



Priddy Parish Council

DRAFT MINUTES

for the Priddy Parish Council meeting

held on 11th March 2026 at 7 PM in Priddy Village Hall

Present: R Thompson MBE (RT), V Barberet (VB), J Clements (JC), M Dodd (MD),
Parish Clerk S Baynes (SB/RFO), 1x Members of the public

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| 145 | Apologies for absence: Cllr Bruce Storrie, Cllr Dean Collier | ALL |
| 146 | Declarations of interest: None | ALL |
| 147 | Exclusion of public and press <i>from any agenda item under Standing Order 3d), due to the confidential consideration of asset purchase - ref to 157/d</i> | Chair |
| 148 | Adjournment of meeting for public forum: Meeting adjourned, no speakers no matters raised by members of the public | ALL |
| 149 | Minutes of previous meeting(s): Approved and signed by RT | ALL |
| 150 | P1 Governance (GOV) report | |
| | a) Portfolio groups update: no matters to report. | All |
| | b) Parish clerk update: Insurance renewal form to be completed / returned by April 2 nd . | RT / SB |
| | c) Policy review: village greens policy: draft in progress. | RT |
| | d) Parish archives to Somerset Heritage Centre: copying in progress. | RT |
| | e) LCN matters: no matters to report. | RT |
| | f) Councillor & Clerk training: Clerk training for end of year audit booked. Approved. | RT/BS/SB |
| | g) Serious crime concerns of local parishioner's/farmers: a community meeting, supported by Priddy PC, held on Feb 12, was attended by a number of local landowners / managers, police and other stakeholders to discuss and address concerns raised. Another meeting will be held at a later date to assess progress. | RT/All |
| | h) Resignation of Councillor – PPC casual vacancy/advertisement of & application process: Advice received from Somerset Association of Local Councils (SALC) that vacancy process needs to be followed. Refer SALC website. | SB |
| 151 | P2 Built Environment Group applications & group (BEG) report | ALL |
| | a) Planning Applications <i>Object / support / comment / material considerations: Consideration of planning applications including any arising before the meeting NB Levelling-Up and Regeneration Act 2023: duty to seek to 'further' the statutory purposes of Mendip Hills NL Protected Landscape. Special qualities list circulated.</i> | |
| | i) Proposal: Application to vary S106 Agreement 2017/1396/VRC to Modify Unilateral undertaking given in respect of planning permission 2017/1396/VRC
Location: Dursdon Drove Farm Dursdon Drove Rookham Wells Somerset
Applicant: Mr & Mrs R Forward
Application Type: Modification S106 Agreement
Application Number: 2026/0059/S106M
Comments are welcome by 13th March 2026 – Extended to 23/3/2026 latest
Parish council response: no comment | |
| | --- | |
| | ii) Proposal: Construction of a trackway and access route to provide a route for access, deliveries and farm machinery.
Location: Land Centred Coordinates 352774 155166 Whitestown Lane
Priddy Cheddar Somerset
Applicant: Mr J Rich
Application Type: Full Application
Application Number: 2026/0303/FUL | |

Comments are welcome by 16th March 2026 – Extended to 20th March 2026 latest
 Parish council response: Support - PPC continues to support this local business.

iii) Application Number: 2026/0323/VRC

Proposal: removal of condition 4 (Plans List) relating to planning permission 029667/001
 (Erection of farm managers cottage at Castle Farm, East Harptree)

Location Castle End Old Bristol Road Chewton Mendip Wells Somerset

Applicant Mrs S Sparkes Variation or Removal of Condition

Parish council response: no comment.

b) Parish plan: Meeting to be convened for April 2nd, 2026

RT/ MD/BS

c) Topics:

i) Village Hall energy efficiency survey: No progress

JC

ii) Community Council for Somerset affordable housing needs (Thrive): To be reviewed at same meeting as b) above

MD

iii) Issues on construction in field on the Wells Road: no further information currently.

BS

iv) Issues raised regarding Hastoe Housing/Reeves Paddock: To be kept under review

RT/MD

152 **P3 Assets and maintenance group (AMG) report:**

a) Annual inspection for asset register: Asset register circulated. Annual greens condition report for insurance awaited. Benches working party to be organised.

DC/MD/ALL

b) Topics:

i) Fountain / TAP: Bristol Water have been requested to search their archives relating to the 1953 deed of release and other missing documents concerned with this supply. BW's position remains that all reasonable searches have been carried out and the supply will be capped off unless compliant with current regulations and PPC take over the account. Council proposed and resolved to ask DC to take on and move forward by April 6th.

