



## Barton St David Parish Council

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### Minutes of the Parish Council meeting held on Monday 28<sup>th</sup> July 2025

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

**In Attendance:** C Potts (Clerk) , SC Cllr T Kerley and 30 members of the public

**Somerset Council Cllr report** – Cllr Kerley explained that SC currently only has 2.11 years of housing land supply identified out of the 5 years required which heavily skews approval of planning decisions.

**Public Questions** – none. The Chair then gave a brief overview of the proposed development of 24 affordable houses at the bottom of Jarmany Hill and asked for comments and feedback. A considerable number of concerns were raised specifically about highways – both pedestrians and vehicles on this notoriously dangerous stretch of single track road, utilities – especially drains and sewage capacity, increased flooding at known area of issue, lack of infrastructure – bus stop & route, school places, mobile signal etc and Stonewater's management. Notice of the public consultation meeting was given as 28<sup>th</sup> August 3 – 7pm. See appendix for full list of comments.

### AGENDA

**Meeting commenced at 8.41pm**

**62.25 Apologies for Absence and to consider the reasons given** - Cllr S Page on holiday.

**63.25 Declarations of Interest** - none

**64.25 Exclusion of the Press and Public** - none

**65.25 Minutes of previous Parish Council meeting**

Confirmed and signed as a correct record, the minutes of the Parish Council meeting held on Monday 30<sup>th</sup> June.

**66.25 Planning**

#### Application

25/01459/HOU Proposal: Erection of single storey front extension to dwelling. Location: Little Coval Mill Road. Council recommended approval by a majority vote. Action Clerk to notify planners.

Decisions - none

**67.25 Resolutions**

#### 1. Workplan Updates and Actions

a. Flooding, Drainage, Infrastructure

Cllr Jackson advised that letters had been sent to landowners along Barton Brook requesting that the ditch was cleared.

b. Highways and Traffic

No update

c. Village Hall & Playing Field Trust Update

Cllr Rowley advised that the football pitch has been hired to Strode, they are going to maintain the pitch and do some work on the changing rooms. The village hall are likely to need to replace the boiler though.

d. Neighbourhood Plan Update

Cllr Jackson said that this is progressing but had been held up by the recent housing proposal.

e. Footpaths & hedges and Environment & Trees - no update

f. Communication

Cllr Jackson's meeting with Connecting Devon and Somerset had been postponed due to no update.

Mobile mast investigation – Carry forward

g. Asset Management and Review

The repairs to the bus stop have started this week.

2. Second Defibrillator, requirements and position – Carry forward

3. Grant applications

SALC health and wellbeing funding

Cllr Rice outlined a few options. RESOLVED approved to proceed. Action Cllr Rice to explore further and proceed if any options are viable.

4. PC Administration Matters - Clerk

Dog fouling signs have been purchased and circulation commenced.

New complaints policy, data protection policy and Standing Orders – Carry forward

Complaint committee judgement

The Council have received a formal complaint regarding a planning application response. This was considered by the appointed complaints committee at a meeting held on 16<sup>th</sup> July where, after reviewing the grievances, the complaint was dismissed. The claimant has been notified of the decision.

5. Any updates requiring Resolutions - none

**68.24 Actions from minutes not already covered / carried forward**

**69.25 Items for next meeting on Monday 29<sup>th</sup> September**

Volunteer Policy – Cllr Rice

**70.25 FINANCE**

**Accounts for payment**

Reviewed and approved items of expenditure.

1. Clerk's salary including PAYE contribution and 2<sup>nd</sup> class stamp £405.98

2. Jump printers for July newsletter £76

3. SALC Essentials training part 2 for Cllr Love £25

**71.25 Bank reconciliation and cashflow**

Agreed and verified the bank reconciliation figures on 21<sup>st</sup> July 2025 against the bank statements and cashflow.

