

ASHWICK COUNCIL MEETING

MINUTES OF MEETING

Held on Wednesday 15th July 2026 at Ashwick and Oakhill Village Hall
starting at 7.30pm

Present: Cllrs David Hine, David Barlow (Chair), David Thorley, David Simons, Philip Briscoe, and Stephanie Dowley.

Also, in attendance – Kate Egan (Clerk)

1 Welcome by the Chairman

Cllr David Barlow welcomed everyone to the meeting.

2 Apologies for absence

Cllr Philip Blatchford

3 Absent

No Councillors were absent

4 Declarations of Interest and dispensations

(a) To receive declaration of interest from Councillors on items on the agenda

There were no declarations of interest from Councillors on items on the agenda.

(b) To receive written requests for dispensations for disclosable pecuniary interests

No written requests for dispensation for disclosable pecuniary interests were received.

(c) To grant any requests for dispensation as appropriate

No requests for dispensation as appropriate were received.

5 Public session

Four members of the public attended the meeting to speak on Planning Application 2026/1081/REM.

The concerns raised included the lack of a construction management plan, the limited response and engagement from the Planning Department to queries, and a request for temporary traffic calming measures, such as speed humps, to be installed during the construction period to help reduce vehicle speeds.

It was explained that, as outline planning permission had already been granted, the Parish Council was unable to recommend refusal of the reserved matters application. However, this stage of the process provides an opportunity to work with the developer on matters such as landscaping, design, and the overall layout of the development.

Members noted that the revised plans show some changes from the original proposals, including the removal of several garages, the addition of extra parking spaces, and the repositioning of some of the houses.

A suggestion was also made that utility providers should share a single service trench, where possible, rather than each company excavating the road separately.

Questions were raised regarding how many of the proposed properties would be affordable (social) housing, whether the developer had a good understanding of the local area, and why consultation letters had been addressed to Shepton Mallet rather than the correct locality.

6 Planning Applications – If other planning applications are received between the date of this notice and the date of the meeting, they may be considered.

- (a) **2026/1231/VRC** Removal of condition 8 (Agricultural Workers Dwelling) on consent 059708/001 (Erection of Bungalow and garage). Cartwheels, Benter Cross to Upper Benter, Stratton on the Fosse. **Recommendation** The Parish Council recommended approval.
- (b) **2026/1116/TCA** Pinus Walichiara – remove branches as per photograph. The Willows, High Street, Oakhill. **This is a notification only** – in line with Somerset Council's constitution and the adopted scheme of delegation and terms of reference, the decision for this application is delegated to the Planning Officers.
- (c) **2026/1109/CLE** Certificate of lawfulness of existing use of the land to the rear of the old chapel as garden and recreational area. **This is a notification only** – in line with Somerset Council's constitution and the adopted scheme of delegation and terms of reference, the decision for this application is delegated to the Planning Officers.
- (d) **2026/1081/REM** Application for approval of reserved matters following outline approval 2023/2245/OUT Application for Outline Planning Permission with some matters reserved for up to 23 no. two storey houses (including 30% affordable housing), parking, hard/soft landscaping, open space, drainage and infrastructure with details of access/layout/scale. (Re-submission of 2020/2603/FUL). Matters of appearance and landscaping to be determined. Land at 362977 147235 Chapelfield Oakhill. **Recommendation** Members considered Planning Application 2026/1081/REM (Reserved Matters for the Chapelfield development, Oakhill). Whilst recognising that outline planning permission has already been granted and therefore the principle of development has been established, the Parish Council agreed to submit comments to Somerset Council. The response raises concerns regarding the absence of a Construction Management Plan, construction traffic and contractor parking, delivery times and hours of working, drainage and flood risk, ground conditions, biodiversity and the future management of public open spaces. Members also expressed concern that the Travel Plan does not adequately reflect the rural nature of Oakhill, including the lack of continuous footpaths, narrow roads and limited public transport. The Council requested that Somerset Council carefully considers these matters and secures appropriate conditions to minimise the impact of the development on existing residents.

7 Planning Applications – Responses to be noted from Somerset Council.

- (a) **2026/1002/TCA** Proposed tree works detailed in tree survey. Oakhill Manor, Zion Hill, Oakhill. **Decision** Somerset Council have granted TCA Approval

8 Date and time of next meeting: - Wednesday 29th July 2026 at Ashwick and Oakhill Village Hall starting at 7.30pm.

Meeting closed 8.16pm