

DONYATT PARISH COUNCIL

Dear Councillors, you are summoned to the Parish Council meeting to be held on Tuesday 09th September 2025 @7.00pm in the David Willis Room, Donyatt Village Hall.



Clerk to the Council

1. **Public question time including Somerset county councillor reports**
2. **To receive any apologies for absence**
3. **To receive any declarations of interest and approve any dispensations**
4. **To approve minutes of the meeting held on 15th July 2025.**
5. **Review action points and update from last meeting held on 15th July 2025**
 - a. Drainage works at Stibbear Lane
 - b. Update re Cycleway Chard- Ilminster
 - c. Flood Alleviation Plans - updates
7. **FINANCIAL REPORTS**
 - a) Approve & sign Bank statements to date.
 - b) Current account £2119.85 Instant access Account £16045.50 Total funds held: £18995.45
 - c) To approve and sign bank reconciliations.
 - d) Payment requests for authorisation.
 - e) Pre budget planning/requests
8. **ONGOING ISSUES**
 - Traffic calming measures through Sea
 - Canal Way – update.
 - Drainage & Flood Prevention – Flood alleviation plans/flooding through Sea
9. **Planning Applications:**
 - a) **Proposal:** Replace existing conservatory, garage and porch with the erection of a single storey side extension, new detached garage and new porch. Erection of a two storey extension to rear and change of use of part of land to the north to residential garden
Location: Burridge Cottage Stibbear Lane Donyatt Ilminster Somerset TA19 0SQ
Applicant: Mr James Attlesey
Application Type : Full Application
Application Number: 25/01973/FUL
Link to related documents: [25/01973/FUL | Replace existing conservatory, garage and porch with the erection of a single storey side extension, new detached garage and new](#)

*Zannette Bougourd – Clerk to Donyatt Parish Council
clerk.donyattpc@gmail.com*

[porch. Erection of a two storey extension to rear and change of use of part of land to the north to residential garden | Burr ridge Cottage Stibbear Lane Donyatt Ilminster Somerset TA19 0SQ](#)

- b) **Proposal:** The erection of a detached four bedroomed dwelling, replacing the fall-back Class Q (Approval No: 24/00425/PAMB) scheme, for two one bedroomed units
Location: Sea Mills Farm Greenway Dowlish Ford Ilminster Somerset TA19 0SF
Applicant: Mr and Mrs N Charles
Application Type : Full Application
Application Number: 25/02079/FUL
Link to related documents: [25/02079/FUL | The erection of a detached four bedroomed dwelling, replacing the fall-back Class Q \(Approval No: 24/00425/PAMB\) scheme, for two one bedroomed units | Sea Mills Farm Greenway Dowlish Ford Ilminster Somerset TA19 0SF](#)

10. **Grit bins** – SC request confirm location and status

11. **Parish Matters:** Flytipping at Watery Lane

12. **Footpath maintenance.**

13. **Clerk/Cllr training.**

14. **Reports to note:**

- a. SC Playing Pitch Strategy
- b. SC Invest Somerset

09/09/2025	PATAS	Audit fee	165.00
09/09/25	Clerk	Increment/rate increase/backpay	£107.20
09/09/2025	DVH	Hall Hire/July	16.00
09/09/2025	DVH	Hall Hire/September	16.00
09/09/25	NALC	Clerk training 50%	21.00
REGULAR PAYMENTS TO NOTE			
Salary	SO	28 th monthly	365.03
HMRC	SP	28 th monthly	82.26

DONYATT PARISH COUNCIL

Minutes of the meeting held on July 15th 2025 @ 7pm in the David Willis Room, Donyatt Village Hall.

Present: Cllr D Light- Chairman, Cllrs S Payne, G Wilson, J Attlesey, K Light.

One member of the public.

25/51 Public question time including Somerset county councillor reports. No report had been received; no ward Cllr was in attendance. An email offering to clear the undergrowth at Donyatt Halt, especially the area around the Dragons Teeth had been received from a member of the public who was present. After discussion it was agreed that Cllr D Light would meet on site with the member of the public and discuss a possible way forward. The Council expressed their thanks for their interest and offer made. With the changes within Somerset Council as a result of the Council becoming a Unitary Council, Donyatt Parish Council in common with many Parish Councils appreciate offers from residents volunteering their help.

25/52 To receive any apologies for absence . Apologies were received and accepted from Cllr J McKenzie.

