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Date: 24<sup>th</sup> January 2025

## **SHEPTON MONTAGUE PARISH COUNCIL MEETING HELD ON 23<sup>RD</sup> JANUARY 2025 AT THE VILLAGE HALL AT 7PM**

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### **Minutes**

#### **Present:**

Cllrs Sykes (Chair), Williams, Watch, Willasey-Willsey

Somerset Cllr Lucy Trimnell

4 parish members

#### **1) Open discussion began at 7pm; Opportunity for parish members to comment on agenda items**

An update was provided on Manor Farm, Yarlinton, there have been a further 2 letters of objection so far which are available to view on the [Somerset Council planning portal](#) and via the [Black Eight](#) website.

It was noted that the community of North Cadbury are shocked at the approval.

**Meeting began at 7:15pm**

#### **2) Apologies;**

Received from Cllr Hunter

**It was RESOLVED [4-0-0] [for-against-abstain] to accept and approve the apologies submitted and the reasons given.**

#### **3) Declarations of interest.**

There were no declarations of interest.

#### **4) Approve the minutes of the last meeting**

Minutes were approved and signed by the Chair.

**It was RESOLVED [4-0-0] to approve and sign the minutes from the meeting dated 21<sup>st</sup> October 2024 as a true and accurate record of that meeting.**

## **5) New Councillor Fyn Watch to sign Declaration of acceptance of office**

Fyn signed the declaration of acceptance.

## **6) Clerk's report**

The [report](#) was circulated and reviewed prior to the meeting and is available on the website.

Drains were discussed further and although SMPC do not have the budget for the Enhanced Highways Scheme, there may be options open in future to share contractors with neighbouring parishes for part of the day's fee.

A member of public shared her experience having witnessed that although the team from Somerset were present, the problem drain still did not get cleared, as the team to support them did not arrive. The known problem drains do not seem to be addressed, but others are regularly cleared and there seems to be a communication problem between the road safety and gulley clearance teams at Somerset. There was a completely blocked drain outside Welham House, which should have been cleared weeks ago, but the stop/go team did not arrive to enable this to happen.

It was suggested that there may be opportunity for a grant to clear a particular gully. There is a huge build-up of debris that needs regular clearance.

Cllr Trimnell reports that the broken drain was reported following the last downpour and she will chase this up further now that she knows it has still not been addressed.

The rain gauges link is now available on the website's [useful links](#) page.

A parish member suggested that an additional grip/gully is installed by the road, along the road between Cary Edge Lane and Higher Shepton as the rain is continuing along the road and not diverting into the ditch. It was suggested that the council contacts Highways to request this.

ACTION; JS

## **7) Budget - review recommendations noted on document, finalise budget and precept which needs returning by 31<sup>st</sup> January 2025.**

- The budget was reviewed and discussed.
- It was clarified that the CIL funds £1356.00 need to be spent this year (as noted on the spreadsheet). A clear deadline should be confirmed and a plan needs to be formed for spending this. There were some suggestions and this will be discussed further at the next meeting. These funds are sat in the current account and should not be viewed as part of the budget.

ACTION; SM to add to next agenda

- A 10% increase was proposed.
- The 2022/23 SALC affiliation fees invoice requires payment. This was paid by cheque at the time, but the cheque was never processed by SALC (see "uncashed cheque" on previous budget).

**It was RESOLVED[4-0-0] to authorise payment of the SALC 2022/23 affiliation fees invoice.**

**It was RESOLVED [4-0-0] to increase last year's precept by 10%, and for the clerk to complete and return the 2025/26 Precept form.**

## **8) Planning items**

- a) **Proposal:** Prior Approval for the change of use and conversion of existing agricultural building to form 2 No. dwellings  
**Location:** Higher Farm East Street Shepton Montague Wincanton Somerset BA9 8JJ  
**Applicant:** Mr Dimond  
**Application Type :** Prior Approval from Agri to dwellings  
**Application Number:** 25/00008/PAMB

The applicant representative discussed this proposal which is for the final 2 barns. Planning for commercial units was achieved originally, but the proposal for dwellings was declined. They are now in an improved position to apply for dwellings. It is felt that this will look better and the neighbours are in support of this.

This is the same application as the original, but changed circumstances mean that it is felt this may now be agreed, as other examples have been found to support this planning. This is permitted development rights, Class Q and SMPC approved the original application.

**It was RESOLVED (4-0-0) to agree and approve Planning Application 25/00008/PAMB at Higher Farm, East Street, Shepton Montague, Wincanton Somerset BA9 8JJ.**

- b) **Proposal:** Refurbishment of farmhouse and annexe barn, replacement of windows and the erection of contemporary infill extension.  
**Location:** Parkland Farm Parkland Farm Road Stoney Stoke Wincanton Somerset BA9 8HZ  
**Applicant:** Mr Chris Boycott  
**Application Type :** Householder Application  
**Application Number:** 24/02952/HOU

Cllr Williams commented that Parkland Farm is a very substantial house with about 14 acres of land which is owned by Mr Boycott. It is understood that the house is visited occasionally, but is not currently permanently occupied.

This would cause no visual problems from the road perspective and will be an interesting addition.

The trees (Copper Beech and Cedar) on this land should be checked for TPO status. There are currently no trees in the parish with TPO status and this should be reviewed.

This is a listed park setting within Redlynch.

There were no objections to this application, but the trees will be checked for the potential for TPO status.

**It was RESOLVED 4-0-0 to approve Planning Application 24/02952/HOU, at Parkland Farm, Parkland Farm Road, Stoney Stoke, Wincanton**

**9) Agenda items for next meeting**

- Footpaths
- Installation site for 2 professional galvanised gates (held by a parish member)
- Speedwatch
- Flooding Issues
- CIL funds
- Community event.

**10) Date of next meeting 15<sup>th</sup> May 2025**

The plan of 27<sup>th</sup> February is now cancelled and the next meeting was agreed for 15<sup>th</sup> May.

**Meeting ended at 20:15**

To be signed at next meeting:

Chair Signature:

Dated: