# DITCHEAT PARISH COUNCIL

MINUTES OF THE DITCHEAT PARISH COUNCIL MEETING HELD IN THE CHURCH ROOM ON THURSDAY 6th AUGUST 2026.

PRESENT: Chairperson - Roger Hutton (RH) and Councillors Clark (HC), Sage (AS), Thring (CT), Bailey (DB), Sergeant (PS) and Pearse (RP).

IN ATTENDANCE: Miss P Griffiths - Clerk to the Council.

BY INVITATION: Mendip Division South Councillor Rob Reed (RR).

**PUBLIC PARTICIPATION** – Opportunity for members of the public to address the Parish Council. Mr Wadelski addressed the Council to express his objection to the planning application item 106/26 a) 1).
Councillor Reed stated that he was aware that the PC receives comprehensive reports from Councillor Sully and that he was attending the meeting to receive and answer any questions.

098/26 APOLOGIES FOR ABSENCE – None.

099/26 RESIGNATION OF COUNCILLOR ADAMS – the recent resignation of Lin Adams was noted. RH on behalf of the Council expressed formal thanks to Lin for her contribution as a Councillor.

100/26 SOMERSET COUNCIL – MENDIP SOUTH DIVISION COUNCILLOR REPORT – noted. There were no comments or questions raised.

101/26 CODE OF CONDUCT – Declarations of interest and dispensations.
a) Declarations of interest on items included on the agenda – RP declared a non-disclosable interest in item 109/26 a) matters relating to the proposed 20mph speed limit in Ditcheat and item 113/26. HC declared a non-disclosable interest in item 113/26.
b) Requests for dispensation of disclosable registerable interests – None.

102/26 MINUTES – The minutes of the meeting held on 25th June 2026 were approved and signed as a correct record.

103/26 MATTERS ARISING - from the meeting held on 25th June 2026.
a) AED/CPR training - Update - The Clerk confirmed that the Alhampton training session which was held on the 21st July in the Alhampton Inn was well attended and £55 had been raised by donations for the AED fund. The Clerk confirmed that the session for Ditcheat would be held on 13th October at 10.30 am in the Jubilee Hall.
b) Any matters not on the agenda - none.

104/26 MINUTES – The minutes of the planning meeting held on 16th July 2026 were approved and signed as a correct record.

105/26 MATTERS ARISING - from the meeting held on 16th July 2026 – there were none.

106/26 PLANNING
a) APPLICATIONS – To consider and comment on the following application/s:

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1) Full application - Erection of self-build replacement dwelling and garage following demolition of existing dwelling and garage. (Revised Plans received 22.07.2026) Stoberry Wraxall Road, Ditcheat. Ref: 2026/0424/FUL. **Outcome:** Support the granting of permission with the following comments:
   - DPC notes that there have been some changes to alleviate the issue of the impact of the proposal on the adjacent listed building, Ringwell House, and ask that the Planning officer note the continuing concerns of the owner of Ringwell House and the neighbours of Stoberry - the subject of the application.
   - Consideration should be given to the matter of drainage. The existing drains in the highway below the house are at their limit and with the change to the access this is likely to lead to increased flooding on the road without attenuation.
   - As previously stated, there is lack of clarity as to how the demolition and subsequent building material deliveries would be managed.
   - As for previous iterations of this application there was no site notice erected informing of the proposal thus along with the short notice ( a matter of days) to neighbours there was little time for members of the public to consider the application and make comments.

b) It was not possible to discuss or agree any comments that the PC has regarding the Reserved Matters application for the erection of 200 dwellings (70 affordable and 130 open market) with associated highways, drainage, landscaping and public open space - details of appearance, landscaping, layout and scale following Outline Planning Permission 19/01840/OUT (Appeal reference APP/R3325/W/20/3259668). Land North of Ansford Hill, Ansford as the planning portal was not working and it was not possible to view the necessary documents. The Clerk will inform the planning department.

c) LOCAL PLAN - To note and consider any updates relating to the Local Plan - none .

d) PUBLIC CONSULTATION – CT gave an update regarding the proposed solar development on land at Rodmore Farm, Evercreech following attendance at the Public Consultation event referring to the email that he had sent to all Councillors.

In addition to the agenda items RH reported for information purposes that the new owner/s of the Brook House Inn had applied for a certificate of lawfulness to provide for a Touring park at the site which if granted would allow for the static caravans to be occupied permanently. RH also reported that the matter of the access and egress had not be addressed – agreed to monitor the situation. RH will in due course speak to the new owners about the entrance/exit. **Action: RH.**

107/26 FINANCE

a) Resolved to approve the reconciliation of the bank accounts as of 30th June 2026. The chairman signed the reconciliation.

b) Balance of the bank accounts as at the 5th August 2026 – the Clerk confirmed that the balance of accounts is £27,669.28 which included the earmarked reserves of £1,045.20 for both the Ditcheat and Alhampton AED funds.

c) Approval of Parish Council payments and authority to sign cheques for the following:
   1) County Lawns and Trees Limited for grounds maintenance inv. 6099 June - £216.00.
   2) Wicksteed Leisure Ltd inv.0000831992 parts for playground equipment repair - £358.45.
   3) Somerset Council for emptying of litter and dog waste bins Qtr.1 inv. 32029057 - £202.80.
   4) SALC for Councillor training (invoice no.3326) - £95.00.

