



Barton St David Parish Council

Clerk to the Council: Caron Potts
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Minutes of the Parish Council meeting held on Monday 31st March 2025

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

In Attendance: C Potts (Clerk), SC Cllr Stephen Page and 5 members of the public

Public Question Time: The Clerk had been asked to raise an issue with dog poo in Park Lane. It was agreed initially to raise it again in the next newsletter. Comments were taken regarding planning application.

Somerset Council Councillor report – Somerset Council has raised council tax by 7.5% to balance the books. No update on Mill Road from Highways.

AGENDA

Meeting commenced at 7.46pm

22.25 Apologies for Absence and to consider the reasons given – Cllr A Hicks

23.25 Declarations of Interest - none

24.25 Exclusion of the Press and Public- none

25.25 Minutes of previous Parish Council meetings

Confirmed and signed as a correct record, the minutes of the Parish Council meeting held on Monday 24th February.

26.25 Planning

Applications

25/00420/FUL. Location: Land Opposite The Stonehouse Mill Road. Proposal: New field access to replace existing. Council unanimously recommended refusal – see full comments in the appendix.

Decisions - none

27.25 Resolutions

1. Workplan Updates and Actions

a. Flooding, Drainage, Infrastructure - Cllr Jackson

A meeting has occurred between FWAG and residents of Double Gate Drove to look at ways of improving drainage.

A map detailing village landowner has been drawn up with grateful input from Hugh Davey, this need digitalising. **Action Clerk.**

The landowner who's fallen tree roots are blocking the stream on Brooke Lane has been contacted and they have agreed to remove it.

b. Footpaths & hedges – Cllr Love

No update

c. Village Hall & Playing Field Trust – Cllr Rowley

A productive joint VH & PC meeting took place, the major update was the immediate need to repair the flat roof which had suffered during the winter storms.

d. Neighbourhood Plan – Cllr Jackson

An update has been circulated to the whole village in the Benefice Magazine – see appendix. The working party is meeting next week to feed their comments into the draft policies drawn up by the consultant. An invoice for consultancy fees of £2080.80 has been received which is significantly less than the grant of £7343, the remainder of the grant (minus some other small expenses) will need to be repaid. RESOLVED add invoice to the payment list and amend balance sheet. **Action Clerk.**

e. Website Management – Clerk

The new Barton St David logo design was presented which included variants for other clubs and societies. RESOLVED logo adoption approved. **Action Clerk** to circulate to other groups.

The website redesign is underway, this will mean the site will not be online for periods of time.

RESOLVED clerk to continue project management.

f. Communication – Cllr Jackson

Nicky Wheeler has kindly agreed to take on the editorship of the Village Newsletter. The Chair noted his sincere thanks to Cllr Rowley for his considerable contribution to the newsletter whilst managing it over the last 18 months.

Broadband FTTP - No update, despite chasing. RESOLVED continue seeking answers.

g. Highways and Traffic – Cllr Love

The new village and pedestrian signs still haven't been erected. An update from Highways stated - I understand your frustration at the length of time that this is taking. Any jobs that have not been completed, will be carried over to the next financial year when they will be prioritised and have a specific time to get them done, otherwise financial penalties will be incurred. This last 12 months has been very challenging for all of us who rely on the contractors to carry out our instructions. This has been a particular problem in South Somerset and following our latest meeting with them we have been assured that things will change for the coming year.

h. Asset Management and Review – Cllrs Rowley and Rice

The bus stop sign has been raised and temporarily secured but it does need better clamps.

RESOLVED approval given for Cllr Rowley to purchase and fit Jubilee clamps. **Action Cllr Rowley.**

The Bus Stop does need an overhaul, on closer inspection the roof needs new felt, the broken tiles replacing and ivy removing. In addition, an internal bench and solar light would improve shelter.

RESOLVED seek quotes for this work. **Action Clerk.**

i. Environment and Trees – Cllr Love

No update.

2. Bus users & stakeholders group meeting feedback

Although Cllr Rice was unable to attend he was able to give an update in that the majority of the improvement grant was being focussed on major towns not villages but they are looking at a cross company Bus ticketing scheme which would benefit smaller communities.

