

MINUTES OF THE PARISH COUNCIL MEETING HELD ON THURSDAY 24th JULY 2025 AT BROADWAY HILL
METHODIST CHURCH, HORTON.

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PUBLIC FORUM Approximately 30 members of the public were in attendance at the meeting. Cllr Sue Osborne was also in attendance.

4355 ATTENDANCE Councillors Barry Mosley – Chair, Andy Johnson – Vice-Chair, Peter Babbington, Robert Hutchinson. Ann Winter, Mike Schmidt, Julie Layzell, Hannah Massey and Jack Martin.

4356 APPROVAL OF APOLOGIES None.

4357 DECLARATIONS OF INTEREST Cllrs Robert Hutchinson, Peter Babbington and Barry Mosley all stated that they owned property/land that adjoins the proposed Gleeson development site. No further declarations of interest were made.

4358 TO APPROVE THE MINUTES OF THE LAST MEETING (JUNE) The minutes of the meeting held in June, having previously been circulated, were approved, seconded, and unanimously agreed upon.

4359 CO-OPTION OF COUNCILLOR Alex Newman, resident within the parish, expressed an interest in joining the council. The council voted unanimously to co-opt Alex. Clerk to provide Alex with the appropriate forms for completion.

4360 CLERK JOB VACANCY – APPLICANTS/INTERVIEWS. Interviews of two candidates took place in June. The Council resolved to appoint Zanette Bougourd as the new Clerk/RFO. Zanette will be in post as of the 1st September 2025. The current clerk's last day will be the 11th September 2025.

4361 RESIDENTIAL DEVELOPMENT OF 150 DWELLINGS – GLEESON HOMES

6.1 Public Consultation

Gleeson Homes recently undertook a public consultation event. The planning application that is due to be submitted shortly will propose 150 dwellings and an area of open space. Before the public consultation event, Gleeson and their planning agent contacted the parish council as they wanted to present the proposal ahead of a public consultation event. The meeting took place online. The applicant and their agent advised that their public consultation event was to take place via a letter drop, and feedback on the proposal was to be submitted via a website. The parish council were not agreeable to this approach and insisted on a face-to-face event, which they agreed to.

Cllr Barry Mosley advised that the proposed development is in its very early stages, and there has been no formal planning submission as of yet. When the application is submitted, the parish council are there to represent the views of the parish as a whole. The council are looking to hear the views of the residents in attendance at the meeting.

Cllr Jack Martin advised the members of the public of the following:

- The council were advised of the proposal, approx. 2-3 weeks before the public consultation event.
- The council hold no further information on the proposed development; the council only know what was presented at the event.
- The council have already taken a couple of steps to prepare for when the planning application is submitted. The council are seeking to employ a planning consultant to act on behalf of the parish.

A summary of the comments made by the members of the public in attendance at the meeting was as follows:

- Sewage – a sewage-pumping station is proposed due to the existing land levels as well as attenuation, to be owned and maintained by Wessex Water, and this will be charged to the residents of the development. This is a cause of serious concern.
- Gleeson Homes were inept at the consultation event. They stated they need some 'wins' in planning terms to increase share prices. No one from Gleeson Homes at the event had any local knowledge.

- The proposed development is on the edge of an AONB/National Landscape. Broadway Parish Council have appointed a planning consultant to object to the current application in Broadway (Paulls Lane) on the proposed landscape impact on the AONB/National Landscape.
- Driving from Pottery Road to the Five Dials, visibility is poor at the junction.
- Amount of traffic through the village. Learning from experience from the Galion development (recently approved), we have to stick together as a community, and cannot flag or lose hope. Be objective in objections and include material considerations only.
- Speed, it's a national speed limit from the A303 to the village hall. Is the speed limit to be reduced?
- The question of how many people are on Somerset Homefinder who want to live in Horton, Gleeson Homes advised that they did not have a clue.
- Spoke to 3 of the representatives at the event, they didn't have a clue at all about the village or the local area.
- Why is the development being proposed on the edge of a village and not on brownfield land?
- Took 20 minutes to cross the A303 to access Broadway Hill.
- Recent developments have permitted 300+ new houses in Broadway Hill and Horton.
- Somerset Council planning department under significant pressure.
- The school is not aware of the proposal. Gleeson Homes had no idea of the catchment or capacity available. Gleeson Homes suggested that the catchment area should be made smaller. The lack of pavements to the school was raised, and Gleeson Homes stated pavements were available on Pound Road. This is factually incorrect.
- The developer had no idea of the local area. Though buses were available, they were shocked when told there were none. Need to involve Adam Dance MP, he is local and knows the area well.
- Both landowners farming land who are looking to sell the land for development. 9 houses previously refused on the site were turned down based on the loss of farms. Can we object on this basis – look at the previous application as evidence.
- Channells Lane, sports area proposed. Who is maintaining it? It has been suggested that the parish council will be 'donated' this land and will be responsible for ongoing maintenance. It was also stated that a management company would be responsible for the first 5 years and then handed over to the parish council.
- The size of the proposed sports area is not needed; these facilities already exist in Ilminster.
- Gleeson Homes is only interested in obtaining planning permission and selling the land to make a profit; they have no interest in building the development.
- The development will raise half a million pounds towards education; however, the money is not put into a central pot and then distributed throughout the district, not the parish/towns where the development has been approved.
- Concerns about the loss of agricultural land.

