

PITMINSTER PARISH COUNCIL

Minutes of Parish Council Meeting held at Angersleigh Village Room on Thursday 17 July 2025 at 1900 (7PM).

Present

Cllrs Cordier (Chair), Whatmore (Vice Chair), Chapman, Threlfall, Garland, Burnett, and Neale.

Mr. R Tyzack (Clerk to the Parish Council).

Members of public: None.

Cllr Wakefield

1. Apologies

None

2. Declarations

There were no declarations.

3. Somerset Councillor Reports

Cllr Wakefield had submitted a report, and it had been sent to Cllrs. Continuing she brought Cllrs up to date.

4. Planning applications for OBSERVATION

- 30/25/0014 outline planning with all matters reserved except for access for the erection of up to 5 No. dwellings at Blagdon Hill Garage Blagdon Hill Pitminster. See below for observations.
- 30/25/0015 demolition of agricultural building and erection of 2 No. dwellings with change of use of land from agricultural to residential (in place of approved 30/24/0027CQ) at Leigh Farm Lowton Road Angersleigh. See below for observations.

5. Planning Enforcement

There were none.

6. Minutes

The minutes of the meeting for May and June were signed as a correct record.

7. Meetings

There were no suggestions following a debate as to whether attendance could be improved. Holidays, farming commitments, last minute important other meeting and family matters all combine to make attending all meetings difficult.

8. Councillor tasks

It was agreed that all Cllrs would pen their various duties and have them ready at the September meeting.

9. Footpaths

Cllr Reisner was absent, and this matter would be placed on the Agenda for September.

10. Blocked Drains

It was noted that a map indicating the drainage for the parish was being provided shortly.

11. Enhanced Highway Maintenance

The email was noted; however, it was unlikely that this idea would be taken up due to cost.

12. Local Community Network

No further action.

13. AOR (Areas of Responsibility)

Cllr Whatmore reported on the new Defib pads.

14. Next Agenda

Cil.

Road markings.

Footpath report.

15. Finance

The bank statement and reconciliation were noted and signed.

It was resolved that the invoices stated in the agenda be paid by the Clerk and include the invoice of £89.94 for Heartbeat Trust Defib pads.

16. Close meeting

The meeting closed at 2015. The next meeting is on Thursday 18 September 2025.

Signed

Date Thursday 18 September 2025

PARISH COUNCIL COMMENTS

Name of Parish Council:	PITMINSTER
Application Ref No:	30/25/0014
Address:	Blagdon Hill Garage Blagdon Hill Pitminster.
Date of response:	21/07/25

1. Support the granting of permission	
Please explain below the main grounds on which you support the proposal:	
2. Object to the granting of permission	X
Please explain below the main grounds on which you object to the proposal:	

Material Considerations	Explanation of Grounds
1. Overlooking, loss of privacy or overbearing/overshadowing nature of proposal	Not enough information had been provided in order to comment on this point.
2. Design & appearance, impact on public visual amenity	Not enough information had been provided in order to comment on this point.
3. Layout & density of building	The number and size of dwellings are considered excessive for the plot. Large homes on small plots are inconsistent with the character of the village. There are concerns about how far west the housing development should extend. Blagdon Hill is recognised as a linear village and this proposed development does not align with that principle.
4. Effect on listed buildings and/or conservation areas	A considerable portion of the proposed site lies within the AONB/National Landscape. National planning guidance requires that great weight be given to conserving and enhancing the natural beauty of AONBs. Development should respect landscape character, be of appropriate scale, and

	reinforce local distinctiveness. The scale of this development does not
5. Loss of trees or ecological habitats	Not enough information had been provided in order to comment on this point.
6. Inadequate parking and/or servicing areas	No comment.
7. Access, highways safety or traffic generation	The plans do not indicate a continuous pavement or safe pedestrian access along the site. The inclusion of a dedicated pedestrian route through the site is considered a priority.
8. Noise, smells or disturbance from the scheme	No comment.
9. Flood Risk	No comment.
10. Other reason – please explain	It's noted that this application is for outline planning permission. However, information, such as the Proposed Site Plan, has been provided. Therefore, these comments take this into account. The PC will support development on this site, just not in the form that this application outlines. A smaller development, of a mixed housing stock, perhaps with 1, 2 and 3 bedroom dwellings, would be preferable.
3. Comments only	

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10. Other reason – please explain	
3. Comments only	
General Observations: No further comments.	