



Barton St David

Parish Council

MINUTES OF THE MEETING HELD ON MONDAY 30th March 2026

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

IN ATTENDANCE : C Potts (Clerk) 11 members of the public (part). Somerset Council Cllr S Page

PUBLIC QUESTION TIME – none

SOMERSET COUNCIL COUNCILLOR REPORT - None

A G E N D A

Meeting commenced at 8.24pm

32.26 APOLOGIES FOR ABSENCE

SC Cllr T Kerley and Cllr J Stafford

33.26 DECLARATION OF INTERESTS - none

34.26 EXCLUSION OF THE PRESS AND PUBLIC - none

35.26 ADOPTION OF PREVIOUS COUNCIL MINUTES

To confirm and sign as a correct record, the minutes of the Parish Council meeting held on Monday 30th March.

36.26 NEW PLANNING APPLICATIONS SUBMITTED TO or DECIDED BY SOMERSET COUNCIL

a) Applications - To receive for comments

Application Number	25/03038/FUL
Location	Land Off Main Street
Proposal	Erection of 22 homes together with new vehicular access, parking and associated landscaping
Recommendation	The amendments do not address the serious concerns raised in the original application. Unanimously recommended refusal, see appendix for full list of material considerations. The PC used AI to assist in the appraisal of the considerable new amount information presented.

Application Number	26/00821/FUL
Location	Hill Farm Jarmany Hill
Proposal	Widening of existing vehicular access to include the relocation of a speed repeater sign and provision of a tarmac threshold, together with the construction of a detached timber-framed garage and associated driveway works
Recommendation	Unanimously recommended approval

b) Decisions - None

37.26 WORKPLAN UPDATES AND ACTIONS

To resolve any decisions made on the workplan

A. Infrastructure

1) Footpaths and Trees

Cllr Love confirmed that 3 styles were being replaced by Mendip Ramblers.

2) Drainage

A meeting to confirm priorities is taking place next week which will then enable the Clerk to get quotes.

3) Mobile Mast

Cllr Rice outlined why the potential mast companies need to have a preferred location before they would explore the feasibility of supplying a mast. Cllr Cranfield suggested that the workshops at the top of Jarman Hill might be another option. RESOLVED Cllr Rice to circulate a matrix for Cllrs to complete to determine location ranking.

4) Emergency Plan –

Cllr Rice requested approval to start provisional work on a plan. RESOLVED approval given.

B. Asset Management

1) War Memorial name preservation

QR plaque costs and examples are still required. Carry forward – Action Cllr Rowley

2) Stocks Green Improvements and Accessibility

Discussed in the APM, Action Clerk to add a write up in the village newsletter.

38.26 ADMINISTRATION MATTERS

To receive updates from the Clerk and Chair and to resolve any matters proposed.

- a) Feedback from Rainbow Roots to visit Dove Barn, Manor Farm
This was an informative visit, the Council highlighted various lines of communication in the village and offered assistance.
- b) Approved SALC & NALC fees £257.47, add to payment list.
- c) Approved Internal Auditor fee £120, add to payment list
- d) Dog bin costs
The Clerk advised that a new bin would cost £250 and Somerset Council, if willing to do so, would charge approximately £420 to empty it weekly. RESOLVED determine if SC would service another 1 or 2 bins in the village. Action Clerk.

39.26 ACTIONS FROM PREVIOUS MINUTES NOT COVERED OR CARRIED FORWARD

Cllr Rice said that the Council as an employer course he attended was not relevant for small PC's. Action Clerk to feedback to SALC and request more information be supplied in the pre course information.

40.26 ITEMS FOR THE NEXT MEETING ON 18th MAY ALSO ANNUAL PARISH COUNCIL MEETING - none

41.26 PARISH COUNCIL FINANCE

a) Approval of Payments

Approved payments to be made:

- 1) Clerks Salary for April £429.28
- 2) Jump printers for March Newsletter £80
- 3) SALC training for Cllr Jackson, Planning £40 and AI £45 and Cllr Rice - Council as an employer £25
- 4) Information Commissioners Office data protection fee £52

b) Payments made since the last meeting

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 report (see attached).

Current Account £6841.36, Saving (instant access) Account £22795.59 TOTAL £ 29636.95

c) 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 with the bank reconciliation figures as detailed on the monthly financial report (see attached).

d) End of Year Accounts

Received and signed as a correct record the end of year accounts as detailed on the monthly financial report (see attached).

