

WILLITON PARISH COUNCIL

Minutes of the Environment and Planning Committee Meeting held on 13th October 2025
at 7.00 pm in the Parish Office, 2 Killick Way, Williton

Attendees:

Councillors	Cllr Rutter, Cllr Payne and Cllr Schmieder
Public	None
Other	Mrs Michelle Francis (Parish Clerk) Cllr Gatti – with no voting rights

Apologies:

Councillors	Cllr Peeks and Cllr Aldridge
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It was advised the meeting would be recorded

In the absence of the Chairman and Vice Chairman Cllr Rutter was appointed Chairman for the purpose of this meeting. Proposed Cllr Payne Seconded Cllr Schmieder.

25/61B Apologies as noted above and reasons for absence approved as indicated (LGA 1972 s85 (1)).

It was unanimously **resolved** to accept the apologies
Proposed Cllr Rutter, seconded Cllr Payne

25/62B **Declarations of Interest**

Name	Agenda Item	Interest	Action
Cllr Schmieder	25/66.1B – 3/39/24/011 APP/E3335/W/2 5/3373573	Pecuniary	Informed meeting

25/63B **Approval of Minutes of the Environment and Planning Committee meetings held 8th September 2025**

It was **resolved** approve the Minutes.
Proposed Cllr Rutter, seconded Cllr Schmieder with one abstention due to absence.

25/64B **Matters from the Minutes**

25/64.1B A letter had been sent to Somerset Council regarding Section 106 Funding on 25th July 2025 a reply was awaited – Noted.

25/65B **Correspondence**

25/65.1B A letter from Somerset Council Planning Department in response to WPC letter regarding loss of commercial premises, being converted to residential properties, had been received stating this was ongoing nationally, not just in Somerset, due to altered working practices most directly because of culture changes from the COVID pandemic but also with new government legislation - noted

25/65.2B An email had been received from the leader of the Conservative Opposition on Somerset Council regarding Somerset Council's Planning service - noted

25/65.3B An anonymous letter had been received reporting that garden waste had been dumped in the stream and a request that local residents be reminded of their riparian duties. Councillors had looked at the waterway and noted that due to low water levels, shingle banks had developed with natural growth, not garden rubbish. Riparian duties would be added to the next Parish Newsletter

25/66B**To Consider the Following Planning Applications**

25/66.1B

The following applications and if a request for Section 106 Funding is appropriate were considered.

Application No	Location	Details	Comment
3/39/24/011 APP/E3335/W/2 5/3373573	Hollybank, 18 Five Bells, Williton, TA23 0HZ	Application for Permission in Principle for the erection of 1 No dwelling	The Parish Council stand by their objection, no further comments Proposed Cllr Payne, seconded Cllr Schmieder
3/39/25/014	Pumping Station, 294M from Bowhayes Lodge, Minehead to Williton Road, Williton	Application for a Lawful Development Certificate for the existing use of land for storage of vehicles	Unable to discuss due to interest declared. Defer until the next meeting
T/39/25/033	Catwell House Barn, Catwell, Williton, TA4 4PF	Application to carry out management works (dead-wooding and height reduction) to 3 Lombardy Poplar trees included in West Somerset District Tree Preservation Order T/3/100 at Catwell House Barn, Catwell, Williton	No Objection Proposed Cllr Payne Seconded Cllr Schmieder

25/66.2B

Decision to be made as to whether a request for any of the above applications are to be considered by Planning Committee – **None**.

25/66.3B

To Note the Following Planning Decisions

Application No	Location	Outcome
3/39/24/009	Pumping Station 294m from Bowhayes Lodge, Minehead to Williton Road, Williton	Withdrawn by Applicant
3/39/25/010	Removal of Conditions No's 5,6,7 and 8 and Variation of Condition No. 03 of application 3/39/24/017	Refuse
3/39/25/013	Orchard Wyndham, Stream Road, Williton, TA4 4HH	Grant
3/38/25/004	Applegarth, 35 Tower Hill, Williton, TA4 4JR	Grant

25/67B**Highway Matters**

25/67.1B

Adoption of Blacksmiths Close – responses were awaited from Somerset Council and Summerfield Homes

25/67.2B

The Grit Bins located at Bridge Close, Five Bells, Half Acre, Parish Office and Rydon Hill would be checked for fullness by Cllr Gatti, who would report back to the office.

25/67.3B

New development of planning application 3/39/24/013 Station Fields – a request had been made for the Parish Council to be consulted when road names are chosen.

- Resolution: To request that the Parish Council are consulted with for names for this development and the development of Liddymore Farm, Doniford Road

Proposed Cllr Payne, seconded Cllr Schmieder – unanimously **resolved**

25/68B**Items to Report on Footpaths/Pavements**

25/68.1B

Blocked footpath Aller Mead: Title Deeds had been received from Alpha Housing – Deferred (25/39.1B) – **Deferred** until next meeting.

25/69B**Items of Report from Grounds Maintenance Officers**

25/69.1B

Bellamy's Corner – Nothing reported

25/69.2B

Street Furniture – Consideration of a notice board to be located at Doniford was discussed. Prices would be obtained for both metal and wooden frames; 2 x A4 size, and 2 x A3 size and report back to the next meeting

25/69.3B The bench for Killick way had been installed by Cllr Payne and Mr Blackmore
The committee expressed their thanks for this being undertaken

25/70B Grounds Maintenance

Councillors reported the second application of weed spraying had started to take effect in some areas, however, it was noted this was not the case in Bridge Street – this would be checked and reported to the contractor.

25/71B Flooding Matters

25/71.1B Cllr Payne gave a verbal update from the West Somerset Flood Group meeting. The Environment Agency had apologised for their poorly worded letter but confirmed they would remain responsible for the main rivers and catchment and would help in emergencies but not with maintenance. If vegetation was overhanging the waterway, it would remain the responsibility of the riparian owners, but if it was in the waterway it would be under the Environment Agency jurisdiction

25/71.2B A letter had been received from the Environment Agency regarding the withdrawal of watercourse maintenance of the Doniford Stream and Monksilver Stream

Concern was raised regarding the new development past Mamsey House, referred to as Station Fields, and the concern the Williton Ditch had been filled. Cllr Rutter advised that he had photographs and drone footage. This would be reported to Planning Enforcement with evidence. It was understood that the West Somerset Flood Group were also reporting the issue

25/72B Finance and Budget

25/72.1B There were no alterations for the Grounds Maintenance contract, which would enter into its second year on the 1st April 2026

25/72.2B There were no alterations for the Weed Spraying contract, which would enter into its second year on the 1st April 2026

25/72.3B There were no alterations for the Grass Verge Cutting contract, which would enter into its second year on the 1st April 2026

25/72.4B Budget Considerations – to be discussed at November meeting

25/73B Play Equipment in Recreation Ground

25/73.1B Members were advised the grant application had been submitted

25/73.2B The lengthsman would be instructed to undertake the maintenance required on the play equipment, as raised on the ROSPA report. Proposed Cllr Payne, seconded Cllr Rutter and unanimously **resolved**

25/74B Matters for the next Meeting to be held on 10th November 2025.

To consider establishing liaison between the Parish Council and the developer at Station Fields, in order to try and mitigate the impact on the environment

Meeting closed at 20.02pm

Signed as a true and correct recordCllr Aldridge..... Dated ..10th November 2025....