25/53 To receive any declarations of interest and approve any dispensations. Cllr J Attlesey declared an interest in Item 10. Noted and accepted.

25/54 To approve minutes of the meeting held on 14th May 2025. The minutes were approved and signed.

25/55 To approve minutes of the meeting held on 19th June 2025. The minutes were approved and signed.

25/56 Review action points and update from last meeting held on 14th May 2025

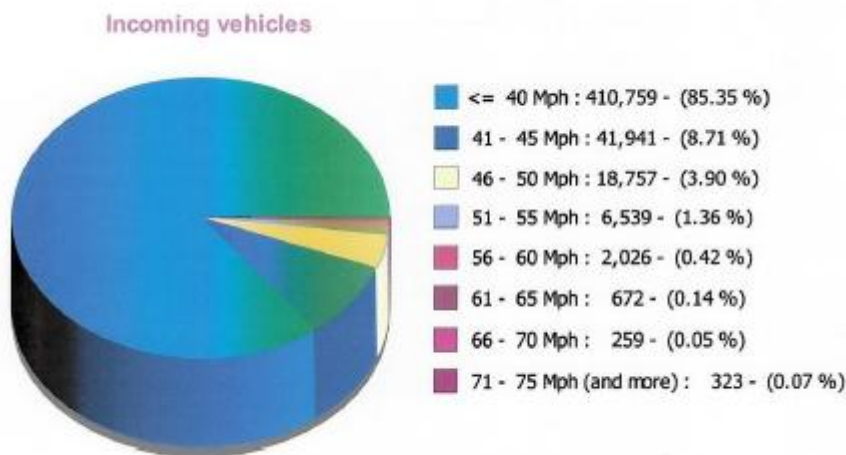
Website accessibility and new website update. Clerk reported that this matter is ongoing and quotes will be collated and presented to a future meeting. A new website must be in operation before March 2026.

25/57 DRAC– update re letter to apply for the recreation area to be designated a village green. Clerk reported that a letter has now been received from the lessees and trustees of the Recreation Area. The Clerk will complete the required paper work and submit to SC. With the staff changes at SC it is possible that this matter may not be dealt with in the near future.

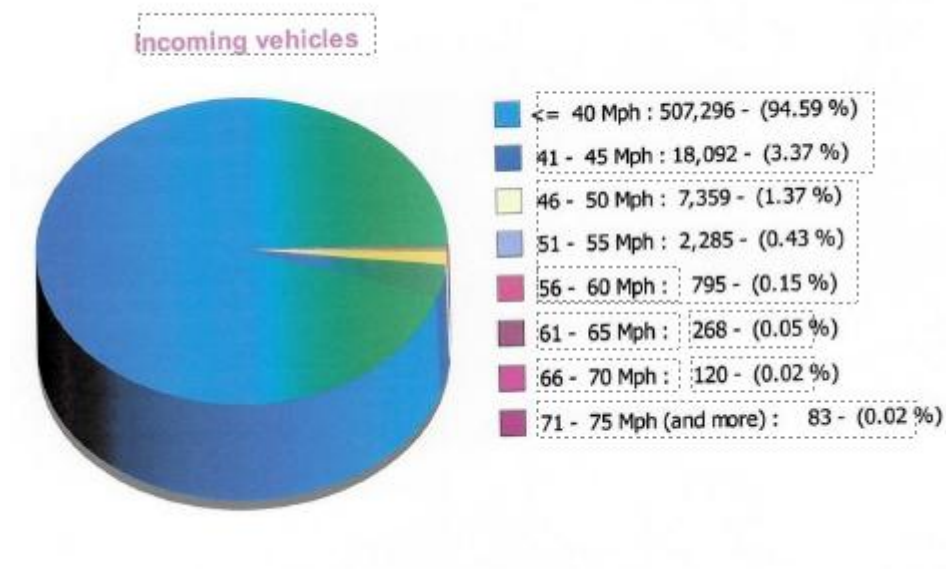
25/58 Drainage works at Stibbear Lane. Cllr Attlesey reported that the drainage work was progressing well, there has been some damage to the tarmac surface, hopefully SC will repair the affected area. The next stage of the drainage is to upgrade the drainage on either side of the A358.

