



Priddy Parish Council

DRAFT MINUTES

for the Annual Priddy Parish Council meeting

held on 13th May 2026 at 7 PM in Priddy Village Hall

Present: Cllrs R Thompson MBE (RT), B Storrie (BS), V Barberet (VB), J Clements (JC), D Collier (DC), M Dodd (MD), Somerset Cllr Edric Hobbs (EH), Parish Clerk S Baynes (SB/RFO), 10 Members of the public (MoP)

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| 001 | Appointment of Chairman: for the year 2026 – 2027, acceptance of office: It was-proposed and resolved that Cllrs B Storrie and R Thompson be re-elected as Co-Chairs. It was proposed and resolved that RT chair the annual meeting. | ALL |
| 002 | Appointment of Vice Chairman: for the year 2026 – 2027, acceptance of office – No appointment of Vice Chairman due to Co Chairman being elected. | ALL |
| 003 | Apologies for absence: St Cuthbert Out Parish Council Clerk | ALL |
| 004 | Declarations of interest: BS declared a disclosable pecuniary interest in agenda item 013/a/i) | ALL |
| 005 | Exclusion of public and press <i>from any agenda item under Standing Order 3d), due to the confidential consideration of asset purchase - ref to 019/g</i> | Chair |
| 006 | Adjournment of meeting for public forum: <i>The planning consultant (present) addressed the meeting on behalf of Application 2026/0412/FUL- Neighbours outlined a number of concerns regarding the application, particularly the proximity of the proposed new building, change of use and the loss of a crucial parish amenity / service. EH also raised his concerns. A near neighbour spoke about the change of land use and the closure of the garage. MD asked for clarification from the planning consultant regarding inaccuracies in the application.</i> | ALL |
| 007 | Minutes of previous meeting(s): Approved - BS signed as chair of previous meeting. | ALL |
| 008 | Resolution to re-adopt Priddy Parish Council policies – Approved | ALL |
| 009 | Resolution to confirm acceptance of councillor leadership of portfolios 1 – 7: Councillors confirmed acceptance of their respective portfolios – resolved. (Noting that leadership of Portfolio 2 (BEG) remains vacant). | ALL |
| 010 | Resolution to appoint auditor for 2026 – 2027: Proposal that the Council appoint a new auditor, noting the benefit of engaging an internal auditor from outside the parish – resolved. Paul Russell of Parish and Town Auditing Services (PATAS) was proposed (noting his considerable experience of the sector and the offer of support throughout the year) – resolved. Parish Clerk to sign the PATAS letter of engagement. | ALL

SB |
| 011 | Resolution to adopt updated Financial risk assessment – Resolved. | ALL |
| 012 | P1 Governance (GOV) report | |
| | a) Portfolio groups update: Deferred to the next meeting. | ALL |
| | b) Parish clerk update: Deferred to the next meeting. | SB |
| | c) Policy review: village greens policy: Deferred to the next meeting. | RT |
| | d) Parish archives to Somerset Heritage Centre: Deferred to the next meeting. | RT |
| | e) LCN matters: Deferred to the next meeting. | RT |
| | f) Councillor & Clerk training: Deferred to the next meeting. | ALL |
| | g) Serious crime concerns of local parishioner's/farmers: EH highlighted the worries expressed by residents. The matter to be discussed further with Clerk from St Cuthberts Out at next meeting. | BS/RT |
| | h) Resignation of Councillor – PPC casual vacancy/advertisement of & application process: Election notice forwarded by Somerset Council has been posted on the notice board / website. If the required number of electors do not request an election within the period, the Council can then advertise for a new member through the co-option process. | ALL/SB |
| | i) Updating Parish Emergency Plan: Deferred to the next meeting. | MD/SB |

j) Arrangements for Annual Parish Meeting May 27th: - The Hall is booked from 6pm and will be opened up by the Clerk. Councillors will provide the Clerk with a list of email addresses for local groups and organisations to provide either a written report of their activities for the year or to have a stand to publicise their activities. MD offered to organise refreshments. RT and JC are unable to attend. VB & BS will publicise the event on social media and the website? **ALL**

013 **P2 Built Environment Group applications & group (BEG) report** **ALL**

a) Planning Applications *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 has been circulated.*

i) Proposal: Proposed rear & side extension and reconfiguration

Location: Vista Cottage Western Lane West Harptree Bristol BS40 6EP

Applicant: Mr & Ms Storrie & Heron

Application Type: Householder Application

Application Number: **2026/0686/HSE**

The Council has received the above application, and the documents are available on the website:

<https://publicaccess.mendip.gov.uk/online-applications/>

Comments are welcome by 20th May 2026.