Cllr Sue Osborne made the following comments:

- Advised that she has to keep an open mind as she is on the Somerset Council's Planning Committee.
- Currently, the lack of a 5-yhls is trumping everything, almost impossible to get anything refused. Committee members are under enormous pressure to accept and approve any planning application being considered at committee, Cllrs are between a rock and a hard place.
- Last month, the planning committee approved an application for 100 dwellings in Keinton Mandeville. Good arguments to refuse the application and argued against it; however, the application got through.. Keinton Mandeville is the size of Horton. The Planning Committee members currently feel completely undermined, and it is hoped that the residents of Keinton Mandeville seek to judicially review the decision.
- The application by Gleeson Homes will seek Outline Consent, which will seek to agree on the principle of development and access; everything else would be considered at the Reserved Matters stage.
- When submitting representations to the Somerset Council, avoid emotive language, keep it factual.
- Suggested that the parish council consider relocating the SIDS closer to the site to gather as much evidence as possible in terms of vehicle movements and speeds.

- Get in touch with CPRE to assist in commenting on the application. If CPRE think there is a good case, they can commission studies regarding landscape impact to support parishes, and they also know specialist planning lawyers.
- It is not going to be an easy fight. In the current climate, it is going to be challenging, and as a community, you need to stand together, work with Broadway Parish Council, too. Speak with National Highways as they will have concerns regarding Southfields roundabout and the impact on the junction of the A303. Speak with Ilminster Town Council regarding future residents using Ilminster's services and the impact on these services, i.e. parking spaces, doctors, schools. Once the plans are in and ask Ilminster Town Council to have a look at the plans and provide their comments to Somerset Council.
- The adopted Local Plan didn't explicitly put anything in about loss of agricultural land. Unless there is something explicit in the Local Plan, it is very hard to use as a reason to object to a planning application.
- In terms of who will manage the playing field, they have to provide a certain amount of open space as part of the development proposal, they have to provide play areas, and they would look to Somerset Council to adopt; however, Somerset Council will not take this on. What then happens is they will look to the parish council. The most likely outcome is that a management company will be appointed, and the costs will be covered by the residents in the new development. Would not recommend the parish council taking on the management, however, if you do, request a commuted sum to pay for future maintenance.
- At this moment in time, see what comes out of the woodwork and ask some questions when more information is known. Request a meeting with the planning officer once the application has been submitted.
- The Community Infrastructure Levy is currently around £55 per m2. Social housing is exempt. Parish gets 15% of CIL monies.

6.2 Appointment of Planning Consultant – Cllr Jack Martin advised the members of the public that the council have already taken a couple of steps to prepare for when the planning application is submitted. The council are seeking to employ a planning consultant to act on behalf of the parish. Currently, the planning consultants contacted have advised there is not a lot can be done at this point as a formal planning application has not been submitted. Planning consultant has suggested points to look into already, lack of pavements, increasing volumes of traffic, etc, building for a healthy life and streets assessment, etc. Appointing a planning consultant will allow for the parish council to submit the most robust response possible.

4362 PLANNING APPLICATION(S)

7.1.1 25/01731/EIASS - Land Off Broadway Hill Horton Ilminster Somerset TA19 9QN - Environmental Impact Assessment (EIA) Screening Opinion pursuant to Regulation 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The council note the application. No comments are required by Somerset Council.