25/59 SID data. Cllr Payne tabled reports noting that since 6th March 2025 – 14th July 2025 the section of the A358 from Peasmarch to Donyatt (40mph) had seen 481,276 vehicle movements. The section of the A358 coming in from A303 to Donyatt saw 536,298 vehicle movements. Average vehicle compliance with speed limits just under 90%. Average daily vehicle movements are 7,768.

Peasmarch to Donyatt SID data:



Incoming traffic from A303 to Donyatt SID data:



25/60 Update re Cycleway Chard- Ilminster. Cllr D Light had met with Somerset Council representatives, including reps from Rights of Way, Chard & Ilminster. Persimmon have pledged 80K towards maintenance of the cycleway between Chard & Ilminster. It is not known at what stage of the Canal Way development this money will be paid, it is expected that building will commence early in 2026. An informal working group with Ilminster/Chard/Donyatt may be the most effective and pragmatic way forward. The area may be eligible for an accessibility grant.

25/61 Flood Alleviation Plans: Highways representative John Nicholson is due to visit the most affected areas in July 2025. Cllrs D Light & S Payne will meet with him to discuss Flooding and Crow Lane. The Council consider that “run off” from farmland, resulting from removal of traditional crops and hedges is a major contributor to the regular flooding. PC may consider making representations to SC regarding leasehold land which is owned by SC; requests for better management to alleviate flooding are of primary concern.

7. FINANCIAL REPORTS

- Approve & sign Bank statements to date.
- Current account £2949.95 Instant access Account £16045.50 Total funds held: £18995.45
- To approve and sign bank reconciliations.
- Payment requests for authorisation.

8. ONGOING ISSUES

- Traffic calming measures through Sea – the signage is due to be installed by SC.
- Canal Way – update from meeting held on 26th June 2025. Developer now indicates that 311 units will be built. There is concern regarding the access road, and removal of a hedge to facilitate this. DPC will continue to monitor to site. Some houses may directly abut the boundary with Donyatt and potential water runoff will also be monitored.
- Drainage & Flood Prevention

9. **Update re Enhanced Highway Maintenance** – Report from Somerset Council was noted.

10. **Pre planning application.** Cllr Attlesley outlined a proposed development for his current property within the current curtilage and adjacent land.

11. **Village Fete** – This event was very successful and provides much needed support for the Parish Church. Agreed to publicise event earlier next year and request volunteers to assist.
12. **Re-surfacing and re curbing pathway Crow Lane to Village Hall** – Cllr Payne expressed his concerns regarding the current condition of the surface and absence of pavement curbs in some areas. Vehicles encroach onto the pavement causing further damage and jeopardising pedestrian safety. Agreed that Cllrs DL & SP will meet with John Nicholson – SC Highways representative on site to discuss issue and possible resolutions.
13. **Public Pathway Liaison Office vacancy** – no applications have been received – Cllr D Light is considering acting as overall liaison contact and using Village volunteers to maintain the footpaths.
14. **Reports to note:**
- a. **Rivers Annual Report.** – noted:

15/07/25 PAYMENT REQUESTS FOR AUTHORISATION. Approved.

15 07 2025	Refund Clerk	FILCA & PIALC	144.00
REGULAR PAYMENTS TO NOTE			
Salary	SO	28 th monthly	333.64
HMRC	SP	28 th monthly	78.41

Meeting closed at 21.00hrs.
Next meeting is 9th September 2025

July August 2025	CURRENT ACCOUNT		Income	Expenditure	
28-Jul-25	Clerk salary			333.64	
28-Jul-25	HMRC			78.41	
31-Jul-25	Bank Charges			6	
28-Aug-25	Clerk salary			333.64	
28-Aug-25	HMRC			78.41	
				830.1	
	Opening Balance	2,949.95			
	Expenditure	830.10			
	Income				
	Balance 30/06/25	2,119.85			
	RESERVE ACCOUNT				
01-Apr-25		Opening balance	20706.78		
11-May-25	Transfer to C/A	Grants		4750	
30-Jun-25	Interest		88.72		
			20795.50	4750	
28-Aug-25	Balance		16045.50		
Signed					
Date:					

FLOOD-ALLEVIATION PROPOSALS FOR THE PARISH OF DONYATT. Prepared for and on behalf of the people of Donyatt, in partnership with Donyatt Parish Council.

BACKGROUND:

The village of Donyatt is being flooded more often than it did in the past and more severely when it floods.