Meeting closed at 9.44pm

Signed:

Dated:

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

Appendix

AMENDED PLANNING APPLICATION 25/03038/FUL
– OFF MAIN STREET, BARTON ST DAVID, APR 2026
Erection of 22 homes together with new vehicular access,
parking and associated landscaping
28 April 2026

References:

- A. Amended Planning Application 25/03038/FUL, Land Off Main Street, Barton St David, TA11 6BZ dated Apr 2026.
- B. Barton St David Parish Council Consultee Recommendation post on Somerset Council Website 2 Mar 2026

1. Introduction.

- a. This letter is the Barton St David Parish Council (PC) response to Reference A, the Amended Planning Application 25/03038/FUL. It addresses the amendments only and is to be read in addition to Reference B, the PC's recommendation for the original Application, which remains extant. A summarised list of all Material Considerations is at Annex A.
- b. It is stressed that the Barton St David community very much welcomes and encourages appropriate new developments and affordable housing to encourage young people to the village to keep it a vibrant and good place to live – as clearly stated in our draft Neighbourhood Plan.
- c. The Amended Application has 5 key changes:
 - i. The proposed addition of a footpath on south side of the 90° bend to the southeast of the development site.
 - ii. Confirmation of access to the Public Right Of Way (PROW) from the southwest corner of the proposed site.
 - iii. An increased discharge rate into Barton Brook from the attenuation basin.
 - iv. The number dwellings reduced from 24 to 22, with no information from the Applicant on the number of Affordable Housing to be provided.
 - v. Changes to the site layout and some dwellings.

2. **Recommendation.** At the meeting of Barton St David Parish Council on 27 Apr 2026, Councillors unanimously agreed that these amendments have not materially changed the fact that the proposed development is simply in the wrong place – it is not safe. The Council therefore unanimously recommended this Amended Application is **REFUSED**, on the basis of 3 key Material Considerations: **Highways Safety, Sustainability and the Increased Risk of Local Flooding** as detailed below.

3. Material Consideration: Highways Safety.

a. **The Issue.** The site's location is **not safe** for vehicles and pedestrians. The addition of a footpath will **not** mitigate the risks, and could increase safety risks to pedestrians. Therefore, National Planning Policy Framework paragraph 116 applies: *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety"*.



b. The Causes.

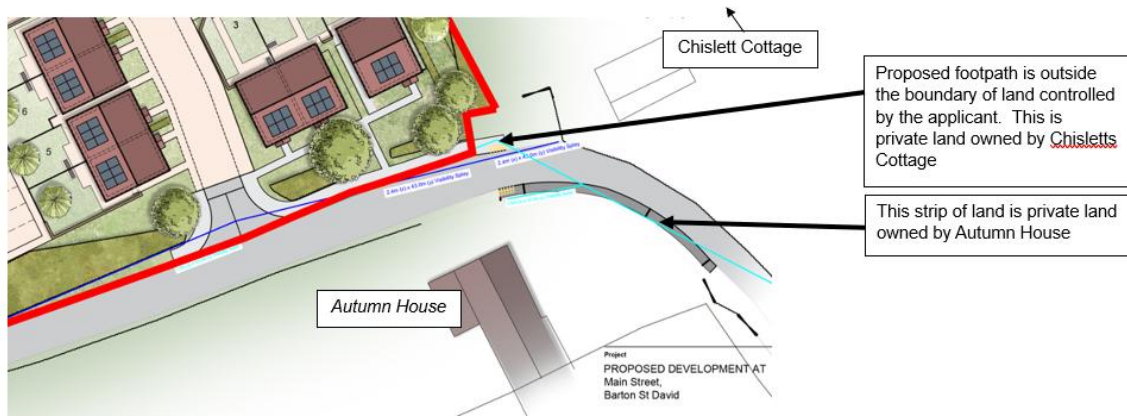
- i. The new footpath on the south of Main Street does not change the facts:
 - (a) The 90-degree bend into the village, is a blind bend, only ~25m to the east

of the proposed site entrance.

(b) The bend only allows one-way traffic, with opposing traffic forced to stop and wait in both directions.

