

MINUTES OF EAST PENNARD PARISH COUNCIL MEETING

Held in the Village Hall on Thursday, 8th May 2025 at 7.30pm

Public Participation

Nick Hiscox, Ian Sankey and Kerry Dodd made observations.

Present: Adrian Pearse (Chairman), Roger Cock, Paul Heal, Martin Dearden, Martin Llewellyn, Claire Sully (County Councillor), Kerry Dodd (Footpath Officer), Hilary Tripp (Clerk), and 8 members of the public

1. Apologies

None

2. Minutes of Last Meeting

The minutes of the meeting on 20th March 2025 were approved as being a true record on the proposition of Roger Cock and seconded by Martin Dearden and were then signed by the Chairman.

3. Matters Arising

- **Cockmill Lane junction** – more boulders, from GFL, have been put in place and are working.
- **Flagstones** – Clive Millington has finished all of this work.
- **Barn in Ty Cook's field [Pilton parish]** – Refusal. Claire Sully will find out whether this will be enforced.
- **Yew Tree cottage** – Approval for heat pump
- **Pembroke House** APP/E3335/D/24/3355817 – Appeal lost
- **Withial Barn** 2024/2239/PAA – Nothing heard
- **Land near Anvil House** 2024/2011/FUL – Nothing heard
- **Drain problem Somerleaze.** After writing a letter to Pete Richards, the chairman had inspected the ditch and not found a problem beyond obstructed road gratings. However when the problem had arisen previously and the ditch dug out, the problem was resolved for 4-5 years. The ditch will be inspected next time there is flooding to see where it is coming from.

4. Financial Report

Since the last meeting cheques have been written for churchyard maintenance donation, clerk salary, Clive Millington for work done, SALC Affiliation fee and Hall hire. Further cheques need to be written for village hall hire and insurance. The internal audit now needs to take place.

5. Glastonbury Festival Donation Spending

This money, donated by GFL, is to be spent for the benefit of the parish.

Clive Millington has finished the work repairing village stone footpaths and has been paid. As yet no invoice has come through from Somerset Council for work on the stiles and bridges. It has been agreed that some of the GFL money be used for a defibrillator. Graham Loader suggested that some of the money be spent on burying cables providing services to the Gardens to improve the look of the place. However it was felt that there were more urgent needs in the parish for the money. Claire Sully suggested some could be spent on road safety. However most of the money has been spent. Kerry Dodd suggested that a letter be sent to Michael Eavis with photos showing what had been done.

6. Planning Applications

i) **Yew Tree Farm** 2025/0558/FUL *Existing farm/agricultural buildings to be demolished and replaced with 8 new dwellings with associated landscaping.*

A site meeting had taken place, attended by councillors and nearby residents. Letters of objection had been sent to the council. The applicant, Nick Hiscox, talked about his plans, answering some of the points raised at the site visit the previous week. He made the following points:

- the footpath needs to be officially relocated
- all the concrete and debris on site will be crushed and used on site

- the mains water use will be less than used by the pig farm
- will try to improve broadband
- the location of the sewage treatment plant is a reserved matter
- the access is being reviewed by Somerset Council
- if the current plan is rejected then he will go forward with the Class Q application for 9 dwellings, which was approved last August

Ian Sankey and Kerry Dodd spoke detailing their objections to the plans. These included the following points:

- number and size of dwellings which would more than double the number of residents in the currently tranquil hamlet
- it is against sustainability as there are no nearby shops, schools or bus services meaning that everyone will need a car
- these cars will all be using the current access track, the exit to which is dangerous, with a blind bend on the right and a 60mph speed limit on the road
- in the hamlet, the broadband is bad and the water pressure poor, so these problems will increase
- the plans look like a suburban development or holiday outlet, not suitable for this peaceful, rural site where there are nearby listed buildings
- there had been no consultation with residents over issues eg boundary issues
- the plans do not support local people in terms of affordable housing for local people
- local residents are not against developing the site – they feel that 4 dwellings would be an acceptable number for this site.

The councillors then discussed it; many liked the design but agreed with residents that the number of dwellings in the development was too large for the small hamlet.

Decision: Refusal. The council took on board the objections of local parishioners who felt it was too large a development for the small hamlet of Hembridge, which has only 8 houses, and potentially overwhelming local facilities and road access. It is regarded as overdevelopment for this location in open countryside. The residents are open-minded to a revised application with a smaller number of houses. The council hopes there is a way to develop this.

ii) **Yew Tree Farm** 2025/0675/VRC *Variation of condition 8 (Wildlife Protection and Enhancement) from consent 2024/1138/PAA (Prior Approval for change of use of 4no. agricultural buildings to 9no. dwelling houses (Use Class C3)*

The applicant, Nick Hiscox, spoke about this, explaining that when his Class Q application had been approved one of the conditions had been about biodiversity net gain.

Decision: Leave to the Planning Officer

iii) **Blind Stile Cottage** 2025/0796/HSE *The erection of a 2 storey timber framed structure/extension on west elevation for carport and ancillary accommodation.*

There were no objections to this.

Decision: Leave to Planning Officer

7. Shooting Ground

The noise disturbance remains. Paul Heal will redraft the petition from Pilton Parish Council.

8. Glastonbury Festival

Martin Llewellyn represented the council at a special meeting with offsite campsite organisers held on 27th March. It was well-attended with many representatives of off-site camps and also the Highways, Ambulance service and Fire service.

9. Village Hall

The talk by Allen Cotton, called 'Looking Back', about wartime reminiscences, has so far not sold many tickets. It is hoped more will attend on the evening.

10. The Hunt

Currently out of season. A member of the public said that the terrier-man from the BSV hunt had been prosecuted and fined.

11. Footpaths

Kerry Dodd circulated a map and details of current problem areas on the footpaths. These included:

- a footpath at the bottom of someone's garden has been deliberately blocked. There were large intimidating dogs. The resident has been offered a footpath warden visit.
- finger sign missing, totally overgrown, visited
- where a footpath sign had been erected (by an unknown person) a footpath does exist
- the Withial Coombe bridge is still closed due to asbestos pipe
- misleading sign advising bridge closure as there is another bridge which is open
- barbed wire fence across the footpath, visited
- illegal burning of plastics and farm rubbish, visited
- large potholes at entrance to lane, not visited
- intimidating large dogs on footpath which crosses resident's garden
- permanent closure of Withial Coombe
- recurring live electric fence across Monarch's Way – no blue hose or warning sign
- there are complaints of dog poo and dog poo bags on footpaths, particularly between Hembridge, Goose Furlong and Withial. There is a need for walkers to put dogs on leads when approaching residents' property.
- a diversion to the footpath through Yew Tree Farm has been applied for. The current footpath needs to be moved as it is dangerous.

12. Kennel Lane

The problem at Kennel Lane has been solved. The Hembridge problem seems to have sorted itself out after heavy rains. At the bottom of the hill from Sunnyside silt has been cleaned and the cover taken off. Residents thanked Roger Cock for coming down with his digger and sorting out problems.

13. Correspondence

Nothing more

14. Date of Next Meeting

The next meeting will be held on **Thursday, 7th August 2025 at 7.00pm.**