The impact of this is twofold;

Firstly - Disruption to the main A358 through the village, which at this point carries over 13,500 vehicles a day (**from Somerset Council Highways' own data**).

Secondly but by no means less importantly - The flooding of peoples' property, local businesses and the village centre.

The main cause of flooding of the A358 is not the River Isle, which is widely assumed, but run-off from fields surrounding the village.

Update - Church St. in Donyatt was flooded in February 2025 when the River Isle overwhelmed the stone bridge there. We understand that the fields at this location, which were previously part of the local floodplain, are being taken back into Somerset Council ownership and there are plans to do some work on the river at this point.

This plan therefore is aimed solely at solving the flooding of the A358 and adjacent properties and businesses.

The River Isle is rarely the cause of flooding of the A358, the water level in the river is often much lower than the water on the road when the road is under water (see attached photograph).

In fact, if this section of road (near Donyatt Village Hall) had been designed and built as an aqueduct, they couldn't have done a better job.

The sloping fields all the way through Donyatt, down to the A358, used to be covered in orchards and meadows (see attached 1946 aerial photograph) and rainwater was absorbed and dissipated slowly after heavy rainfall.

Since then, hedges and ditches have been removed to create larger fields, these are now mostly ploughed and cropped which means the soil is often bare throughout the very months of the year when we have the most rain. The soil is either loose and more prone to being eroded by heavy rain or compacted by heavy vehicles, causing faster run-off.

When it rains, the water runs straight down towards the A358 from all directions, carrying soil, stones and anything else that has been spread on the soil in preceding weeks.

This very quickly blocks and overwhelms the roadside drains which then deposits huge amounts of water and mud onto the road.

As fast as the council clears these roadside drains, as soon as it rains heavily again, the cycle repeats itself.....a vicious cycle that somehow needs to be broken.

Any excess water eventually finds its way into the river but only **after** the A358 has been rendered impassable to traffic, which then has to find its' way around through the middle of local towns and villages creating rat-runs and congestion elsewhere.

This water is carrying all the WFM, slurry and chemical fertilizer from the land into the River Isle, which runs into the River Parrett and eventually the sea - not a good result.

The effect on people's properties is also not to be underestimated, regularly being flooded with the result that they cannot get insurance and have to spend a fortune on flood defenses or remedial work **after** they've been flooded.

What makes the situation even more unpalatable for Donyatt residents is that many of the fields in question are planted with maize, not for use as livestock feed but to go into biomass electricity generating plants.

This makes residents very angry as the price they are paying for being flooded is that no food, either for human or animal consumption, is being produced in these fields.

So, what can be done about this, the solution isn't complicated... in fact it's quite straightforward but there is not a 'silver bullet' or a 'one-solution' fix.

After much consideration and with input from the residents of Donyatt, Somerset Council, FWAG (Farming and Wildlife Action Group) and the flood management industry, we have developed a five-part set of proposals which we set out in this document, covering the main factors which combine to cause the flooding problems in Donyatt, as follows:

1. Run-off from fields
2. Problems specific to Crow Lane
3. The potential slowing of streams coming into Donyatt
4. Problems caused by the A358 itself (see previous 'Update')
5. Lack of maintenance of field-side ditches

OUR PROPOSAL:

Part 1.

Run-off from fields.

This is the **single largest contributing factor** with regard to flooding in the village of Donyatt and of the A358.

As previously mentioned, the sloping fields around and within the village of Donyatt were almost entirely orchards until fairly recent times. This allowed the ground to absorb more rainwater, retain more rainwater and to release it slowly into the local drainage system and the River Isle.

The changes in farming practices over the last few decades have changed the nature of the soil, rendering it more prone to erosion and more likely to be washed down into the centre of the village, thereby blocking roadside drains and causing the road and the village to flood.

Many of the fields in question are leased out by Somerset Council Estates, somewhere within the terms of these leases there is the potential to control the uses to which these fields can be put and what can be grown on them.

We understand the need for farmers to make a profit but there must be a balance somewhere between this and Donyatt and the A358 regularly being flooded. **Everybody's** needs need to be taken into account.

The land needs to be used in a way that binds the soil and fixes it in place, especially (but not solely) during the Winter months when we have the heaviest rainfall.

Many of the fields in question are now planted every year with maize, much of it not for animal feed but to feed anaerobic digesters. Can a way be found to make these fields profitable for farmers whilst at the same time be less prone to cause run-off of surface water into the village?