RT/DC

ii) Hobb's bench: awaiting EH to provide bench and discuss re siting.

DC/MD

iii) Greens maintenance:- 2026 3-year greens tender advertised in PEW. VB to finalise specification / tender document for distribution. Proposed/resolved to approach suitable candidates.

All/SB

iv) Vegetation growth damaging the Causeway: local contractor approached about various bits of repair around the Greens, including the causeway but he is too busy until at least May. New contractor to be sourced after condition report circulated.

MD/DC/JC

v) Requests for new memorial bench draft policy: proposed / resolved to adopt the policy circulated by BS.

BS/All

vi) Update on Hunters Lodge defibrillator: list of all defibrillators in the Parish to be published once availability and functionality have been confirmed, including one at the Charthouse Centre.

MD/SB/RT

153 **P4 Large infrastructure Playground project group (LIG_PG) report:**

Topics: It was proposed and resolved to discuss the matters below under item 157 d).

i) grants (awards for all):

VB

ii) community engagement:

VB

iii) landowner approaches:

VB

154 **P5 Parish IT & Communications group (COM) report**

a) Topics:

i) website / social media / Pew /ZOHO mail: no report.

BS/VB/SB

ii) Frequency of events / festivals/ Concerns: no report.

BS/DC

155 **P6 Environment (green) working group (EWG):**

a) Topics:

i) Eastwater Drove: clearance & drainage works complete, gate installed, stone and signage awaited. Project to be inspected by Mendip Hills NL farm engagement officer March 17th. Potential to provide 2x ponds through Natural England Level funding for extra drainage. Action to liaise with local landowners. PPC proposed and resolved that if more stone is required to finish project it will be sourced from the PPC project budget.

JC/EWG

ii) Mineries: Awaiting Natural England consultation.

JC/EWG

iii) Septic tanks scheme: No further details

JC/EWG

	iv) Request by New House owners to excavate an electric cable under the lower Green: Resolved, to be removed from agenda	ALL
	v) Village Green Tree matters: Planting is complete for this year.	JC/EWG
	vi) Village Green wall boundary: Awaiting action by landowner.	ALL/JC/EWG
	vii) Priddy Pool: Restoration will be carried out this year if grant funding is available	JC/EWG
	viii) Crescent wall proposal: Proposed and resolved for Council to seek advice from Open Spaces Society with reference to location.	DC/MD/SB
156	P7 Highways Action Group (HAG) report:	
	a) Local Community Network (LCN) highways/active travel: LCN meeting has not yet been scheduled therefore concerns about Nine Barrows Lane triangle have not been discussed. The response from a local business is that whilst vehicles are parked around the triangle and on the junction access to Dale Lane will remain difficult / awkward for service and supply vehicles. Clerk to respond.	DC SB
	b) <u>Topics:</u> MD to discuss ways of progressing the portfolio with DC	
	i) Speed Indicator Devices: No report	MD/DC
	ii) Village gateways plan: No report	MD/DC
	ii) Quiet lane initiative: No report	MD/DC
	iv) Proposal to install hedgehog road signs on approaches to village: awaiting DC to request at LCN meeting.	DC/RT/ALL
	v) Hunters Crossroads current accident rate: more information is required about the Feb 28 accident.	DC/All
157	Finance: RFO report, budget & payments:	
	a) <u>Approval</u> of new payments:	
	i) Request for a Section 137 grant from Dorset and Somerset Air Ambulance: PPC politely declined.	ALL/RFO
	ii) Clerk training, preparing for yearend/audit – SALC - £45.00 - approved	ALL/RFO
	iii) Eastwater Drove footpath gate (FiPL grant / purchase) agreed and paid Bison £778.56 - noted	
	b) <u>Expected</u> payments made:	ALL/RFO
	Ink Supplies/Clerks Expenses £36.72 noted	
	c) Rugby & Hinckley Savings account access: MD to secure forms <u>(note public exclusion) for 157/d</u>	ALL/RFO
	<u>Member of public left the meeting</u>	
	d) Purchase of assets discussed, proposed and resolved that a combined meeting of the built environment group and large infrastructure group be convened (as 151 b) April 2 nd).	
158	Matters of report: none	All
	Noted that minute 144 c) from February's meeting regarding concerns about the West Harptree Road from Castle of Comfort to Gibbet's Brow to be included on agenda for April's meeting.	

Meeting finished – 20:33