



Barton St David Parish Council

Clerk to the Council: Caron Potts
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Minutes of the Parish Council meeting held on Monday 29th August 2025

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

In Attendance: C Potts (Clerk) 4 members of the public (part).

Public Questions – Update received from the Plotgate land trust. They reported 2 positive developments, a successful grant application from SFI and ongoing discussions with Wessex Water over a nature based water cleaning project.

AGENDA

Meeting commenced at 5.29pm

72.25 Apologies for Absence and to consider the reasons given - Cllr S Jackson on holiday.

73.25 Declarations of Interest - none

74.25 Exclusion of the Press and Public - none

75.25 Minutes of previous Parish Council meeting

Confirmed and signed as a correct record, the minutes of the Parish Council meeting held on Monday 28th July

76.25 Planning

Application

25/01869/HOU Location: Brockham House, Mill Road. Proposal: Erection of single storey extension to the existing gym building to form an annexe to provide ancillary accommodation. The council unanimously recommended that the application was REJECTED for the following reasons:

- **Previous Planning Decisions.** The applicant's previous application for this site 24/01659/HOU to convert the office space above the garage to accommodation was rejected. To the best of our knowledge, moving the accommodation from the garage to the gym does not materially change this original decision:
 - Application Number granted permission for the building of the gym subject to the condition that "the gym building hereby permitted shall not be used other than for the domestic and private needs of the occupier" .
 - Application Number 24/01659/HOU also granted permission subject to the condition: "The garage/home office to be provided within the development hereby permitted shall solely be used for the purposes of garaging/home office/domestic storage **and shall at no time** be converted to habitable accommodation". The stated reason was: "In the interests of residential amenity and highway safety in accordance with Policies EQ2 and TA5 of the South Somerset Local Plan (2006-2028)".
- **Visual Impact of the Development.** The gym extension will be a vertically wood-faced structure which is completely out of character with the rest of the neighbourhood which are constructed in Blue Lias stone.
- **Design, Appearance, Materials.** As above

- Drainage and impact on flooding and existing flood management.
 - The addition of the accommodation will increase rainwater run-off into the local drainage system which frequently floods out onto Mill Road with moderate rainfall – see attached pictures. Flooding issues have increased since this property has been built.
 - Concern that the proposed dwelling is very close to the drainage ditch that runs along this border to the property which could impact upon the crucial effectiveness and maintenance of the drainage ditch.
- Noise impact on neighbours. The new supplementary dwelling is to be located immediately alongside the property boundary and planning permission has already been granted for the neighbouring plot. This will result in 2 neighbouring dwellings being in very close proximity and presents a potential for a significant nuisance to each party. Whilst the applicant has declared the new dwelling as intended for immediate use by an elderly relative, once granted, this dwelling could be occupied by other future persons that may result in significant noise nuisance to the neighbouring property yet to be built.
- The Parish Council disagrees with the statements within the planning application document Planning Policy Considerations para 2.3 makes specific reference to SLP Policy EQ2 with the declarations that the new development: Reinforces the “Local Distinctiveness”, Respects “Local Context”, Conserves or enhances “Local Landscape Character” and Protects “Residential Amenity of Neighbouring Properties”.
- We would also like to point out that the application contains misleading and inaccurate information regarding the plot - see the red line drawing A0.02. The built boundaries have not been constructed in accordance with this drawing which was originally submitted and granted for application number 24/01659/HOU and 22/01644/FUL. The visibility splays are not constructed in accordance with the approved drawing SK04A, and the applicant does not have permission for what is now a significantly larger domestic garden.

The Parish Council would like to request a site visit be carried out by the case officer to fully acquaint themselves with the site and breaches prior to any decisions being made on this application.

Decisions

25/01459/HOU Alternative Reference PP-14100210. Location: Little Coval, Mill Road. Proposal: Erection of single storey front extension to dwelling. Decision: Approved

25/01872/DOC1 Alternative Reference PP-14203511. Location: Land Os 5522 Part Mill Road: Proposal : Discharge of Conditions No. 8 (Vegetation Clearance) and No. 12 (Allocation Certificate) of Planning Application 24/00406/FUL. Decision: Conditions Discharged

25/01736/DOC1 Alternative Reference PP-14155849. Location: Land OS 9121 At Butts Drove Gosling Street. Proposal: Discharge of Condition No 5 (Biodiversity Gain Plan) of planning application 24/02413/FUL. Decision: Conditions Discharged

Meeting Closed 5.49pm

Signed

Dated