



Barton St David Parish Council

Clerk to the Council: Caron Potts
Withy Lane Farmhouse, Silver Street, Barton St David, TA11 6DD.
Telephone 01458 850875 Email clerk@bartonstdavidparish.gov.uk

Minutes of the Parish Council meeting held on Monday 28th April 2025

Present: Cllrs S Jackson (Chair), D Rowley, E Rice , A Hicks and M Love .

In Attendance: C Potts (Clerk), SC Cllrs Stephen Page and Tim Kirley and 7 members of the public

Public Questions - none

Somerset Council Councillor report – Somerset Council has passed its budget.

AGENDA

Meeting commenced at 8.19pm

32.25 Apologies for Absence and to consider the reasons given - none

32.25 Declarations of Interest - none

34.25 Exclusion of the Press and Public - none

35.25 Minutes of previous Parish Council meetings

Confirmed and signed as a correct record of the minutes of the Parish Council meeting held on Monday 31st March

36.25 Planning

Applications

25/00629/FUL Location: Land At High Lane. Proposal: Erection of two dwellings with associated parking and gardens. Council by unanimously recommended refusal – see appendix for full list of material considerations.

Decisions

24/00406/FUL Location: Land Os 5522 Part Mill Road. Proposal: Erection of single storey dwelling and detached garage. Approved

37.25 Resolutions

1. Workplan Updates and Actions

a. Flooding, Drainage, Infrastructure – Cllr Jackson

- Mill Road, no news except for change of personnel notified.
- Gully Pot Cleaning

3 quotes have now been received and by a majority vote Online was approved at a total cost of £2560 + VAT. The cleaning priorities were discussed and agreed as:

1: Jarmany Hill and Hurtle Pool

2: Peacock's Hill to junction of High Lane/Church Street and Church St

3: Silver Street – Box Cottage area

4: Mill Road – West-East from Double Gate Drove; specific issues including culvert under field gate next to Richard Ash and Witherleigh Farm, and top of Double Gate Drove

5: Mill Road – from junction with Main St to Double Gate Drove; specific issues including neat Tootle Beck

6: The rest – ad hoc gully pot clearing as required – if time permits.

Simon Chamberlain has agreed to liaise with the contractors again. RESOLVED Proceed with work. Action Clerk to award contract, inform them of priorities and confirm dates.

b. Highways and Traffic – Cllr Love

- The village and pedestrian signs have been installed. RESOLVED monitor sign by Church Farm as it has already been clipped.

c. Village Hall & Playing Field Trust – Cllr Rowley

- The urgent requirement for a new flat roof was highlighted, this was earlier than anticipated due to winter storm damage. RESOLVED the Village Hall is deemed to be a major asset to the village and needs to be maintained.

d. Neighbourhood Plan – Cllr Jackson

Consultancy update, progress is continuing.

e. Website Management – Clerk

- The website redesign is progressing with new pages being approved and added. RESOLVED prioritise pages according to time sensitivity.

f. Communication – Cllr Jackson

- Broadband FTTP has not made any progress. RESOLVED SC assistance requested.
- Stall at Barton Carnival RESOLVED approved to proceed but request a better pitch.

g. Footpaths & hedges and Environment & Trees – Cllr Love

- No update

h. Asset Management and Review – Cllrs Rowley and Rice

- Bus Stop

The Clerk had requested quotes from 4 builders but had only received one back. RESOLVED more quotes needed, Clerk to chase.

- War memorial

Cllr Love is in discussions to determine what work is required.

2. Second Defibrillator, requirements and position – Cllr Jackson

RESOLVED Following on from the discussion at the APM it was agreed to explore further. Action Cllr Jackson to explore location options and the Clerk to obtain quotes.

3. Grants applications - Clerk

- Village Hall flat roof repairs, total cost £6350, grant application for £4000 which will leave their funds tight for the year. RESOLVED Reserves are being built up to assist with these anticipated major costs over the next 5 – 10 years. Approve payment of full repairs. Action Clerk to liaise with the VH treasure regarding payment.

4. PC Administration Matters – Clerk

a. Approval for training courses £40 pp. Cllr Rice – Dealing with difficult people and conversations and Cllr Love Boosting your council's identity. RESOLVED approval given.

b. Defibrillator/CPR demonstration for carnival

RESOLVED approval given. Action Clerk to arrange.

c. Approval internal auditor invoice £120

RESOLVED approval given. Clerk to add to payment list.

