

**MINUTES OF THE MEETING OF BUTLEIGH PARISH COUNCIL HELD
ON TUESDAY 4th August 2026 IN THE CHURCH ROOM, BUTLEIGH.**

PARISH COUNCILLORS PRESENT : T. Willmott, . K Otton, A Coleman. D Sharland

OTHERS PRESENT : J Pitman, J Carr, B Burton, C Isidora, R Howard, J Webb. P Keggins.

APOLOGIES: M Acland-Hood

Pre- meeting statements and questions from members of the public in respect of business itemised on the Agenda :

P Keggins. Water leak on Sub Road- Noted. 30mph sign from Street needs vegetation cut back.

C Isidora. Objection to 2026/1346/HSE 1st floor balcony. Elevated position would overlook private garden. Proposed privacy screens would not be suitable.

Email from R Dukes and S Butler to strongly object to the above balcony application under privacy reasons and loss of amenity.

STATEMENT OF DECLARATIONS OF INTEREST : The Chairman reminded Councillors of the need to make and to have recorded any Declarations of Interest made in accordance with the Local Authorities Model Code of Conduct Order adopted on 7th August 2012. (Based on District/ County Model) (Chapter 7 of the Localism Act 2011).

VISITING COUNCILLORS REPORTS: Monthly report from Claire Sully circulated. Report regarding the Baltonsborough Road development below in Planning.

APPROVAL OF THE MINUTES OF 7th July 2026 . Proposed T Willmott, seconded K Otton. All in favour

MATTERS ARISING FROM THE MINUTES (not included later as an Agenda item).

**APPLICATION FROM JAMES PITMAN TO BE CO-OPTED AS A PARISH COUNCILLOR. Proposed, seconded, All in favour.
James Pitman signed the Declaration of Acceptance of Office.**

PLANNING:

2026/1022/LBC	Repairs to a damaged wall adjacent to the public highway, and repair damaged stone pier and surrounding wall. Recommend Approval. Proposed T	R Maddock Applecross, Water Lane
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	Willmott, seconded A Coleman, All in favour	
2026/1346/HSE	Erection of rear/side extension and balcony Recommend to support the ground floor extension but oppose the balcony on the first floor. Proposed T Willmott, seconded D Sharland , All in favour	B Gross Bethel Cottage, Barton Road

**BALTONSBOROUGH ROAD DEVELOPMENT. Cllr Claire Sully Reports:
Response from the Planning Officer dated 4th August 2026**

The site remains subject to ongoing planning casework. As a result, officers are not in a position to provide detailed commentary on every issue raised, nor to disclose full details of pre-app discussions with the developer, I'm afraid.

In summary:

- *Planning officers are continuing to assess the outstanding submissions relating to conditions attached to the approved application. In particular, we are actively working on conds 4 and 16 (drainage and CMP).*
- *Enforcement officers are aware of the concerns raised regarding commencement and compliance with planning conditions and are joined up with DM on this issue.*
- *The existence of an enforcement investigation does not in itself indicate that formal enforcement action will be taken. Enforcement action is discretionary and must be assessed in accordance with national policy and the Council's enforcement approach, including whether any action would be expedient having regard to the planning merits of the case as well as of course our limited enforcement resource (though we now have 3 enforcement officers working on matters in East, which is positive).*
- *If a further planning application is submitted, it will of course be processed in the normal way and will be subject to the normal public consultation.*

I hope this assists with responding to residents and the parish council at this stage.

Claire Sully's questions:

1. New Planning Application

Officers have stated that the developer intends to submit a fresh planning application. Has a new application now been submitted? If not, what is the expected timescale for submission?

If a new application is received, will it be subject to full public consultation and what opportunities will local residents have to comment?

What aspects of the current permission would be replaced, amended, or superseded by any future application?

Is the Council currently considering amendments to the existing permission, discharge of conditions applications, or an entirely new planning application?

2. Outstanding Conditions

Can Planning provide a schedule showing the status of every pre-commencement condition, including:

- Date submitted*
- Date approved or refused*
- Whether formally discharged*
- Whether officers consider the condition complied with*

Particularly:

What is the current status of Conditions 3, 4, 15 and 16?

