Lower Henlade and Stoke Road Residents' Association stating their concerns in regard to Drainage, Traffic and Parking.

The meeting was closed at 7.35 pm for the parishioners present to give their views on the proposed development and reopened again at 8.05pm.

It is noted that a similar planning application has been lodged for a similar development in Hatch Beauchamp.

While accepting that there is a need for affordable housing it is noted that the recent survey carried out by the Community Council for Somerset, only found 16 households are currently unable to buy or rent on the open market in the Parish and

therefore require housing which will both suit their needs and is affordable in order to allow them to live and in some cases work in the Parish.  
It should be noted that there are only two from Ruishton on the current housing waiting list, stating Ruishton as their first choice.

However the Parish Council were unanimously against this application, feeling that the site was unsuitable for the following reasons:

- In the Local Plan it was stated that there would be no large-scale development to the East of the motorway.
- Local need is 16 households as per Community Council survey and therefore 48 houses is not in line with local needs.
- Henlade is a designated village within the Local Plan and any development should be for village needs only.
- Traffic – The additional traffic would make it even more difficult for vehicles wishing to access or exit the A358 at this junction.  
It is a known fact that the A358 is already over capacity, with traffic being held up at all times of the day.  
Lower Henlade would become even more of a ‘rat run’ for those wishing to get to the South of Taunton.
- Air Pollution - The A358 through Henlade is already an Air Quality Management Area and it is felt that the additional traffic from this development would only increase this pollution.
- The Drainage Statement recommends surface water should be via a sewer down Stoke Road to the watercourse at Lower Henlade. This water course and the pumping station near Arundels Cottages are already at full capacity and would not be able to cope with such a large area of extra surface water and additional drainage, especially when there is heavy rainfall.  
Lower Henlade is prone to flooding and on occasions properties are known to flood there.
- The water supply is already poor in the area.
- Primary school children will have to cross the busy A358 to get to the local school.
- There is no play area provided in the plans.
- Concern is expressed for the lack of parking facilities, which could mean vehicles parking on Stoke Road, thereby causing an obstruction. Three additional parking spaces are considered to be inadequate.
- There are birds nesting in the boundary hedges and an abundance of wildlife is seen on the site, including deer, barn owls, badgers and rabbits to name a few.

The clerk will write accordingly to the Planning Officer.

31/2008/001 – ERECTION OF EXTENSION TO THE REAR OF BLACKBROOK INN, RUISHTON (PC)

The meeting agreed with the Planning Officer’s comments and the application was duly passed and signed.

31/2008/002 – ERECTION OF MACHINERY/FODDER STORE AT ROSE FARM, HENLADE (TD)

Cllr. Lowe declared an interest and left the meeting for this agenda item.

The Planning Officer has rung the clerk and informed her that she has requested that the building is sited further to the South so as not to be such an impact when seen from the A358.

The meeting had no objections to this application but asked for some form of screening to be planted

PLANNING LEGISLATION – Cllr. Hancock informed the meeting that he had read the documentation and that from 6 April this year Local Authorities would be unable to use their own planning application forms. However they would be able to issue their own forms for local issues.

David Greig told the meeting that we would not be affected by this change and that it would be the planning authority who would have any additional work.

03/08.03 CLERK'S REPORT

CASUAL VACANCY – There has not been a request for an election to fill the casual vacancy, so the Parish Council will fill the vacancy at their next meeting. Anyone wishing to be considered for the vacancy should write to the clerk by 28 March 2008.

03/08.04 CHAIRMAN'S REPORT

PROPOSED PARK AND RIDE AT CAMBRIA FARM – Since the last meeting

Cllr. Marshall has written to the Government Office of the South West about our concern at the way the consultation was carried out. Who responded by saying that they would not revoke the permission and suggest that we write to the SCC Monitoring Officer. It is his intention to now write to the SCC and await their response, he will also write to Mr Richard Needs to ask to see copies of the traffic assessment.

During the past month the Chairman has attended the TD Working Panel and the East Community partnership.

Together with the clerk he also attended the Lower Henlade and Stoke Road Residents' Association meeting. Cllr Anderdon was present but he is also a member of the Association.

The main concerns of the meeting were the proposed development off Stoke Road, the amount of litter (which they hope to tackle in the near future) and the speed of traffic through Lower Henlade and in Stoke Road.

The Chairman asked the position regarding the Memorial Bed; this will be discussed fully at the next meeting.

Despite a 24-hour Eviction Order, new age travellers are still parked in the car park of the Millennium Wood on Stoke Hill. This is in Stoke St Mary Parish and it is believed they have the matter in hand.

03/08.05 LITTER

Cllr. Anderdon complained about the dumping of tyres and other rubbish alongside his property in Lower Henlade and Stoke Hill. The clerk will ask Taunton Deane to have this removed.

03/08.06 RECREATION FIELD

Cllr. Bulgin has received the following quotes for the replacement of the fencing around the toddlers' play area in the recreation field:

	£
Wickstead Leisure	6448.15
Playline Design Ltd	6995.00
SJ Crafts	3800.00

Replacement fencing does fall within the remit of the 'Parish Play Area Grant Scheme' and the Parish Council are able to apply for up to 33% of the project cost from Taunton Deane.

After discussion, it was agreed that members should meet at there at 7pm prior to the April meeting, to see for themselves the state of the present fencing and discuss the possible solutions.

03/08.07 FINANCE

The following accounts were presented and authorised for payment:

	£	
Vale Labels	15.00	Newsletter
Parsons Landscapes	31.73	Maintenance - February
Richard House	250.00	Chairman's Allowance
Mary Growtage	4279.68	Salary

03/08.08 CORRESPONDENCE RECEIVED

DOG FOULING – A letter was read from a resident of Dinhams who stated that a dog has been fouling outside her property even right next to her door. The Dog Warden has been informed and is going to the lady concerned. It was agreed that this is not acceptable and the clerk will again mention it in the newsletter and she will also write to the Housing Officer at Taunton Deane to see if they would be willing to erect notices as this occurs on their property.

THE MEETING CLOSED AT 9.50 pm

THE DATE OF THE NEXT MEETING WILL BE ON 2 APRIL 2008

THE ANNUAL PARISH MEETINGS WILL BE HELD ON 22 MAY 2008

**THE COUNCIL IS AWARE OF THEIR IMPLICATION UNDER  
SEC.17 OF THE CRIME AND DISORDER ACT 2000  
AND HAVE CONSIDERED THE ACT IN THEIR DECISION MAKING.**

PLEASE NOTE

The Application for the Premises License for Woodlands will be held on Tuesday, 25 March 2008 2.00pm in The Deane House, Belvedere Road, Taunton.