5. Any updates requiring Resolutions - none

38.24 Actions from minutes not already covered / carried forward none

FINANCE

39.25 Accounts for payment

Reviewed and approved items of expenditure.

1. Clerk's salary and expenses for April £579.45 including printer ink
2. Neighbourhood Plan consultancy fees £2080.80
3. SALC & NALC fees £251.72
4. Information Commissioner's Office Renewal fee £52

40.25 Bank reconciliation and cashflow

Agreed and verified the bank reconciliation figures on 21st April 2025 against the bank statements and cashflow.

Current Account £4136.31, Saving (instant access) Account - £ 46112.05, TOTAL £50248.36

41.25 Items for next meeting

Next meeting – Monday 19th May + APC meeting

Meeting Closed 21.48

Signed

Dated

Appendix

25/00629/FUL: Land At High Lane. Proposal: Erection of two dwellings with associated parking and gardens

The above planning application was discussed at the Barton St David Parish Council meeting on 28th April. They recommend this application is refused as the whole field in which the 2 dwellings are proposed will be allocated for development in Barton St David's draft Neighbourhood Plan. The field as a whole is large enough for the provision of affordable housing in line with National and County policies and local need. In addition, please see the Material Considerations below.

References:

- A. 25/00629/FUL of 7 Apr 25.
- B. 21/01175/FUL dated 24 May 2021, amended 14 Feb 22, withdrawn 12 Jan 24.

a. National Planning Policy Framework (NPPF), Local Plan and Neighbourhood Plan.

The site is within a larger field that has been identified as a site to be Allocated for Development in the Barton St David Neighbourhood Plan. The Application is therefore recommended to be Refused as it proposes 2-dwellings only and does not provide any Affordable Homes – the need for which is established in the NPPF, Somerset Council's housing needs and, from our 2024 Village Survey, locally within the Village.

- i. The same landowner owns the proposed 2-dwelling site and the larger field. The field as a whole is large enough to meet NPPF, government and Local needs for Affordable Housing. The 2-dwelling proposal does not offer any Affordable Housing.
- ii. A meeting between the Landowner, the Neighbourhood Plan Working Group and the Parish Council will be held shortly. It is noted that the Developer has, to date, not engaged the Parish Council or local community on this proposal.
- iii. An objective assessment matrix has been used to identify the site as one to be Allocated in the Neighbourhood Plan; 11 potential sites have been considered using Somerset Council's Housing and

Employment Land Availability Assessment (HELAA) Review August 2021, and the outputs from the 2024 Village Survey and 2 x village meetings.

iv. The Neighbourhood Plan is in development and an initial draft will be published for consultation this summer.

b. Highway Issues.

The Application is recommended to be Refused for the following reasons:

- i. The proposed entrance to the site is only 20m from the entrance to Fairview Close, a group of some 12 dwellings.
- ii. The proposed entrance to the site is only 50m from the crossroads of Mill Road, Main Street, High Lane and Church Street – which has limited visibility for car drivers.
- iii. The proposed entrance to the site is adjacent to the north-to-south bus stop and opposite the south-to-north bus stop and bus shelter.
- iv. Please note that the statement on the Application Form Page 7 is incorrect: the site does NOT have existing vehicle parking spaces – it's a field.
- v. It is also recommended that the Planning and Highways Officers visit the site.

c. Sustainability.

- i. The Application is recommended to be Refused as solar panels are not provided on the 2 dwellings.
- ii. It is recommended, should the Planning Authority approve the application, that Conditions be applied for the provision of the sustainability measures identified on the 1962 011 landscape plan: <https://ssdc.somerset.gov.uk/my-requests/document-viewer?DocNo=13148847>.

d. Drainage and possible impact on flooding and existing flood management.

The Application is recommended to be Refused as the Application does not address the additional run-off of rainwater which will add to the existing issues of the overwhelmed drainage system: water runs down High Lane and into and along Mill Road during the increased frequency of heavy rainfall as the drains cannot cope.

e. Impact on sewer system.

The Application is recommended to be Refused as the Application Form Page 10, Foul Sewage, states it is “unknown” if the site proposes to connect to existing sewer system; in addition, the sewer infrastructure is already overwhelmed, and Wessex Water acknowledge the need for repairs.

f. Design, appearance, materials and landscaping.

The Application states that Bradstone Gray Walling and render will be used; to keep within the local environment, Blues Lys type walling and coloured render would be the preferred combination.