3. Grants applications - Clerk

Somerset Bus Company grant report had been precirculated – see appendix

4. PC Administration Matters – Clerk/Cllr Jackson

- Quote for gulley pot cleaning

The Clerk had a quote from One Line who were used last year for £2560. RESOLVED 2 more quotes required including Somerset Council contractor Kier. **Action Clerk**

- Newsletter printing quotes

The Clerk has secure quotes from 4 printers, the current supplier Jump were the cheapest.

RESOLVED Jump approved. **Action Clerk** to notify and request fixed price for the year.

- Approval of the Clerk's incremental 1 point pay increase from April

RESOLVED approved. **Action Clerk** to amend her employment contract.

5. Any updates requiring Resolutions - none

28.24 Actions from minutes not already covered / carried forward - none

FINANCE

29.25 Accounts for payment - Reviewed and approved items of expenditure.

1. Clerk's salary and expenses for March £537.33 including 20i renewal fees and land registry search.
2. Design cost for village logo(s) development £80
3. Neighbourhood Plan consultancy fees £7434

30.25 Bank reconciliation and cashflow

Agreed and verified the bank reconciliation figures on 24 March 2025 against the bank statements and cashflow.

Current Account £1222.31, Saving (instant access) Account - £ 36874.12, TOTAL £38096.43

31.25 Items for next meeting

Next meeting – Monday 28th April + APM

Meeting Closed 21.20

Signed

Dated

Appendix

Planning Comment

PLANNING APPLICATION 25/00420/FUL – BARTON ST DAVID PARISH COUNCIL
CONSULTEE COMMENTS

Land Opposite The Stonehouse, Mill Road, Barton St David - New Field Access To Replace Existing

References

A. Planning Application 25/00420/FUL From 13 Mar 25.

B. Planning Application 20/00975/FUL - Valid From 27/04/2020 – Refused 2 Dec 2020.

1. Recommendation. At the meeting of Barton St David Parish Council on 31 March 2025, Councillors unanimously recommended this Application is REFUSED.

2. Material Considerations.

a. Government Guidance. The Planning Application is both misleading and contradictory.

i. The Application clearly states that work has not started. This is not correct – works has started as shown on the attached photograph.

ii. The Application biodiversity checklist states that “hedgerows over 1m tall and over 0.5m thick” will not be affected, whereas other parts of the Application clearly state that this ancient and established hedgerow will be cut back and “consolidated” – to provide the visibility splay.

iii. The Application Plans show that the hedgerow is off-set from Mill Road. This is factually incorrect – the hedgerow forms the boundary of the road and therefore blocks visibility from the proposed entrance. As shown on the attached photograph.

iv. The need for the proposed gate is not proven: the field is too small for any agricultural use; the field is owned by the recently built and adjacent Brockham House – access to the field can be made from Brockham House to maintain the field.

b. Highway Issues. The Planning Application is again misleading. The gate location would add to an already hazardous road.

i. Mill Road, at the proposed site, is narrow – 4.9m.

ii. The proposed gate is opposite a row of cottages on the road, a row of set-back houses and directly opposite a privately owned parking space.

iii. Factors i and ii prevent the entry and exit of “modern, larger farm machinery” into the field – the exact reason stated in the application for the gate.

iv. The proposed gate is very close to a blind 90-degree bend which is also a 2-way

junction – local knowledge shows that traffic in this area is too fast.

v. The ancient and significant hedgerow will have to be moved and/or severely cut back to provide the necessary visibility splay.

vi. See attached photographs.

vii. It is also recommended that the Planning Officer visit the site.

c. Local Plan and Developing Neighbourhood Plan.

i. The move and/or severely cut back and consolidation of the hedgerow is contrary to the Council's objectives to preserve the distinctiveness of local landscape character and its defining features (Important Hedgerows) in accordance with the policy EQ2, EQ4 and EQ5 of the Local Plan, the Hedgerow Regulations 1997 and the provisions of the NPPF (see also Reference B – this was a factor in rejecting the Application to build 2 x dwellings in this field).

ii. The Proposal is also contrary to the Barton St David Neighbourhood Plan which is being drafted.

d. Adverse Impact on Nature and Biodiversity.

i. The ancient hedgerow has been home to generations of sparrows which have nested there for decades to local knowledge. Removal of, or disruption to, the hedge would likely cause further loss of an already diminishing species.

ii. The hedge is over 2m tall and over 1m thick. The Application states that the hedge will be cut back to maintain visibility with no obstruction greater than 600mm (0.6m) within the visibility splays.

