

MINUTES OF EAST PENNARD PARISH COUNCIL MEETING

Held in the Village Hall on Thursday, 12th March 2026 at 7.30pm

Present: Adrian Pearse (Chairman), Martin Dearden, Roger Cock, Paul Heal, Martin Llewellyn, Hilary Tripp (Clerk), Kerry Dodd (Footpath Officer) and 9 members of the public.

Public Participation

A parishioner made a statement about the minutes of a previous meeting.

1. Apologies

None

2. Minutes of Last Meeting

The minutes were approved as being a true record on the proposition of Martin Dearden and seconded by Martin Llewellyn and were then signed by the Chairman.

3. Matters Arising

- **Cockmill Lane junction** – nothing new
- **Gov.uk emails** – the clerk had set this up.
- **Withial Combe Lane** – to come up later under correspondence.
- **Anvil House** – the applicants were present and thanked the parish council for their support with the previous application. They informed the council that they have addressed the concerns about phosphate and resubmitted their application. However the required unilateral undertaking documentation was not yet available for this area. EPPC had concerns about the waiting time and agreed to write to Somerset Council about this.
- **Footpath diversion Hembridge SM9/6** – nothing heard

4. Financial Report

The bank balance at 30/1/26 was £18,984, roughly £8,500 of which is what remains of the Glastonbury Festival donation. The precept had been applied for. No new cheques had been written, but a number of payments were due;- SALC, insurance, hall hire, clerk's salary and Churchyard maintenance donation. Paul Heal proposed the churchyard maintenance donation of £500 and all were in favour. After some discussion the chairman proposed raising the clerk's salary to £1500 to better reflect the time spent, Roger Cock seconded this, and all agreed. It was suggested that the clerk made a note of hours worked and also expenses incurred. Regarding the setting up of an online account the Chairman had spent the afternoon trying to do this with no success due to not having the correct ID. It was agreed that the other 4 councillors would meet to set this up online and look into setting up a deposit account.

5. Glastonbury Festival Donation Spending

The defibrillator has been ordered; Frances Llewellyn will be the guardian. It will be delivered after it has been approved by the Air Ambulance and Adrian Pearse and Lisa Letchford will put the frame up on the wall of the Village Hall. It is envisaged that the attached training will be spread widely throughout the village with the hope that young people in particular will be interested.

6. Planning Applications

i) Evercreech Junction 2024/0374/VRC *Application to vary Condition 4 (storage height restriction) of planning approval 2019/2006/FUL (Change of use of land to open storage) from 3m to 6m (Additional information received 10/04/25)*

Decision: Refusal – it was agreed to send in the same response as was sent previously.

ii) Boxbush Farm 2026/0149/FUL *Erection of single-storey 2-bed holiday let following demolition of existing stables*

EPPC was concerned that this should be an annexe and not a separate house.

Decision: EPPC recommends Approval of this application subject to it being a subsidiary annexe for use as holiday accommodation.

iii) Old Barn, Stone Lane 2026/0275/FUL *Replacement of existing redundant barn with Artists Studio (Planning use Class E) & Change of Use of associated agricultural land to planning use Class E*

The planning agent Lee Wright outlined the proposal. EPPC was delighted to welcome a celebrated artist to the village.

Decision: EPPC recommends Approval for this application. It replaces a redundant building with a useful structure which will promote the work of a local artist.

iv) Pembroke House 2026/0387/HSE *Demolition of existing single storey parts including porch. Demolition of existing detached garage & erection of proposed two storey & single storey extensions together with replacement porch and internal alterations*

Decision: EPPC recommends Approval for this application as it is a decent proposal.

7. Shooting Ground

So far no response from Somerset Council despite chasing it up. Paul Heal will draft a letter to the 2 relevant MPs about this and to Claire Sully to further chase it up.

8. Glastonbury Festival

A debrief meeting had been held; GFEL will be coming back in October of this year – the date has yet to be decided.

9. Village Hall

The defibrillator is coming, as is the wifi. The hall has hardly been used recently.

10. Footpaths

The Footpath Officer outlined current footpath issues. She had written to Paul Heal with proposals and rough costings of replacing stiles in the village with either ordinary metal gates or metal kissing gates. Around 25 would be needed; landlords would need to be contacted by Daniel, the County Footpath Officer. Landowners are liable for any accidents that might occur on footpaths on their land so it is in their interests, and the interests of the footpath users to replace the stiles. Anyone who would prefer a wooden gate would need to do so at their own expense. Martin Dearden proposed that this plan be supported and all agreed. After discussion it was agreed that the ordinary metal gates would be sufficient as they were about half the cost of the kissing gates; any cost could be spread over 2 or more years. Mendip Ramblers have agreed to install them at no cost and it is possible that Somerset Council might pay some or all of the cost of the gates. The Footpath Officer to liaise over this.

11. Correspondence

- Footpath Rose Cottage. The owners invited the chairman and councillors to visit this property to discuss the footpath problem. As a result a solution was devised whereby the footpath is diverted away from the wolfhounds. Instead of going through the garden the proposed diversion would go around the fields and emerge onto the road at a place with good visibility. Everyone agreed that this was an excellent practical solution. The owners were keen and willing to put the infrastructure in place so that this solution works. The clerk to let them know that EPPC recommends this. If the wait for this diversion to go through is too long the owners could meanwhile put in a permissive path on the new route.

- Withial Combe. There had been no response from Matthew Golledge about proof of ownership of the disputed piece of land at the entrance to Withial Combe, but the SWT had written to say that they thought it belonged to them and that once confirmed they would register this as such. A letter had been written requesting that SWT make the wood safe for people to access it. Correspondence had been received from Peter Edmondson.

- House at Somerleaze Cottages. Paul Heal had been contacted about an Aster Housing Association house there which is to be sold. The roof tiles are to be replaced with new concrete ones which will not match the clay existing tiles and impinge on the roof of the next door properties. Paul Heal will obtain a copy of the letter from Aster to the neighbouring property and a letter will then be written to Aster expressing the concerns of the neighbours and of EPPC.

12. Date of Next Meeting

The next meeting will be the Annual Assembly held on Thursday 7th May, 2026 at 7.00pm, followed by the Parish Council meeting at 7.30pm.

The meeting closed at 8.50pm.