

Minutes of Queen Camel Extraordinary Parish Council meeting meeting on Thursday 02 October 2025 at **7.30pm, Marples Room, Queen Camel Memorial Hall**

Present - Councillors John Brendon, Bryan Norman, Phillip Jones, Harriet Chappell, Daniel Hewlett, Roy Lawrenson.

Clerk: Kaye Elston

Representative for Ashford Homes: Tom Griffiths and 8 members of the public.

10/01/2025 Public Session

Chair opened the meeting and asked the public if he had any comments they wished to make.

- Mr David Lowe advised that he was part of a group that is hoping to purchase the local pub and run it for the community. It will initially need to be registered as an Asset of Community Value and this will need to be by the parish council. This will be placed on the next parish council meeting agenda on 17 November.

ACTION: Clerk

Mr Lowe explained that there is a tight timescale for this application and there is more work to complete before being ready to register. The parish council will need to carefully consider information that is presented to them for the registration.

10/02/2025 To **RECEIVE** and consider for approval, apologies for absence.
Mr Phillip Hall – these were accepted.
Mr A Davidson not present

10/03/2025 To **RECEIVE** Declarations of Interest
There were none.

10/04/2025 Planning

To consider planning applications and **AGREE** to submit comments where appropriate

- **25/01141/REM Ashford Homes (SW) Ltd** – Reserved Matters application for the approval of appearance, landscaping, layout and scale, including the discharge of conditions 5, 9, 12, 13, 19, 23, 24 and 25, pursuant to outline planning permission 19/01830/OUT for the erection of 43 No dwellings and associated works.

The Chair provided a summary of the reasons for the parish council had objected to this Reserved matters application.

The Neighbourhood Plan sets out the development of 30 houses but there has already been agreement from planning for the development of 43 houses on this site alone.

Queen Camel has already exceeded the accepted quota for development in the Neighbourhood Plan and therefore considered this application to be further development that does not align with the Neighbourhood Plan. A request had also been made in the discussions for this development for social housing to remain permanently with affordable housing status but as this had not been confirmed in the section 106 agreement.

The Neighbourhood Plan requires the use of local materials e.g. tiles and white lias stone – these were not included in the detailed building specification.

Drainage – the parish council have concerns regarding the drainage details and the potential for further problems of water and sewerage leaving the site and adding to the flood risks that already exist in Queen Camel.

Site Management – there are concerns about additional lorries and development traffic through the village and putting additional pressure on the road structure including the bridge.

After presentation from Ashford Home director the parish council considered the matter further. Overall it was satisfied that the planned development was of a high

quality albeit not in compliance with the Queen Camel Neighbourhood Plan. The layout of the estate with some white lias stone features looked reasonable. Ashford Homes also satisfied the parish council on the surface water drainage arrangements, but were not able to do so regarding the foul drainage as this is entirely in the hands of Wessex Water.

The parish council agreed that a letter should be sent to Somerset Council planning withdrawing the previous objections except for the objection on the foul sewage arrangements.

It was noted that the site management plans were not yet due for approval, but Ashford Homes undertook to try and ensure all HGVs for the site did not use the village High Street but approached it from the west.

06/05/2025 Payments for approval

- Parish Online – annual subscription in the sum of £54.00
Councillors were in agreement to pay and has been allocated in the budget.

**06/05/2025 Date of next meeting
Monday 17 November 2025 at 7.30pm**

Meeting closed at 9.10 pm