

# WILLITON PARISH COUNCIL

Minutes of the Environment and Planning Committee Meeting held on 9<sup>th</sup> February 2026  
at 7.00 pm in the Parish Office, 2 Killick Way, Williton

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## Attendees:

|                    |                                                                                                           |
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| <b>Councillors</b> | Cllr Peeks (Chairman), Cllr Payne, Cllr Aldridge, Cllr Gatti, Cllr Prince, Cllr Rutter and Cllr Schmieder |
| <b>Public</b>      | Nick Leaney and Joshua Lambert from Conrad Energy                                                         |
| <b>Other</b>       | Mrs Charlotte Hirst (Committee Clerk)                                                                     |

## Apologies:

|                    |      |
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| <b>Councillors</b> | None |
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It was advised the meeting would be recorded

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| <b>25/103/B</b> | Apologies as noted above and reasons for absence approved as indicated (LGA 1972 s85 (1)). |
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### **25/104B      Declarations of Interest**

None

### **25/105B      Approval of Minutes of the Environment and Planning Committee meetings held 12<sup>th</sup> January 2026**

It was **resolved** approve the Minutes **Proposed Cllr Payne, seconded Cllr Aldridge** with 4 abstentions due to absence.

### **25/106B      Matters from the Minutes**

None

#### **It was resolved to move to item 25/108.5B**

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| <b>25/108.5B</b> | A response had been received from Conrad Energy regarding the acoustic fence which had been forwarded to Cllrs on 27 <sup>th</sup> January 2026. The representatives from Conrad Energy explained their proposed plans for planning application 3/39/25/024 and explained that they were submitting new drawings to Somerset Council. It was agreed that this planning application would be discussed when the revised plans had been received by Somerset Council and the revised planning application was received. |
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The representatives from Conrad Energy left the meeting and it was resolved to return to item 25/107.1B

### **25/107B      Correspondence**

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| <b>25/107.1B</b> | <p>A concerned resident contacted the Parish Office regarding the tractor and trailers access the Edenstone Doniford Development site, with the road closure on Doniford Road the vehicles are accessing the site via North Croft, White Croft, Croft Ways and Larviscombe Road, the vehicles are mounting the verges which are getting damaged. To note the Committee Clerk had contract Somerset Highways and was informed that Highways Officer would visit the site within three days and would install any necessary signage and would also speak to the developers (reference number 865940). Cllr Payne updated the Committee that Somerset Council had investigated this matter and signage would be erected.</p> <p>It was agreed that Wales and West Utilities would be contacted by the Committee Clerk to enquire when the signage would be erected and for Somerset Highways to be copied into the correspondence.</p> |
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25/107.2B An email had been received regarding Hedgehog Haven package.  
It was agreed to keep this information for future reference.

25/107.3B An Email had been received from Conrad Energy regarding planning application  
3/39/25/024 – to be discussed under 25/108.5B.

**25/108B To Consider the Following Planning Applications**

25/108.1B The following applications and if a request for Section 106 Funding is appropriate were considered.

| Application No | Location                                                    | Details                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3/39/25/023    | 10 Shutgate Meadow, Williton, Taunton, TA4 4TJ              | Erection of a single storey extension to the rear – amendments (previously discussed under 25/94.1B)   | As a very slight amendment had been made to stand by the previous resolution - <b>No Objections</b> Proposed Cllr Payne Seconded Cllr Aldridge unanimously resolved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3/39/25/022    | Williton Industrial Estate, Station Road, Williton, TA4 4TB | Erection of 2 No. industrial units with parking and loading facility and alteration to highway access. | <p>Williton Parish Council considers this application to be a welcome use of the land and is pleased to see that adequate parking provision has been made. However, the Council raises the following objections and observations:</p> <ul style="list-style-type: none"> <li>• The proposed building is considered to be too tall. The adjoining industry buildings along the Union Lane boundary are single storey which do not adversely affect the dwellings on the other side of Union Lane</li> <li>• The windows on the south-west elevation (facing Union Lane) should be removed to reduce any lighting impact and loss of privacy on the nearby dwellings and the impact on wildlife.</li> <li>• All external lighting should accord with the advice given in the Ecological Report on the adjoining application for 3 units 3/39/26/003 to help ensure that local wildlife including bats are not adversely affected.</li> <li>• The proposed operating hours should be carefully considered to ensure that the amenities of the nearby residential properties are not adversely affected especially relating to noise from delivery vehicles.</li> <li>• The trees located behind the development site but in the applicant's ownership should be retained, and a tree management plan should be implemented to ensure their ongoing</li> </ul> |