BS withdrew from the Council and was permitted to comment on the application as a member of the public. It was proposed and resolved to **support** the application, noting that it constituted improvement to an existing property.

ii) Proposal: Demolition of Existing Dwelling (known as Penn View), Demolition of Existing Commercial Garage Premises (known as Mendip Garage) & Erection Replacement Self-Build Dwellinghouse & Outbuildings

Location: Mendip Garage Wells Road Priddy Wells Somerset

Applicant: Indi-Eve Wilton

Application Type: Full Application

Application Number: **2026/0412/FUL**

The Council has received the above application, and the documents are available on the website:

<https://publicaccess.mendip.gov.uk/online-applications/>

Comments are welcome by 19th May 2026.

Concerns were raised regarding material inaccuracies within the application, which included the dwelling not being vacant as stated but occupied by tenants and the unwillingness of the leaseholder to give up the garage premises. Other material considerations include the proximity of the proposed development to the boundary, overlooking next door property especially due to living space planned upstairs, loss of garage business amenity / services in an isolated rural parish with no bus service and reliance on cars. It was proposed and resolved to **object** to the application, and that MD and DC prepare objections for circulation and submission to Somerset Planning.

2 members of the public left the meeting.

b) Parish plan: Deferred to the next meeting.

RT/CD/MD/BS

c) Topics:

i) Village Hall energy efficiency survey: Deferred to the next meeting.

JC

ii) Community Council for Somerset affordable housing needs (Thrive): Deferred to the next meeting.

RT/CD/MD/BS

- 014 **P3 Assets and maintenance group (AMG) report:**
a) Topics:
i) Fountain / TAP: DC reported that progress is being made slowly with Bristol Water. **ALL/RT/DC**
ii) Hobbs bench: Bench has been delivered to MD for secure placement at proposed site. **DC/MD**
iii) Greens maintenance: RT reported that a parishioner had requested a volunteer weed-clearing day around the kerbs. The Parish Council will consider and action this. It was proposed that DB Gibbons be asked to quote for the work and resolved that MD will speak with him in the first instance. **ALL**
iv) Vegetation growth damaging the Causeway: Deferred to the next meeting. **MD/DC/JC**
- 015 **P4 Large infrastructure Playground project group (LIG_PG) report):**
Topics:
i) grants (awards for all): Deferred to the next meeting. **VB**
ii) community engagement: Deferred to the next meeting. **VB**
iii) landowner approaches: Deferred to the next meeting. **VB**
- 016 **P5 Parish IT & Communications group COM) report**
a) Topics:
i) website / social media / Pew /ZOHO mail: Deferred to the next meeting. **BS/VB/SB**
ii) Frequency of events / festivals/ Concerns: Deferred to the next meeting. **BS**
- 017 **P6 Environment (green) working group (EWG):**
a) Topics:
i) Eastwater Drove: Deferred to the next meeting. **JC/EWG**
ii) Mineries: Deferred to the next meeting. **JC/EWG/MD**
iv) Village Green Tree matters: Deferred to the next meeting. **MD/JC/EWG**
v) Village Green wall boundary: Deferred to the next meeting. **MD/JC/EWG**
vi) Priddy Pool: JC reported that a further meeting with the contractor is due and that discussions will be needed on how to proceed, as there is still funding remaining in the budget. **JC/EWG**
vii) Crescent wall proposal: Deferred to the next meeting. **MD**
- 018 **P7 Highways Action Group (HAG) report:**
a) Local Community Network (LCN) highways/active travel: Deferred to the next meeting. **DC**
b) Topics:
i) Speed Indicator Devices: Deferred to the next meeting. **MD/DC**
ii) Village gateways plan: Deferred to the next meeting. **MD/DC**
ii) Quiet lane initiative: Nine Barrows Lane - DC reported on correspondence received from Somerset Council, which stated that the road will continue to be inspected in line with the highway safety inspection plan, with defects addressed as they are reported or identified through routine inspection. As an interim measure, an informal road closure has been placed on the lane, which should now be de-linked ~~to~~ from Satnav systems. Initial feedback from DC indicated that it was not yet clear whether this linkage had taken effect. **MD/DC**
iv) Proposal to install hedgehog road signs on approaches to village: It was proposed and resolved that Priddy should be registered with the People's Trust for Endangered Species (PTES), as this would strengthen the case for Somerset Council to provide hedgehog road signs. DC to action. **DC/RT/ALL**
v) Hunters Crossroads current accident rate: Deferred to the next meeting. **DC/ALL**
vi) Flooding and potholes on the West Harptree road, update: Deferred to the next meeting. **BS**
- SC Edric Hobbs + 3 members of public left the meeting
- 019 **Finance: RFO report, budget & payments:**
a) Approval of new payments:
i) DB Gibbons, Green Mowing April - £264.00 (paid): Noted **ALL/RFO**
ii) SALC & NALC Affiliation Fee - £317.38 (paid): Noted **ALL/RFO**
iii) Sign Efex £66 Eastwater Drove Project (final invoice with overspend £1,103.80) Proposed and resolved. **ALL / RFO**