Does the Local Planning Authority accept that development commenced before Conditions 4 and 16 were discharged?

3. Drainage Condition (Condition 4)

What specific matters remain unresolved regarding the drainage condition?

What concerns have been raised by the Lead Local Flood Authority?

Is construction currently progressing in areas where drainage details have yet to be approved?

Does Planning consider there to be any current flood-risk implications for neighbouring properties or the wider community?

4. Construction Management Plan (Condition 16)

Has the revised CMP submitted in March 2026 addressed previous Highway Authority concerns?

What outstanding objections or concerns remain?

Are construction vehicles currently operating in a manner consistent with the latest submitted CMP?

Is there evidence that routes through Butleigh village are being used contrary to proposals made by the developer?

Key Questions for Enforcement

1. Breach of Conditions

Does Enforcement formally accept that a breach of planning control has occurred in relation to pre-commencement conditions?

2. Expediency Test

What specific factors have led Enforcement to conclude that formal action is not currently expedient?

What circumstances would cause that assessment to change?

What evidence is being monitored before a final enforcement decision is taken?

3. Ecology Compliance

This is where residents have the strongest factual concerns.

Enforcement have stated they have evidence that Condition 15 is being complied with. What evidence has been reviewed?

Has the Council received records showing ecological supervision, badger surveys, fencing requirements and monitoring arrangements required under the approved CEEMP?

Have officers independently verified compliance or relied on information provided by the developer?

4. Highway Impacts

Has Enforcement investigated reports of construction traffic travelling through Butleigh village?

Have any breaches been identified in relation to working hours, road closures, traffic routing or highway safety measures?

What assessment has the Council made of the residents' claim that the development commenced before compliance with pre-commencement conditions?

Has Legal Services provided advice on whether the breaches identified can be regularised through the planning process?

If the Council disagrees with residents' interpretation of the Whitley Principle, can officers explain the planning basis for that position?

What reassurance can be provided to residents regarding flood risk, wildlife protection and highway safety whilst these matters remain unresolved?

Has the Council identified any planning harm arising from the breaches that have been acknowledged?

What measures are currently in place to protect residents and wildlife pending final determination of the outstanding applications?

Clerk requested to report concerns to Somerset East the concerns of the use of the village and especially Back Town where the surface is deteriorating again and the small bridge is not suitable for heavy vehicles. Copy to Cllr Sully.

BUS SERVICE 6 month trial to Castle Cary Station. The 567 service now runs through Butleigh to Glastonbury, Street and Castle Cary, 7 days a week including late evenings on week days. The timetable coincides with trains times. If not enough people use this bus, the service could be axed in January 2027. The timetable can be found on <https://www.somersetbuspartnership.co.uk/567>.

HIGHWAYS (KO). Pothole over the bridge in Back Town.
Overgrown hedge on Baltonsborough Road/ West Park.

FOOTPATH MAINTENANCE (AC). Continuing to cut round footpaths in the parish.

FINANCE REPORT (CLERK)

CURRENT AC

BALANCE £ 6,624.95
-Somerset Garden Services £ 415.00

£ 6,209.95

BR AC

BALANCE £ 3809.03
+ Int £ 8.07

Balance £ 3817.10

Proposed T Willmott, seconded D Sharland, all in favour

FINANCIAL APPROVALS: Somerset Council – Empty bin on playing field £101.40. Proposed T Willmott, seconded D Sharland. All in favour.

CORRESPONDENCE- Complaints with regard chickens and a cockerel being kept at an address in Holm Oaks against an existing covenant.

‘3. No act or thing shall be done or suffered upon the property which shall become a nuisance or annoyance to the company or the owners and occupiers of any of the lands and premises adjoining.

4. No pigs, pigeons or chickens shall be kept on any part of the property.

Noted but not a Parish Council matter.

LEAD COUNCILLORS REPORTS; D Sharland- BPFA Holm Oaks Play area for has been inspected and repaired.

MATTERS OF REPORT (Items for next meeting). Butleigh Wootton Noticeboard.

Next meeting 1st September 2026 at 7.30pm

Meeting closed at 8.20pm

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Chairman
1st September 2026