Non-Material Considerations. Given that the need for the gate is not clear and the practical inability of large farm equipment to use the proposed gate (the narrow width of Mill Road and adjacent cottages), the reason for this Application is not clear. Barton St David Parish Council bring to the Planning Officer's attention the REFUSED Application at Reference B to build 2 x dwellings in Dec 2020. There is concern in the community that the proposed gate is the first step in re-applying to build dwellings in this field.

4. Supporting Photos.

a. Work Has Started.



Proposed Gate

b. Narrow road, hedgerow forms road boundary.



c. Close to 90-deg Bend.



Neighbourhood Plan Update

The Neighbourhood Plan is now being written, and we aim to put a draft on the village website and via the village email system in the summer for you to be able to comment – some hard copies will also be made available. The Plan is based on the information the village provided through last year's Survey questionnaire and our 2 village meetings, plus supporting evidence and data from several sources including:

- Somerset Council's indicative housing requirement for Barton
- National and county housing development policies
- The 2021 Census
- Local environment, rights of way and land-use records and Records of historically important sites
- Our local green and agricultural areas
- The Barton History Club, the Village Hall Committee and the 2009 Village Plan

The Plan will contain Policies that the Somerset County Planning Authority and developers/builders will have to take into account when considering new housing developments. The Plan cannot prevent new housing or go against Government and county policies. But what we have done is create Policies that reflect and follow the results of the Village Survey, particularly:

- a. The need to preserve the rural nature of Barton and our environment
- b. Most people's preference for small and affordable houses to encourage younger people to stay in the village or move to the village

The Policies aim to provide some control over housing while identifying areas we want to protect against change or loss. The Policies are therefore divided into 2 broad areas:

- c. Policies that help protect the rural character of our village, including our green spaces, hedgerows, orchards and locally important facilities and assets
- d. Policies that will shape any housing developments in the Village, including locations, maximising affordable homes, house design and addressing flood risks, sewers and electricity supply infrastructures, and broadband
- e. There will also be a Policy to support local businesses

The location of potential housing is a difficult and emotional issue. It will be best for the village if we allocate specific sites – so that there is some control over the number of new houses that Barton is required to provide. But the village's preference (from the Survey) for small sites (3-5 homes) clashes with the preference for affordable homes – as it is not economically viable to include affordable homes in a 3-5 house site. So, a compromise is inevitable. The Neighbourhood Plan Working Group is talking to landowners and we are developing a scoring system to help recommend the most appropriate sites in an objective and independent way.

The Neighbourhood Plan will also identify a number of Projects that come out of the Village Survey you completed. These will be taken forward by the Parish Council, the Church, the Village Hall Committee, Speedwatch and others in the village.

Next Steps

If you have any comments or questions on this update, then please contact Simon Jackson - simon.jackson@bartonstdavidparish.gov.uk We will let you know when the first draft of the Plan is available for comment. There will be 6 weeks to comment – as required by the Government process – so please take the opportunity so that the Plan takes everybody's views into account.



An association of local people aiming to improve Bus Services in Somerset

Barton St David report

Somerset Bus Partnership received £250 from Barton St David on 1 October 2024.

Between August 2024 and February 2025, we have used this as part of our income to:
Hold about 75 Bus events in towns and villages across Somerset, including at Barton St David.

Print bus timetables for all bus routes, particularly during the changes in September 2024

Print advertising leaflets for our events, Leaflets about the Slinky services

Total expenditure in this 6 months: £5900.

Of which £4000 printing, £900 print design work, £200 booking fees for events, £700 travel and accommodation, £100 postage.

We are grateful for your contribution, which is about 4% of our total spend in that time.

We have recruited and maintained a core of about 150 Bus Champions in Somerset.

We have maintained a strong social media presence on Facebook particularly, but also on YouTube and Twitter (X) and other places.

We have provided help to people stranded by cancellations, and helped users find more information, and shown them how to complain.

We have kept in regular touch with Unitary Councillors and Officers and the operators.

We have highlighted needs for changes, and worked with Somerset Council and the operators.

We are told by Somerset Council that the Slinky usage is increasing well.

They say there are 3 regular users in Barton St David, and we would be happy to help you find more.

There are major bus changes in Somerset in April 2025 and we will be helping everyone to gain information about them.

This will include extending the new Slinky Software that is used in the Somerton area to both Taunton and Sedgemoor.

We are hopeful that we can revisit Barton St David in 2025.