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|             |                                                          |                                                             | <p>maintenance as the trees are an attractive screen and wildlife habitat.</p> <ul style="list-style-type: none"> <li>In light of existing flooding issues, the Parish Council considers that the informal footpath between this application site and the adjoining application site (3/39/26/003) which is well used by people working on the industrial estate and residents should be surfaced as part of this application, as it is a potential flood escape route to the adjoining housing estate.</li> </ul> <p><b>Proposed Cllr Peeks, Seconded Cllr Gatti unanimously resolved.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3/39/26/003 | Land at Roughmoor Industrial Estate, Slade Way, Williton | Erection of a detached building for 3 No. commercial units. | <p>Williton Parish Council considers this application to be a welcome use of the land and is pleased to see that adequate parking provision has been made. However, the Council raises the following objections and observations:</p> <ul style="list-style-type: none"> <li>The windows on the south-west elevation (facing Union Lane) should be removed to reduce any lighting impact and loss of privacy on the nearby dwellings and the impact on wildlife. The removal of these windows is mentioned in the applicant's Ecological Survey.</li> <li>All external lighting should accord with the advice given in the Ecological Report to help ensure that local wildlife including bats are not adversely affected.</li> <li>The proposed operating hours should be carefully considered to ensure that the amenities of the nearby residential properties are not adversely affected especially relating to noise from delivery vehicles.</li> <li>The trees located behind the development site should be retained, and a tree management plan should be implemented to ensure their ongoing maintenance as the trees are an attractive screen and wildlife habitat.</li> </ul> |

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|  |  |  | <ul style="list-style-type: none"> <li>In light of existing flooding issues, the Parish Council considers that the informal footpath between this application site and the adjoining application site (3/39/25/022) which is well used by people working on the industrial estate and residents should be surfaced as part of this application, as it is a potential flood escape route to the adjoining housing estate.</li> </ul> <p><b>Proposed Cllr Payne, Seconded Cllr Gatti unanimously resolved.</b></p> |
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25/108.2B Decision to be made as to whether a request for any of the above applications are to be considered by Planning Committee – No request to be made.

25/108.3B To Note the Following Planning Decisions

| Application No | Location                                                                         | Outcome                           |
|----------------|----------------------------------------------------------------------------------|-----------------------------------|
| 3/39/25/019    | Arden Cottage, 33 Long Street, Williton, TA4 4QU                                 | Withdrawn by Applicant            |
| 3/39/25/020    | Arden Cottage, 33 Long Street, Williton, TA4 4QU                                 | Grant                             |
| CMA/39/25/002  | Williton Print Works, North Street, Williton, TA4 4QN                            | Prior Approval Required and Given |
| 3/39/25/021    | 11 Butts Close, Williton, TA4 4SB                                                | Grant                             |
| T/39/25/004    | Williton War Memorial Recreation Ground, Robert Street, Williton                 | Grant                             |
| 3/39/24/024    | Brook Food Processing Equipment Ltd, The New Works, Roughmoor, Williton, TA4 4RF | Grant                             |
| 3/37/25/009    | Land South of Doniford Road, Normandy Avenue, Watchet                            | Grant                             |

25/108.4B **Solar Farm Cllr Rutter** – Cllr Rutter informed the Committee that work had been commented on the site and in light of this the developers would be contacted by the Parish Office with a view to build a working relationship between the Parish Council and the developers, Cllr Rutter, Cllr Prince and Cllr Peeks confirmed they would be happy to attend a site visit. **Proposed Cllr Rutter, Seconded Cllr Alldridge unanimously resolved.**

25/108.5B 3/39/25/024 a response from Conrad Energy had been received – this item was discussed after item 25/106B.

## 25/109B Highway Matters

25/95.1B Adoption of Blacksmiths Close – a response had been received from Somerset Council whereupon they confirmed that they had been in discussions with Somerfield regarding the adoption but unable to give a date if and when adoption would take place. It was agreed to remove this item from the agenda for 6 months to be reviewed at August's Committee meeting.