RESOLVED - that the expenditure be approved, and the cheques issued. **Action: The Clerk.**

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d) The payments to the following were noted:
1) QSS IT solutions for IT support July at £191.58 per month paid by DD.

108/26 PLAYGROUND

a) Update following the request from parent for the installation of a spinning bowl and a steel cableway (zip wire) - noted that this project was not proceeding.
b) Update on the repairs to the equipment in the playground – The Clerk confirmed that the repairs which included reinforcing and repairing the fence surrounding the toddlers' play area would soon be completed. HC volunteered to cut back the branches overhanging the elephant mobile. **Action: HC.**
c) Any matters of report.

109/26 HIGHWAYS

a) The proposal for a speed limit through Ditcheat – The Clerk reported that despite an increase in the estimated cost from £3,000 to £5,000 the Ditcheat 20 group had arranged for a guarantor to underwrite this amount should the full among not be raised by others. The Clerk confirmed that the legal underwriting agreement for £5,000 had been signed. The Clerk was authorised to place the order with the Traffic Management Unit (TMU) at SC. **Action: The Clerk.**
c) Update on items/matters for repair previously reported - it was noted that most of the repairs previously reported had now been repaired. It was noted that Back Lane had not been resurfaced
d) New matters for report to the Highways authority - None.

110/26 FOOTPATHS, BRIDLEWAYS AND RIGHTS OF WAY.

a) Footpath survey – The Clerk requested that in order to update the survey that the footpaths were walked again, and any outstanding issues were emailed to the Clerk. **Action: All Councillors.**
b) Extension of pavement on Wraxall Road - this has been requested but it was agreed that this was unlikely to proceed and would therefore be removed from the agenda. RP reported that the existing pavement had been cleared but that this was a constant problem. **Action: The Clerk.**
c) Any matters for report - Footpath way signs - The Clerk will leave some small roundel type way signs with AS. **Action: The Clerk.**

111/26 LOCAL COMMUNITY NETWORK (LCN) – RP will attend the AGM on the 18th August on behalf of the PC. The PC had no specific matters to raise. **Action: RP.**

112/26 POLLING DISTRICT AND POLLING PLACES REVIEW – there were no comments from Councillors for the Clerk to submit the response as the existing polling station in Ditcheat was considered satisfactory.

113/26 NEIGHBOURHOOD WATCH SCHEME DITCHEAT – Resolved to approve the request for £150.00 from the PC to assist in the relaunch of the Neighbourhood Watch Scheme in Ditcheat. DB reported that there was also a Neighbourhood Watch Coordinator (NWC) in Wraxall who was concerned that they had not been mentioned in the previous minutes. The Clerk confirmed that this was not known to the Council and that should the NWC in Wraxall wish to contact the Clerk then contact details would be forwarded to the new NWC for Ditcheat and Alhampton to ensure a coordinated approach throughout the parish. DB will contact the Wraxall NWC. **Action: DB.**

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114/26 RENDEZVOUS – A query was raised about Higher Farm in Sutton - the PC had nothing to report. It was reported that the wall on the pavement opposite Long Batch was deteriorating.

115/25 HEALTH & SAFETY – Nothing to report.

116/26 CLERK'S REPORT AND CORRESPONDENCE.

a) City, Town and Parish Clerks' Working Group – The Clerk confirmed that information available following the meeting had been circulated
b) Correspondence - nothing additional to that circulated.
c) Reports/items for information: The reinstatement of the wall of the garden of the Manor Inn was ongoing.

117/26 ITEMS OF REPORT.

a) Chairman – nothing to report.
b) Members – nothing to report.

118/26 ITEMS FOR INCLUSION ON AGENDA FOR THE NEXT MEETING.

a) Changes to the HMRC tax free mileage allowance for business use.

Signed: Chairperson to Ditcheat Parish Council. Dated: 17th SEPTEMBER 2026.

DATE of NEXT MEETING – 17h September 2026, at 7.30 pm to be held in the Church Room, Ditcheat.

If necessary, a Planning meeting will be held on 27th August 2026 at 7.30pm, in the Church Room, Ditcheat.

PLEASE CHECK THE WEBSITE AND NOTICEBOARDS FOR AGENDAS AND DATES.
MEMBERS OF THE PARISH AND PRESS WELCOME.

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