- iv) Resolution to approve or decline the three-year agreement offered by Gallagher Community Insurance at a cost of £691.21 (payment required before 31/05/26). It was proposed and resolved that the three-year agreement be entered into and 2026 payment authorised. **ALL/RFO**
- b) Expected payments made: NONE
- c) Rugby & Hinckley Savings account access: signatories' approval in progress. **MD**
- d) Budget Revision 2026 / 2027 – it was proposed and resolved that the Council will review the budget at the next meeting. **ALL**
- e) Resolution to approve 2026 / 2027 expected payments list. It was proposed and agreed that RT and BS will work with Clerk to update the expected payments list ready for next meeting. **ALL**
- f) 2026 / 2027 Annual Accounts resolve to approve (or not)
- i) PPC Cash account: resolved to approve **ALL**
- ii) PPC Balance sheet: it was proposed that an additional note (note number six) be added to record that a £3,000 grant from Priddy Folk Festival has not been received. Clerk to send invoice to Priddy Folk Festival. It was proposed and resolved that the balance sheet, signed by the Chair as a correct record. **ALL**
- iii) PPC VAT return: Noted. **ALL**
- iv) Asset list amendment to include Hunters Lodge defib cabinet – it was noted that this item had been added by Clerk, since it has been purchased by the Council. **ALL**
- Annual Audit (AGAR) -
- v) To note that Priddy Parish Council is not exempt from the requirement for a limited assurance review (gross income or gross expenditure less than £25,000): Noted. **ALL**
- vi) Receive, note and approve the Annual Internal Audit Reports (AGAR page 3) plus the internal auditor's own written report: it was proposed and resolved to a) submit the Internal Audit report (AGAR page 3), b) to restate Priddy Parish Council's disagreement with the issue of wayleave receipt inclusion in the asset list, c) to ask the advice of the newly appointed auditor regarding this issue and d) to review the internal auditor's own report at the June meeting- **ALL**
- vii) Consider and Approve the Annual Governance Statements section 1 (AGAR page 4): It was proposed and resolved that the AGAR section 1 be approved and signed by the Chairman. **ALL**
- viii) Propose / resolve to sign the Accounting Statement (AGAR page 5): it was proposed and resolved that the AGAR accounting section 2 be approved and signed by the Chairman. **ALL**

(note public exclusion) for 019/g

- g) Purchase of assets (and other matters relating to individuals) : Deferred to the next meeting. **ALL**

020 Matters of report: ALL

a) EH reported that his fundraising is now underway (to include repayment for the defibrillator cabinet) and that, in addition to the defibrillator at The Hunters having been replaced, defibrillator training will be available on 20 June at The Hunters for anyone interested.

b) It was proposed and resolved that a vote of thanks be given to the parish clerk for carrying out the audit in a timely manner and to RT for helping with the Audit (AGAR).

All matters not discussed at this meeting will be deferred to the meeting on 10 June 2026.

Meeting closed 20:50