This part of the plan sits entirely within the authority and remit of Somerset Council to resolve.

What is now needed is the political will and long-overdue urgent action to remedy this situation before Donyatt and the A358 get flooded too many more times.

Our climate is changing and we (and that includes all of us) need to adapt and make changes, some of them possibly uncomfortable for some, before a 'bad' flood in Donyatt becomes a 'disastrous' one, potentially involving loss of life!

However, as outlined above, many of the factors that either cause or contribute to the flooding of Donyatt village are man-made.

Part 2.

'Crow Lane':

Just above the village hall in Donyatt and literally a few yards from the site of the worst flooding sits Crow Lane. See item marked 'A' on attached 'Flood Alleviation map'.

It is officially listed as an 'Unclassified Public Highway' although to look at it, it resembles an Alpine Mountain track with a river running down it when we have heavy rain. It is a disgrace and has suffered from woeful neglect over the years by S.C. Highways. Due to the constant erosion, any tarmac surface has all but disappeared leaving a surface of stones and rocks.

This is exacerbated by its use as access to fields by heavier and heavier farm traffic, for which it was never designed and the river of soil and stones that gets washed down it during **any** rainfall, not necessarily heavy.

The one or two visible drains along it get blocked within the first few minutes of rainfall and the surface water, carrying its' burden of soil and stones, carries down onto the A358 and soon blocks the road drains along it.

Crow Lane is also vehicular access for the residents who live there and this is becoming increasingly difficult for them.

The adjacent fields all slope down towards Crow Lane and just add more rainwater to the problem.

Our proposals for Crow Lane are therefore as follows.

- i) Introduce controls over the use of these fields as at Part 1 'Run-off from fields' above.
- ii) Completely overhaul the surface drainage system along Crow Lane, installing additional drains where needed.
- iii) Install a silt-trap sump near the top of the lane, this will retain any soil, mud and stones in order to prevent it being washed further down into the A358 road drains. This 'pit' will have a cattle-grid type cover for easy removal and regular emptying of the contents. This will be the responsibility of whoever farms the fields at the top of Crow Lane.

Addendum: The adjacent field-edge ditches, to the north of the proposed silt-trap, which run along the bottom edge of the nearby properties, will be reinstated and will run into the silt-trap.

- iv) Install a bunded attenuation pond at the top and to the left of Crow Lane in the field that contributes much of the surface water into the lane. The overflow from this pond will not proceed down Crow Lane as it currently does but will be diverted into the stream at the bottom of the valley to the South and thence into the River Isle.

On advice received after consultation with FWAG, the aforementioned stream will have work done on it further upstream to slow down the flow of the stream into Donyatt and to enable it to cope with water from the attenuation pond mentioned above (see detail below).

Donyatt Parish Council will play its' part in this by applying for whatever 'Flood Prevention' grants are available.

Part 3.

Slowing of water courses coming into the centre of Donyatt.

Having said earlier that the River Isle is not usually a contributing factor towards the flooding of the A358 and the village of Donyatt, there is a stream that enters the village and flows into the river at exactly the point where flooding usually occurs. See item marked 'B' on attached 'Donyatt Flood Alleviation map'.

This stream runs in an almost straight line unimpeded from Whitney Bottom to the West of Donyatt, through Long Rapp Plantation and into the village near the village hall.

This stream runs along a valley bottom that is almost entirely surrounded by sloping fields along its' entire length.

We have had discussions with FWAG (the Farming and Wildlife Action Group) as to whether there is any merit in slowing the flow of water along this stream during periods of heavy rainfall, thus reducing the impact of water carried by this stream on floodwater levels in the village.

As a result of discussions with FWAG, they have come up with a plan to utilize an area of flat land just to the east of Long Rapp Plantation, to broaden the area covered by the stream, to introduce some bends into the stream and to plant an area of trees of a specific type either side of the stream. This area will act as a mini-floodplain and will have the effect of slowing the water flow into Donyatt and retain more of it for gradual release in the aftermath of heavy rainfall.

See hatched area 'C' on attached 'Donyatt Flood Alleviation map'.

This proposal, in and of itself, will not solve the flooding issued in Donyatt, however as part of an overall flood-prevention strategy, it will certainly play its' part in the overall plan.

Part 4.

The main A358 through Donyatt.