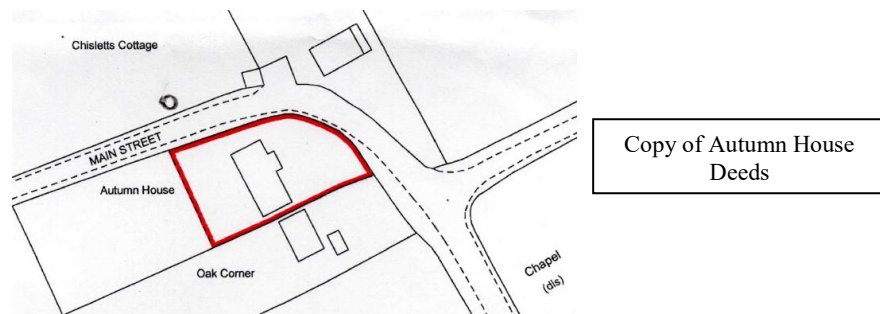
(c) Vehicles are likely to use the new footpath to pass each other around the bend, enabling 2-way traffic and increasing the risk to pedestrians. At present, large vehicles cut the bend, as evidenced by imprints in the grass verge / bank.

(d) The Nov/Dec 25¹ traffic survey funded by the PC shows that the average daily number of vehicles is 831.



c. **Land Ownership.**

i. Title Deeds show that the land on which the Applicant proposes to build the new footpath is owned by Autumn House.^{2, 3}



ii. The eastern end of the proposed footpath on the north of Main Street also encroaches onto land owned by Chislett Cottage.

d. **Recommendation.** It is recommended that the Application is REFUSED as the location of the site is simply not safe for vehicular traffic and for pedestrian use by the residents of the proposed site – contrary to NPPF Paragraphs 109, 115, 116, 117. There are alternative, safer potential development sites in the village identified in Somerset Council's SSDC Housing and Employment Land Availability Assessment 2017, Review August 2021, and in Barton St David's draft Neighbourhood Plan.

4. **Material Consideration: Sustainability – Access and Proximity to Local Services and Amenities.**

a. **The Issue.** The proposed new footpath on the south of Main Street does not change the facts:

¹ Traffic Data Centre, Email, 15 Dec 25, (www.trafficdatacentre.co.uk). The Survey also included 3 other locations in the village.

² Title Number WS49806 dated 17 Dec 2008.

³ Applicant states new footpath is "contained wholly on land controlled by the highway authority".

- i. Residents of the development would be required to cross Main Street on the blind 90-degree bend to the new footpath – see diagram above. There are no onward footpaths or passable verges on either side of the road for 300m.
- ii. There is **no safe pedestrian access** between the site and village amenities and services. The overriding concern is the **lack of a footpath to provide a safe route for children to the school buses bus stops** 500m from the proposed site.

b. **Recommendation.** It is recommended that the Application is REFUSED as the Application **fails to demonstrate safe and suitable sustainable access to village amenities** and therefore fails to provide sustainable travel alternatives to vehicles, contrary to NPPF paragraphs 109, 110, 111. There are alternative potential development sites identified in Somerset Council's SSDC Housing and Employment Land Availability Assessment 2017, Review August 2021 and in Barton St David's draft Neighbourhood Plan that provide safer and closer pedestrian access to village amenities and services.

5. **Material Consideration: The Impact on Flooding and Existing Flood Management.**

a. **The Issue.** It is noted that the Applicant has amended their Flood Risk Assessment and Drainage Strategy. However, the Applicant's modelling shows that the discharge rate from the site attenuation pool into Barton Brook (on the site's west border) will be 1.2 litres per second, significantly higher than the 0.5 l/s requested by the Integrated Drainage Board (IDB).

b. **The Causes.**

- i. Main Street, adjacent to the proposed site, regularly and frequently floods and is impassable to vehicular traffic. Barton Brook is the only route for drainage away from the area. The increased volume of run-off will increase risks of local flooding and road closures.
- ii. The current landowner is responsible for maintaining and clearing Barton Brook. The Applicant makes no reference to assuming this responsibility. Furthermore, the Applicant does not maintain roadside hedges and a ditch in the other property they own in Barton St David – contrary to their statutory responsibilities.

c. **Recommendation.** It is recommended that the Application is REFUSED as the Application **fails to demonstrate adequate drainage and the possible impact on flooding and existing flood management, climate change and sewage disposal**, contrary to NPPF paragraphs 162, 163, 164, 170, 172, 174, 181. There are alternative, lower risk potential development sites in the village identified in Somerset Council's SSDC Housing and Employment Land Availability Assessment 2017, Review August 2021 and in Barton St David's draft Neighbourhood Plan.

