

10 NEROCHE PARISH COUNCIL

CHAIRMAN: Mark Palmer
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Draft minutes of the Annual meeting of Neroche Parish Council held at Neroche Hall on Tuesday 18 November 2025.

In Attendance: Cllrs Mr M Palmer (Chair), Mrs S Hayman, Mrs K Street, Mr T Pope, Mr D Macey

Also Present: Two Parishioners, Ms E York (Clerk)

Public Session: Parishioner present wished to speak regarding 33/25/0012 – to note that this is not the removal of the Agricultural Occupancy Condition (AOC), there are no changes to the property use and there will not be any additional development. A certificate of lawful development has been issued for the flat at this address which is the applicants main occupant. The application is for the transfer of the AOC which is currently in place on the building plot, to the primary residence which will allow for the building plot to be sold without an AOC. The floor area of the two dwellings is very similar.

2025/109 Apologies for Absence

Apologies were received from Cllrs Mr J Parsons and Mrs F Gledhill.

These were recognised as approved absence for the purposes of s.185 of the Local Government Act 1972.

2025/110 Declarations of Interest and Dispensations

There were no declaration of interest or dispensation.

2025/111 Approval of the minutes of the previous meeting

The minutes were approved as an accurate record of the meeting to be signed by the chair.

2025/112 Report from County Councillor

The County Councillors were not present at the meeting. The Somerset Council report was circulated to Councillors in advance of the meeting.

2025/113 Actions from the last meeting

None

2025/114 Items of Report and Correspondence

- 1) Tree Works at Skidbrooke House – It was noted that the Council had been notified of these works taking place. No further action required.

2025/115 Local Community Network Update

Councillor Palmer met with Beth Poole (LCN Officer) and suggested that the LCN minutes be summarised to establish a common theme. LCN still has no budget or real purpose. It was agreed that an email received from other Parish Clerks be forwarded by the Clerk to Councillor Sarah Wakefield.

2025/116 Planning and Applications

33/25/0012 – The planning officer has attended and carried out a premliminary assessment and was happy with the universal undertaking to transfer the AOC from the building plot to the applicant's primary

residence. It is noted that there is a balance to be struck between protecting the AONB and the need for houses / development in the local area. Councillors agreed that a response of “no comment” be provided.

28/25/0004 – It was agreed that an objection be lodged against this application on the basis of the loss of a domestic residence.

It is noted that an appeal has been lodged with the SoS against the decision of Somerset Council to refuse planning permission in respect of planning application number 15/25/0004/CQ.

2025/117 Rights of Way Update

Councillor Hayman reported that the Open Spaces Society are looking into T2/8

Councillor Palmer spoke with the area warden regarding the issues with the ditch on Abbey Hill Drove.

2025/118 Environmental Matters

- 1) Drains and Gullies – map has now been circulated.
- 2) Trees at the Cygnet Centre are overhanging the road. It was agreed that the clerk email the Cygnet Centre

2025/119 Finance

- 1) The following items were agreed for payment:

Salary & Expenses of Clerk	£491.55
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- 2) The report was received from the Finance Working Group.
- 3) It was resolved to keep the Precept at £18,000 which includes within the budget a donation of £2,500 to Neroche Hall and donations to the Churchyards.

2025/120 Highways

- 1) To receive an update on potholes and road repairs
Badger Street drain is collapsing – to be reported.
Patching works are being undertaken.
- 2) To note any accident in the locality since the last meeting
Accident on Thurlbear Road two days ago.

2025/121 Community Matters

- 1) Contingency Plan Update – it has been agreed that a PTO driven generator be installed at the Hall. This would be a 30kVa unit which would connect to both phases. Costs are estimated at £7-8,000 which includes installation. Councillor Pope to obtain further quotes.

2025/122 To consider Candidates for Co-Option

A discussion was held over the role of Councillor suitable candidates. All to continue to consider / discuss with appropriate people.

2025/123 Date of Next Meeting and Items for the Agenda

The next ordinary meeting will be held on Tuesday 20 January 2026 at 7.30pm in Neroche Hall.

The meeting was declared closed at 21:06.