See section of A358 marked 'D' in orange on the attached 'Donyatt Flood Alleviation map'.

As previously described, the main A358, as it passed the village hall in Donyatt, serves more as an aqueduct than a road during periods of heavy rain. This is due to three factors present on this road in this particular location.

- i) There is no apparent provision for drainage from the carriageway surface into the River Isle, a major oversight in the design and construction of this elevated section of road above the River Isle.

I have discussed this with S.C. Highways, and they say that any introduction of the necessary drainage would compromise the integrity of this raised section of road, which is essentially a bridge.

ii) Beyond this point (towards Chard) The edging kerb on the riverside of the carriageway has been overwhelmed by the buildup of silt deposited during periods of flooding and now forms an earth bank which prevents water from flowing off of the road and into the river. This has not been kept clear and would be a cheap and easy way to dissipate much of the water from the road into the river.

iii) This stretch of the A358 is cambered **away** from the side of the road adjacent to the River Isle, therefore even if the road-side drains were clear, working and unobstructed, flood water would still accumulate on the **other** side of the carriageway i.e. immediately next to local properties, however to a lesser depth.

Action: Whilst i) and iii) above would not be easily achieved, number ii) certainly would require S.C. Highways to reduce this bank back down to the level of the tops of the kerb-edging, a simple 'pick and shovel' job.

Update: *After subsequent contact from Donyatt Parish Council, Somerset County Highways have identified drainage systems, along the A358 opposite Donyatt Village Hall and towards Chard, that have become blocked with soil and plant overgrowth over many years rendering them invisible to the casual observer.*

County Highways have confirmed that they will plan to incorporate the clearance and opening up of this system during 2027 and to add any additional drainage as required.

Part 5:

Field-side Ditches.

The problem here is two-fold.

- i) The removal of hedges since WW2 to create larger fields to make for easier farming of those fields. Again, the attached 1946 aerial photograph Donyatt shows how much hedgerow has been lost. This sounds acceptable in principle but with each of those hedges removed a field-side ditch has also been removed. Due to the sloping nature of so many fields around Donyatt, this has resulted in the faster transportation of rainwater down these slopes and into the village.
- ii) What makes matters worse is that the remaining field-side ditches are not being routinely cleaned out, resulting in them being practically useless in their intended function of taking surface water off of the fields and dissipating it slowly into the valley bottom i.e. during heavy rain the surface water runs directly and immediately off of the fields with nothing to slow it down.

The resolution of this issue again lies in the hands of Somerset Council Estates as they own and rent out many of the fields in question.

I don't know what the resolution is for this contributory factor to the flooding of Donyatt and the A358, but it is a contributing factor and as such cannot be ignored.

Taken as a whole, the issues and potential solutions raised in this document, if implemented, can and will make a huge difference to the number of times Donyatt and the A358 are flooded and the severity of those flooding occurrences when they happen.

With ever-increasing rainfall levels due to climate change, now is the time for action in order to prevent a future disastrous event in Donyatt.

June 2025

Produced by Donyatt Parish Council

Mrs Kim Larsson (Donyatt P.C.)

Clerk.donyattpc@gmail.com

Date: 18 August 2025
Our Ref: **25/01973/FUL**
Stanley Norris (Planning Officer)
Email: stanley.norris@somerset.gov.uk
01935 462462

PARISH/TOWN COUNCIL CONSULTATION
Town and Country Planning Act 1990

Dear Mrs Kim Larsson (Donyatt P.C.)

Proposal: Replace existing conservatory, garage and porch with the erection of a single storey side extension, new detached garage and new porch. Erection of a two storey extension to rear and change of use of part of land to the north to residential garden

Location: Burridge Cottage Stibbear Lane Donyatt Ilminster Somerset TA19 0SQ

Applicant: Mr James Attlesley

Application Type : Full Application

Application Number: 25/01973/FUL

The Council has received the above application and the documents are available on the website, [Planning Search \(somerset.gov.uk\)](http://PlanningSearch(somerset.gov.uk))