6. **Summary.**

a. The Barton St David community very much welcomes and encourages appropriate new developments to grow our community, to keep it a vibrant and safe place to live and to provide affordable housing to encourage young people to stay or move into the village. The proposals in this Amended Application do not change the overriding and key issue: the site is simply in the wrong place – it is unsafe.

b. Barton St David Parish Council recommends that Application 25/03038/FUL is **REFUSED**, on the basis of 3 key Material Considerations: the site location is not safe from both a vehicle and pedestrian viewpoint; the site does not provide sustainable, safe pedestrian routes to local amenities and services; and the Application fails to adequately address the impact on flooding and existing flood management. There are safer, lower risk alternative sites in the village that are nearer to and provide sustainable access to local amenities and services.

Attachment:

A. Summary Of Material Considerations.

ANNEX A – SUMMARY OF MATERIAL CONSIDERATIONS

	Material Consideration	PC Comment
1.	NPPF: Misrepresentations in the Application	• Applicant not clear: name is Blue Spruce Ltd; address given as BoonBrown; no mention of Stonewater • Application states that the site is NOT part of an Agricultural Holding – the field has been used for grazing for decades. • Design and Access Statement completely misrepresents the meeting with and presentation to the Parish Council – notably on road and pedestrian safety
2.	NPPF: number of Affordable Homes is not known	• Jul and Aug 25 Stonewater and BoonBrown public presentations: development of 24 affordable homes • Application: 22 dwellings – number of affordable homes not stated
3.	NPPF: water for firefighting	• The Application does not appear to address the accessibility to water for firefighting.
4.	Previous planning decisions relating to the site	• An application to build houses on the adjacent field to the west was rejected with the lack of sustainable pedestrian access to village amenities given as one reason
5.	Highways Safety	• Blind 90-degree bend to the East; narrow, one-way traffic only • New footpath will encourage vehicles to use the footpath to create 2-way traffic • Blind Bend to the West • Traffic Volume and Speed. Traffic Survey funded by PC and conducted by Traffic Data Centre. Raw data supplied to Planning Officer. See Reference B. 42% of traffic exceed 30mph speed limit to west of site; 831 vehicle movements per day • Proposed build-out: ◦ Actual width of the road at this location is 4.8m, NOT 5.5m as stated in the Application ◦ Will constrain the passage of emergency and refuse collection vehicles and prevent the passage of larger agricultural vehicles
6.	Land Ownership	• Part of proposed footpath on north Main Street is privately owned by Chisletts Cottage • Land for proposed footpath on south Main Street is privately owned by Autumn House
7.	Sustainability	• There is nothing in the plan to encourage the use of public transport, cycling or walking. In fact, the location and design encourages the use of cars. • Development site residents will have to cross Main Street on the blind 90-degree bend to the proposed footpath on south Main Street. There is no onward safe pedestrian access between the site and village amenities and services, notably to the school buses stops. • Amended Application states that access will be provided to the Public Right Of Way (PROW) from the southwest corner of the proposed site. Factually incorrect: the Applicant can only provide access to the road at this southwest corner as the PROW is on the far side of Barton Brook. • No Pedestrian Access to the Wider Natural Environment – the Application is factually incorrect. • The nearest pre-school and primary school are in Keinton Mandeville, 3km from the site

