

KINGSTON ST MARY PARISH COUNCIL
MINUTES OF THE ADDITIONAL PARISH COUNCIL MEETING
HELD AT THE VILLAGE HALL ON FRIDAY 20TH MAY 2016

Item Nr	Item	Action By
1.0	<p>Attendance and Apologies</p> <p>In attendance: Cllr R Stokes (Chairman) Cllr N Bradshaw Cllr J Marsh Cllr K Taylor Cllr A Wilcox Miss C Roche (Parish Clerk) No Member of the Public attended the meeting.</p> <p>Apologies received from: Cllr M Anderson Cllr J Clarke Cllr S Farnham Cllr N Townsend (PC and TDBC Councillor) Cllr C Tucker (TDBC Councillor) Cllr D Wedderkopp (SCC Councillor) PCSO Wearmouth (Avon and Somerset Police)</p>	
2.0	<p>Councillors Declarations of Interest in Any Agenda Item</p> <p>None received.</p>	
3.0	<p>Planning</p>	
3.1	<p>34/16/0014 Outline Permission (with all matters reserved except access) for the Erection of up to 915 Residential Units, a Primary School, 1 hectare of Employment Land, Local Centre, Open Space including Allotments and Sports Pitches, Green Infrastructure, Landscaping, Woodland Planting, Sustainable Drainage Systems and Associated Works including Provision of Internal Spine Road to Connect A358 Staplegrove Road to Kingston Road on Land at Staplegrove (East) Taunton</p> <p>Resolved: Kingston St Mary Parish Council objected to the Planning Application as follows:</p> <ul style="list-style-type: none"> ❖ Many of the points raised in its objection to the Outline Application for Staplegrove (West) 34/16/0007 are the same as for this Application. ❖ This massive development will have a considerable impact on the everyday lives of people living in the Kingston St Mary parish. ❖ It is regrettable that the outline plans for the East and West sections of this site were submitted separately rather than allowing the Parish Council to look at the proposals for the entire area at the same time. ❖ This development is far larger than the Parish Council were led to believe initially. The Core Strategy originally proposed between 500 and 1,500 homes being built as part of the North Taunton Extension. The outline plans now envisage a total of at least 1,628 dwellings (Staplegrove West 713 and Staplegrove East 915). ❖ The Parish Council understands that further areas bordering Kingston Road, which are left blank at present, are within the control of the developers and are clearly earmarked for building at some future date when high voltage cables are undergrounded. The Parish Council notes a spur off the proposed Spine Road marked as “Safeguarded Link Road” which would serve these areas. 	<p>Chairman/ Clerk</p>

<p>3.0 cont</p>	<ul style="list-style-type: none"> ❖ There is serious concern that the edge of the site boundary shown in the outline plans is farther north than was shown during the public consultations. Should development eventually extend to this northern boundary it would take building to within literally two or three fields of the built up area of Kingston St Mary destroying the essentially rural character and aspect of the village which is a conservation area. ❖ The Parish Council challenges the need for so many homes, swallowing up swathes of productive agricultural land on the approach to the Quantock Hills Area of Outstanding Natural Beauty, one of Somerset's scenic gems attracting thousands of visitors and generating revenue for local businesses, every year. ❖ A claim by promoters that the development would be “mostly bungalows” (Somerset County Gazette May 19th 2016) is blatantly not true. Their Design Statement Part 12, paragraph 6.7 states quite clearly: “Residential properties will generally comprise two storeys of up to 10.5m above proposed ground level, increasing locally to 2.5 storeys (11.75m to ridge above proposed ground level) or in limited locations within the heart of the site, along the Spine Road, to 3 storeys (13m to ridge above proposed ground level). Along Corkscrew Lane the heights of residential properties are lower at up to 1.5 storeys. Mixed use and employment uses to the northwest of the Spine Road/Kingston Road roundabout will be up to 3 storeys (maximum 15m to ridge above proposed ground level).” ❖ The national and local economic climate have changed dramatically since the TDBC Core Strategy 2012-2028 was drawn up. The projections of population and employment growth in Taunton Deane, on which it was based, are now outdated and urgently need revision. ❖ Figures from the Office for National Statistics, up to 2015, show a downward projection of the Labour Demand in Taunton Deane compared to the upward trend predicted in the Core Strategy. Yet the housebuilding rate far exceeds both the national and county average. ❖ Taunton Deane is the district showing the greatest fall in employment but has the highest housebuilding rate. ❖ The immediate impact of the proposed Staplegrove development would be the volume of traffic generated. Working on an average of just one vehicle per household - and that would be a very low average - almost 1,000 extra vehicles will be using Kingston Road (wrongly labelled as Taunton Road on the plans) which for much of its length is barely wide enough for two vehicles to pass. ❖ In addition, the proposed primary school, shops, cafes and employment areas within the development would generate extra traffic and during the construction period (likely to be many years) tradesmen's vehicles and heavy plant would be accessing the site. ❖ The volume of traffic using Kingston Road has increased hugely in recent years, well beyond the forecast national trend. The road now serves three schools (Taunton International School opened in 2012, Kingston St Mary primary and King's Hall) and is used daily by pupils attending the town's secondary schools. We know that this route is also used by an increasing number of commuters travelling into Taunton from Bridgwater and West Somerset, to avoid congestion and delays on more major routes. This number is expected to rise further if and when construction of the new Hinkley Point nuclear station gets under way. ❖ Marking an area on a map as “employment land” does not create jobs. Most people living in these houses will work in Taunton or will want to travel across the town to employment in the Hankridge/Henlade area or get to the M5 motorway. The already heavily congested roads of north Taunton will be brought to a standstill at peak periods. These proposals will affect not just local villages but the whole of the Taunton area. ❖ Gridlocked roads will lead to higher levels of air pollution, frustration and additional costs for local businesses, missed appointments and slower response times for emergency vehicles. This development should be halted at least until such time as an outer Northern Distributor Road is built. 	
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