Current Account £1907.48, Saving (instant access) Account - £ 30350.89 TOTAL £30350.89

**Meeting Closed 9.14pm**

**Signed**

**Dated**

## **APPENDIX**

### **PROPOSED DEVELOPMENT AT THE BOTTOM OF JARMANY HILL, NORTH OF MAIN STREET – COMMENTS MADE BY VILLAGERS**

- Comments collected at:
  - Parish Council 28 Jul 25 Meeting – attendance ~30 x villagers.
  - Village Carnival 19 Jul 25 - ~ 20 visitors to PC stand.
- No-one supported the location of the site.
- All comments supported the need and welcomed the provision, on this site, of affordable homes.
- All comments stated that there are more appropriate sites in the village; some referred to the land opposite the pub on Main Street and the land opposite the playing fields on High Lane – both are identified as suitable in previous Somerset Council (HELAA 2017, updated in 2021) and Pariah Council assessments.
- Road Safety. Very strong comments, supported by all, that the location of the site introduces unacceptable road safety hazards.
  - Described as “lunacy”, “unbelievable”, “horrendous”.
  - Many comments, supported by all, on:
    - Site entrance is very close to the 90-degree, blind bend into the village.
    - Bend allows only one-way traffic – and the need to use Chislett Cottage drive entrance to allow traffic to pass. Bank on privately owned land is being eroded by traffic.
    - Not enough visibility from the entrance west, up Jarmany Hill – bend.
    - Increases safety risk during construction of site.
    - Difficult for site construction to enter and leave site.
    - Quantity of traffic today at beginning and end of the day; will be increased with this development and the 100 houses being built in Keinton Mandeville. Public bus timings are not aligned with the working day, forcing occupants to drive and further increasing traffic flow and the associated safety hazards.
    - One known recent accident near the bend that resulted in local resident being cut out of their car.
- Pedestrian Safety. Considerable alarm and concern about pedestrian safety for occupants of site stated by many and supported by all.
  - There is no footpath from the site to village amenities: playing field, pub, village hall, public bus stop.
  - There is no footpath from the site for school children to walk to the 2 x school bus stops; villagers expressed their horror at the high risk to children.
  - There is no space to build footpaths.
- Flooding. Many comments that the site will add to existing problems with flooding.
  - Bottom of Jarmany Hill invariably floods in extended moderate rain and heavy rain, and is impassable to traffic to Butleigh. The site will add to the flooding causes.
  - The site currently absorbs rainfall and run-off from the field to the East; the site will result in run-off onto Main Street and towards the flood site at the bottom of Jarmany Hill.
  - The Barton St David drainage system is already stressed, and the site will add to the issue.
  - Concerned expressed that Somerset Council Highways do not seem to take into account local knowledge on flooding when commenting on planning applications.
- Sewers.
  - Several comments that the sewer system in Barton St David is already stressed with effluent being frequently pumped into the over Brue; the site will add to this issue.
  - Concerned expressed that Wessex Water do not seem to take into account local knowledge on sewers when commenting on planning applications.
- Electricity supply. Comments that it is known that local electricity sub-stations are at maximum capacity, but it is unlikely that the electricity supplier will acknowledge this fact in the planning application.
- Visual impact. Comments that the proposed brick construction is out of character with the rest of the village and near neighbours. One comment that the field to be replaced is “beautiful and irreplaceable”.
- Density of the site. Several comments that the density of the proposed site is out of character with the rest of the village.
- Adverse effect on near neighbours. All near neighbours commented on the adverse impact of noise, disturbance, overlooking.

- Adverse impacts on nature, biodiversity. Several comments and concerns were raised about the impact on nature (bats, deer, rabbits, foxes are known to use the field), biodiversity (the phosphate issue) and the risk that the ancient hedge bordering the site along Main Street would be removed to mitigate road safety risks.
- NPPF, Local and Neighbourhood Plans.
  - Several comments that the site would be contrary to EQ2 in the SSDC Local Plan.
  - The Chair commented that site location is not a preferred site in the draft Neighbourhood Plan.
  - One comment that the site would be contrary to paragraph 13.17 of the National Planning Policy Framework.
- S106. One comment, subsequently supported by many others, suggested that the developers should be required to enter an S106 agreement to alleviate, for example, flooding and sewers issues.