		○ Safe travel can only be made by car ○ The primary school is full ● The nearest high schools are in Street, 8km. Unsafe pedestrian route to the school buses stops; adds to vehicle traffic ● Nearest convenience store: Keinton Mandeville, 2.5km ● The Planning Statement states “whilst generating employment during both construction and operation phases”. This is not supported by evidence and is clearly incorrect. ● Public Bus Services. Public bus timetables are not aligned with the working day, forcing the new site occupants to drive, further increasing traffic flow and the associated safety hazards. ● Utilities – insufficient electricity supply. From data on the National Grid website. The 3 x local “Low Voltage” transformers have very limited capacity. Subject matter expert calculations suggest that there is sufficient capacity for about 8 new homes, not the 24 in the Application. ● Utilities – mobile phone coverage. From data on Map-Your-Mobile on the OFCOM website. None of the 4 major suppliers can deliver indoor use to the site area
8.	Highways Issues	● Visibility Splay: will require removal of an ancient hedge. Not mentioned in the Application. Design and Access Statement states the hedge will be retained – if it is, the visibility splays cannot be achieved. ● Misrepresentation in the Application Transport Statement. States: “therefore allowing for the free-flow and safe movement of traffic along the surrounding highway network”; clearly not supported by evidence. ● Private Road: the impacts and responsibilities of the site being a private road and not adapted are not known; which entity will be responsible for maintenance? ● Traffic Volumes. Applicant’s site visit was in August (school holidays) and for 30 mins. Insufficient evidence to support the Application ● Applicant’s Road Safety Audit states “in no way, imply that a formal design process has been undertaken”. Therefore, insufficient evidence to support the Application ● Applicant’s Travel Plan states that the Application “encourages alternative transport [to vehicles]”. Not supported by any evidence ● Access for construction traffic. The road is narrow: it is unlikely that construction traffic will be able to access or egress the site without damage to verges and ancient hedgerows. ● The Application maps show that the site excludes the south boundary at the western end of the site. Why? Who will be responsible for maintaining the road-side hedge?
9.	Visual impact of the development	● The proposed development is out of character of the village ● No other part of the village has this layout; the majority of the village is ribbon development. ● The development gives the impression of being separated from the rest of village and not part of the village. Therefore, residents will feel separated from the village.
10.	Adverse impacts on nature, biodiversity or trees	● Application Form states the proposal is NOT within 20m of a watercourse. Factually incorrect: the western boundary is the Barton Brook watercourse (as stated elsewhere in the Application).

		• Application states there are no trees or hedges on land adjacent to the proposed development site that could influence the development. Factually incorrect; there are ancient hedges and trees. • Application states there are no protected and priority species. Factually incorrect. Bats, deer, rabbits, foxes, badgers are known to use the field. This is a rural community, and every other planning application acknowledges this and adds mitigation measures. • Somerset Council Biodiversity Checklist – incorrect answers from Applicant: ○ Q4: potential to impact on ... streams, ditches etc: Applicant answer is 'no' – categorically incorrect. ○ Q9: is site within, or adjacent to, any of these designated habitat sites: Applicant answer is 'no' – one part is wrong, Barton Brook is hydrologically linked to Somerset Levels and Moors Ramsar Site and SPA • The Application mentions that trees will be planted on the site “where possible”. This is not a commitment.
11.	Site layout and density	• The layout as a separate entity on the edge of the village is very different from the rest of the village and fundamentally changes the character of the area – fields, a riding stable and yard, a single cottage and associated wooden structure and, opposite, the start of the ribbon-nature of the village. • The density of the proposed housing is noticeably higher than the rest of the village
12.	Drainage and possible impact on flooding and existing flood management	• There are no gulley pots or connecting pipes on the section of Main Street alongside the development site. • The Application does not appear to address how contaminants from surface water run-off will be prevented from entering Barton Brook • The site is currently agricultural and naturally absorbs rainfall and run-off from nearby fields. Despite the proposed mitigation measures, development of the site will increase the risks and impact of local flooding and the closure of Main Street. • Wessex Water have informed the PC that both sewage pumping stations are at capacity after rainfall due to infiltration into the system. There are also 3 locations in the village where raw sewerage leaks onto lanes, including one of the pumping stations. (<i>continued</i>)

13.	Impacts on the Wider Community and Environment	• If this Application is Approved, then the following consequences of the development will need to be considered and FUNDED solutions identified as Conditions to the Application: ○ Maintenance of Barton Brook – a key watercourse ○ Maintenance of site attenuation pond – Application states that monthly, 6-monthly, annual, 5-yearly and 20-25 yearly regimes are required ○ Maintenance of the site's road-side hedges. (To note: Stonewater do not maintain their road-side hedgerow or drainage ditch on their current Barton St David site.) ○ Alleviation of local flooding issues ○ Increase capacity of the sewer system ○ Increase capacity of electricity supply ○ Provision of mobile phone coverage ○ Provision of high-speed, full-fibre broadband ○ Provision of additional children's play area facilities ○ Expansion of local education facilities and resources
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