7.1.2 25/01539/S73 - 14 Channells Lane Horton - S73 application to vary conditions 3 (approved plans), 4 (Biodiversity Enhancement Plan), 6 (Archaeological Written Method Statement), 7 (Materials), 8(Landscaping Plot 1), 10 (Parking Details) and 11 (Nutrient Neutrality Assessment & Mitigation Strategy) of approval 21/03056/HYBRID for Hybrid planning application for the demolition of existing residential dwelling (No. 14 Channells Lane) and replacement with shared access to development of 3 No. Residential dwellings with appropriate access, turning areas and parking provisions. One dwelling (plot 1) was applied for as a full application, and two dwellings (plots 2 and 3) as outline applications.

The Clerk explained the application and the proposed amendments. The application was discussed by the Cllrs. The council voted unanimously to support the application.

7.1.3 25/01514/HOU - New Heights Shave Lane Horton - Conversion of loft space into a habitable space and installation of rooflights to the front and rear roof slopes

The application was discussed by the Cllrs. The council voted unanimously to support the application, subject to the appropriate level of parking being provided on the site to accommodate the number of bedrooms proposed.

4363 HIGHWAYS/VILLAGE MAINTENANCE – MONTHLY UPDATE – Nothing to report.

4364 PLAYING FIELD – MONTHLY UPDATE – The grass has recently been cut.

Action: Clerk to keep trying to resolve the appointment of Biffa.

4365 SPEED INDICATOR DEVICE – MONTHLY UPDATE - SIDS have been switched off and will be switched back on in September

Action: Cllr Andy Johnson to contact council council-approved contractor to provide a pole for the new SID

4366 DEFIBRILLATOR – MONTHLY UPDATE - Nothing to report.

4367 HORTON PROJECTS – MONTHLY UPDATE – Nothing to report.

4368 FINANCE

14.1 Proposal – To approve the following:

14.1.1 2024/25 Financial Statement – Unanimously Approved.

14.2 Proposal – To approve the following Financial Audit 2024/25 documents

14.2.1 Certificate of Exemption – AGAR 2024/25 Form 2 – Unanimously Approved.

14.2.2 Internal Audit Report 2024/25 Form 2 – Unanimously Approved.

14.2.3 Section 1 – Annual Governance Statement 2024/25 – Unanimously Approved.

14.2.4 Section 2 – Accounting Statement 2024/25 – Unanimously Approved.

14.2.5 Summary of Receipts and Payments Statement for 2024/25 – Unanimously Approved.

14.2.6 Cashbook and Bank Reconciliation as of 31st March 2024/25 – Unanimously Approved.

14.2.7 Supporting Notes Attached to the Receipts and Payments Statement 2025/25 – Unanimously Approved.

14.3 Proposal – To approve the following cheques:

14.3.1 C Duff – Wages and Expenses – Unanimously Approved - £956.31 (includes contractor invoice of £150) Cheque No. 000933

14.3.2 N Compton – Maintenance – Unanimously Approved - £150.00 - Cheque No. 000933

14.3.3 Village Hall – Booking – Unanimously Approved - £10.00 - Cheque No. 000934

4369 CLERK'S REPORT AND CORRESPONDENCE

- Parking issues highlighted at the junction of Shave Lane/Pottery Road. Clerk to draft a letter and send to resident(s) – Clerk has sent a letter to the occupier, no response to date, nor has the parking issue been resolved.

4370 ANY OTHER URGENT MATTERS RAISED WITH THE PERMISSION OF THE CHAIRMAN

- Cllr Robert Hutchinson tendered his resignation from the Council. Clerk to start Co-Option process with Somerset Council.
- The 30mph road sign on the corner of Church Lane cannot be seen as it is hidden by the growth of the hedge. Cllr Peter Babbington to cut the hedge back.
- Bench base for playing field – Cllr Hannah Massey to obtain a quote.
- Parking on Pottery Road/Channells Lane is causing visibility issues. Cllr Barry Mosley to speak to Somerset Council regarding highway safety and neighbour concerns regarding speeding.

4371 DATE OF NEXT MEETING Thursday 11th September 2025 commencing at 6.30pm at Broadway Hill Methodist Church

Meeting closed 20:34

