



Clerk to the Council: Caron Potts
Withy Lane Farmhouse, Silver Street, Barton St David, Somerton, TA11 6DD.
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Minutes of the Parish Council meeting held on 4th June 2026

PRESENT: Cllrs A Wotton (chair), M Phillips, M Dykes, F Maddock and R Clapp and R Proctor.

IN ATTENDANCE: Caron Potts (Clerk) and 7 members of the public (part)

PUBLIC QUESTIONS: Numerous comments were regarding the planning application and their concerns regarding road and pedestrian safety. The consensus was that Highways needed to visit the site to understand the issue.

The wall outside Wayside?? Cottage has been hit again causing several pounds worth of damage and upset for the owners. The resident and the PC have had various conversation with Highways about the ongoing issue. Cllr Dykes to liaise again with Highways and suggest putting road narrowing and Oncoming vehicles in the middle of the road signs.

SOMERSET COUNCIL REPORT: information circulated prior to meeting.

VILLAGE HALL AND PLAYING FIELD TRUST REPORT: The new cooker donated by the PC has been delivered. They are going to be hosting events around England world cup football matches to raise funds.

AGENDA

Meeting commenced at 7.32pm

61.26 APOLOGIES FOR ABSENCE

Received from Cllrs A Clarke and M Godfrey

62.26 DECLARATION OF INTERESTS - none

63.26 EXCLUSION OF THE PUBLIC AND PRESS - none

64.26 ADOPTION OF THE PREVIOUS COUNCIL MINUTES

Confirmed and signed as a correct record, the minutes of the Parish Council and the Annual Parish Council meeting held on Thursday 7th May.

65.26 NEW PLANNING APPLICATIONS SUBMITTED TO OR DECIDED BY SOMERSET COUNCIL

a) Applications - To receive for comment

2025/1870/FUL Location: Land At 354565 134927 Ham Street. Proposal: Erection of four dwellings & associated gardens, garages & parking (Revised design and drainage/flood risk information received 07.05.2026). The Council unanimously recommended refusal for the material considerations outlined in the appendix.

- b) Decisions given by Somerset Planning - none

66.26 MATTERS TO BE RESOLVED

1. Roles and Responsibilities

RESOLVED to remain unchanged.

2. Sluice gates and water quality monitoring

The Clerk has been in communication with the Environmental Agency they are assessing whether the sluice gate at Flights could be opened during the winter.

3. Approval to purchase replacement defibrillator pads approximately £70 and pocket face mask £25.

RESOLVED Clerk to proceed.

4. Baltonsborough Shop signpost

The Chair showed an example which could be used. RESOLVED proceed and make more enquiries and order is deemed suitable.

5. Speed Data review by Highways

Cllr Dykes has contacted Highways who have requested a summary of the data now rather than the raw information. Cllr Dykes to action.

6. 106 Money – Clerk carried forward

7. Grant application for Road Race medals from Horticultural Society £60

RESOLVED approved, Clerk to add to payment list.

8. Workplan update – Carried forward

9. Any updates requiring Resolutions

Cllr Proctor advised the council that he was handing in his resignation due to work time commitments. The Chair thanked him for his service on the council. RESOLVED Clerk to notify Elections at Somerset Council and post vacancy details.

67.26 ACTIONS FROM PREVIOUS MINUTES NOT ALREADY COVERED

Notification was received from Highways that they had done the road markings but none are evident. Cllr Dykes to send photos and ask for clarification.

5 households are interested in a visit by EWAG to access flood prevention needs. Cllr Wotton to forward details to the Clerk to arrange a date for the visit.

PARISH COUNCIL FINANCE

68.26 APPROVAL OF PAYMENTS

To reviewed and approved items of expenditure

1. Clerks salary for May including 2 bank holidays, Microsoft 365 renewal £80.74 and £3.99 phone contract Total £474.27

69.26 PAYMENTS MADE SINCE LAST MEETING AND BANK RECONCILIATION

Received and signed as a correct record, the payments list and the bank reconciliation figures against the bank statements as detailed on the monthly financial information report (see attached).

Current account £704.35, Savings account £48829.18 – Total £49533.53

70.26 BUDGET VS SPEND TO DATE

Received and signed as a correct record, the latest budget vs spend to date in the cashflow spreadsheet which correlates to the bank reconciliation figures.

71.26 ITEMS FOR THE NEXT MEETING ON 2nd July

Workplan including 20mph signs, flood prevention and response, 106 money, Dunford Terrace Residential Gardens

Meeting closed at 8.22pm

Signed

Date

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Appendix

The above planning application was discussed at the Baltonsborough Parish Council meeting on 4th June, they unanimously recommended refusal as the revised application does not address any of the material considerations raised previously and outlined below.

1. The development is located outside of the development plan limits of the village and is in open countryside beyond the settlement boundary.

This proposal would be detrimental to the rural character of the village.

2. Loss of natural habitat and hedgerow.

This undeveloped field is an important rural gap between existing developments, urbanising this field would erode the rural character of this area in the village. A reason quoted for refusing a previous application on this site.

The proposed entrances into the development would result in a significant loss of established hedgerow.

3. Considerable concerns regarding highway safety and pedestrian sustainability.

The Parish Council and numerous residents in the village have significant concerns regarding highway safety for vehicles and people, especially children and the lack of pedestrian sustainability. The development starts on a sharp blind corner, any traffic pulling onto or out of the site poses a real threat to highway safety – see photos. There are already Highway signs informing drivers of vehicles in the middle of the road and this blind corner is made increasingly difficult to stay tight to the inside going up Ham Street due to the overhanging hedge and large trees (the PC have on more than one occasion contacted the landowner requesting they be cut back).

Concerns were strongly voiced regarding accessibility for delivery vehicles and also the proposal that recycling and refuse vehicles collect from the kerbside which would cause a dangerous obstruction. There is no footpath (or a realistic option to construct one) on the northern side of the road. Pedestrians would need to cross Ham Street just east of the sharp bend in order to access a footpath.

The PC urges Highways to visit the site in person to witness our concerns.

4. There is no additional demand for this type of housing stock in the village.

We take note that the proposed houses are now reduced in bedrooms to 2x4 bed and 2 x 3 bed, but these will not meet the criteria for our need for more affordable 2 – 3 bed houses. There are currently 27 three or four bed properties currently for sale in the village.

5. Access

There are concerns that the development would deny access for agricultural vehicles to the farmland that is located behind the proposed development site.