

Minutes (Approved)
Babcary Parish Council
Monday 10th February 2025 8pm at The Hut

Present:

Mr Graham Hughes, Acting Chairman, Mr Damien Pick, Mr Steve Street, Mrs Glynis Kingston, Mrs Vee Vyner, Mr Kevin Messenger (County Councillor) & Mrs Jasmine Tucker (Parish Clerk).

Apologies: Mr Simon Hoar (SH), Mr Phil Sketchley (PS) & Mr Henry Hobhouse (County Councillor).

1) Matters Arising

- i) Pothole Reporting, (DP), since partial fixing some potholes now require refixing, they should be guaranteed a minimum 2 years. Works were agreed by Keirs who are now subcontracting, fears that subcontractors are shirking their duty to complete satisfactory work. Workers seen on site flouting health and safety rules by wearing crocs & unfit for attendance.
- ii) Flooding, Baker Street & Others roads throughout Babcary, Gary Tubridy measured all time high of 2ft depth on Dilkes Lane, raised concern that lanes will not cope!
To be revisited March.
- iii) Olive Farm repairs, Somerset Council contractor has indicated they will return the week of 17/02/2025 to carry out remedial works, revisit March.

2) Finance

- i. Capital Reserve Account stands at £13,653.57 Current Account balance £50.
- ii. £25 cheque raised in favour of Somerset Association of Local Councils.

3) Planning Consultation

- i. **Chapel Green.** Pre planning advice (not an actual planning application) has been sought for 9 dwellings by the owners of the two small fields between the Old Chapel and the Red Lion. The Jacksons who are selling the site kindly shared the response from Somerset Council and the planning officer's conclusion is quoted here verbatim.
- ii. "Ultimately, I would consider that the principle of residential development in what is a site within a sustainable location (as recognised under SS2 given the proximity to services) is considered acceptable. However, concerns regarding the provision of 9 dwellings as an attempt to avoid the requirement for affordable housing given the availability of land and proposed layout, including sizable, detached dwellings. Any future application should evidence why it would not be viable to provide 10+ dwellings, or how the provision of 9 dwellings meets local need. Similarly, any future application should be accompanied by a detailed Heritage Statement detailing the impact on the Grade 2 Listed Public House and a Transport Statement to show that there would not be an adverse highways impact associated with the development".
- iii. VV noted that the 20mph limit mentioned in the advice is inaccurate, it is delimited.

4) Correspondence

- i) Local Plan, Mini Workshop, LCN Somerset Council,
- ii) SE Somerset LCN 2025 Priorities Survey
- iii) Community Health & Wellbeing Free Training online & drop-ins
- iv) Mr Fisher, Stoke St Mary Parish Council Chair. Raising issue of proposed 150 houses to be built in rural location whose current size is 200 houses! Asking for support requesting 10% maximum increases in rural areas, BPC confirmed they support this, Colin to keep BPC informed of any movement after next LCN Meeting (Local Community Network).

5) AOB

- i) The Parish Council thanked Hopkins for clearing the ditches further out along Steart Lane which has reduced the flooding of this stretch of road.

v) Date and Time of Next Meeting: 8pm Monday 10th of March 2025 in the Hut.