25/109.2B Information received from Somerset Council regarding a 7.5 tonne weight limited for the B3188 Various Roads, Monksilver and Elworthy (except for access)  
**Resolution** to email our support **Proposed Cllr Payne Seconded Cllr Gatti unanimously resolved.**

25/109.3B Washford Cross Round (Tropiquaria) it was noted that the sunken manhole on the A39 had been repaired.

- 25/109.4B Following the resolution 25/79.1B the Committee Clerk had written to Somerset Council to request that the whole of Doniford Road be set to a 30MPH speed limit a response was awaited - Noted.
- 25/109.5B **Station Fields** (3/39//24/013) a site with Lovell Build Manager took place on the 5<sup>th</sup> December 2025 – Cllr Rutter kindly produced site notes which had been shared with the Committee - Noted.
- 25/109.6B **Station Fields** Station Fields Build Manager had forwarded their Construction Ecology Management Plan however this document was too large to share via email - Noted
- 25/110B Items to Report on Footpaths/Pavements**
- 25/110.1B Blocked footpath Aller Mead: following a review of the Land Registry document it was agreed that the Committee Clerk would contact Alpha Housing and Somerset Council Estate Roads for an update on the matter of the fence being removed.
- 25/110.2B A report of a damaged drain outside of the White House, Long Street which had been reported to Somerset Council – Noted.
- 25/111B Items of Report from Grounds Maintenance Officers**
- 25/111.1B **Bellamy's Corner** – Nothing reported
- 25/111.2B **Street Furniture** – to consider purchasing a notice board to be located in Doniford. No update was able to be given from the Committee Clerk.
- 25/111.3B To consider an offer that had been received from a parishioner to start a scheme “Keep Williton Tidy” whereupon they have offered to litter pick and to undertake other minor jobs around Williton, also to consider what budget would be set for this.  
It was ascertained that the parishioner had been thanked for their offer and the Committee Clerk to investigate what training would be needed to adhere to health and safety and also to ensure that this would be covered under our liability insurance. To research if there was an available amount in the PPE budget. The Committee Clerk to report this back at the next EPC meeting in March.
- 25/111.4B Following a parishioners request to purchase a dog waste bin to be located at the bottom of North Croft to consider a quote from Somerset Council for the installation and weekly empty **Resolution** in light of the ongoing monthly costs to decline in this financial year but to review installing a general waste bin when setting the budget for 2027/2028  
**Proposed Cllr Payne Seconded Cllr Gatti unanimously resolved.**
- 25/112B Grounds Maintenance**
- 25/112.1B Wildflower Project – consideration was given to the Wildflower Project, it was resolved to keep the verges as wildflowers verges. Cllr Rutter and Cllr Gatti agreed to undertake the lead on this project.
- 25/112.2B To note the footpath between Shutgate Meadow and the Hospital had become very overgrown, the NHS Trust for Williton Hospital had been contacted and informed us that they were looking into who's responsibility the maintenance of this footpath would be, it was agreed that the Trustees of Williton Hospital would be contacted and be made aware of the situation.
- 25/112.3B Planters outside of the office, to consider ongoing maintenance – Cllr Rutter and Cllr Gatti agreed that they would take responsibility for the maintenance of the planters and Cllr Aldridge will maintain the irrigation system.
- 25/113B Flooding Matters**

- 25/113.1B Cllr Rutter gave an update on the flooding matters around the village and confirmed that the Williton Ditch had been cleared by Wyndham Estate on their side, the drain on Priest Street at the junction of Bridge Street had been cleared and this had helped alleviate flooding issues that had been seen last month. It was agreed that the Committee Clerk would contact Somerset Highways to request a maintenance plan for clearance of local drains.
- 25/113.2B A letter had been received from The Environment Agency regarding withdrawal of maintenance and a request for supporting consultation. Cllr Rutter had kindly drafted a letter to the Environment Agency which was agreed and this was to be sent to the Environment Agency. It was also agreed to share this letter with Monksilver Parish Council.
- 25/114B Finance and Budget – None.**
- 25/115B Play Equipment in Recreation Ground**
- 25/115.1B It was noted that, in accordance with the Procurement Act 2023 the contract for the new play equipment had been placed on Find a Tender on the Government website. The Committee Clerk would collate the design concepts and quotes and would have a display available in the Parish Office for Councillors to view and would be available to answer any questions.
- 25/116B Matters for the next Meeting to be held on 9<sup>th</sup> March 2026.**

Meeting closed at 21.01pm

Signed as a true and correct record .....Cllr Peeks..... Dated .....9 March 2026.....