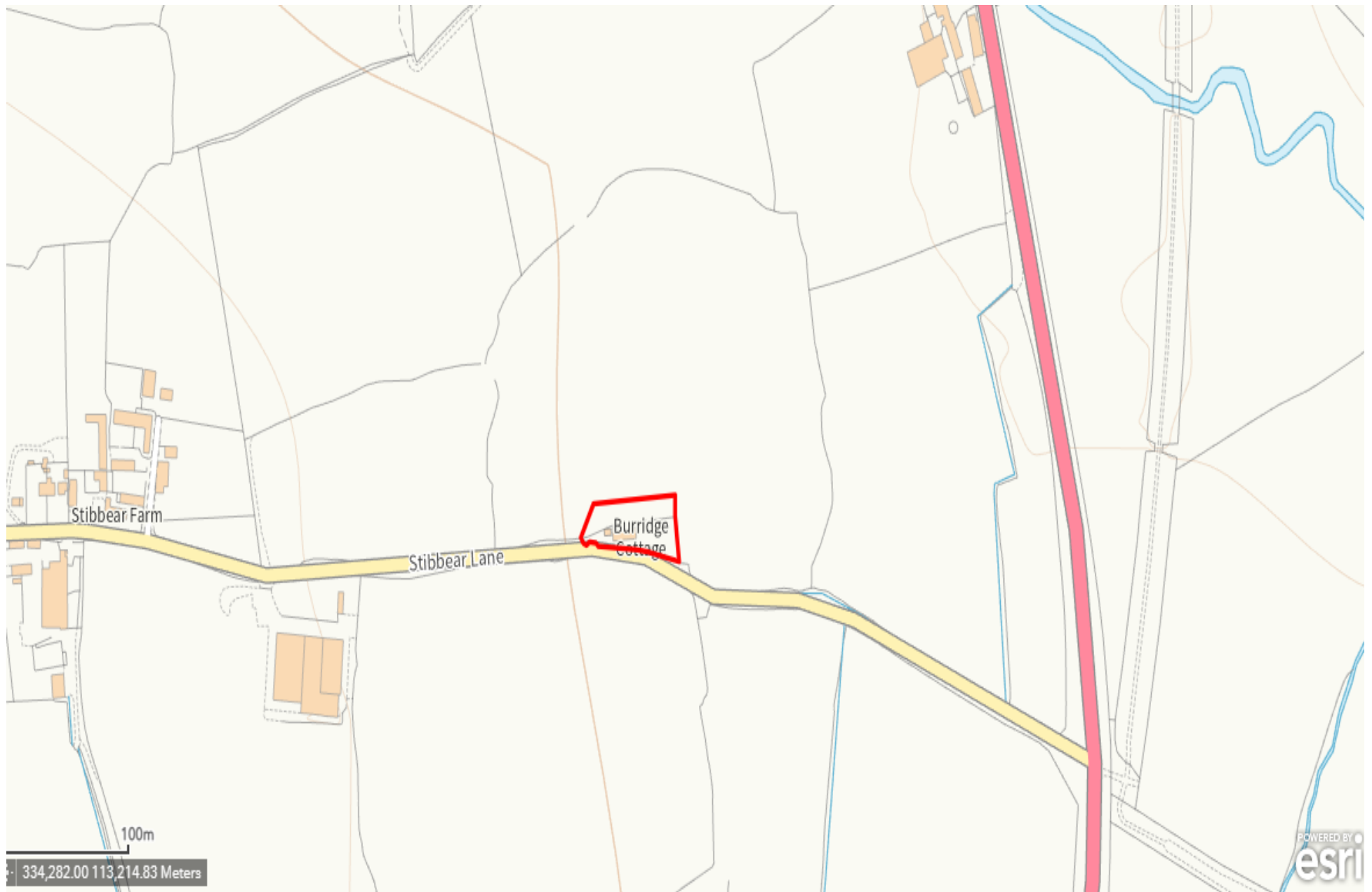
Comments are welcome by **8 September 2025**. If you need more time to consider this application, please contact the Planning Officer as early as possible to agree an extension.

The application is being dealt with by Stanley Norris (Planning Officer) who can be contacted by email at stanley.norris@somerset.gov.uk or by telephone on Tel No: 01935 462462

You can Comment, Support or Object to the proposal but material planning reasons must be provided. Please use the response template issued to the Clerk to submit your comments. Any comments made will be taken into account in any Officer recommendation. Please do not submit them via the public comment facility on the Council's website above, this facility is currently only for use for members of the public and your comments may not be logged correctly.

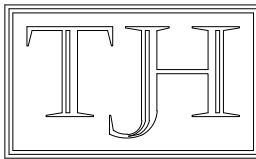
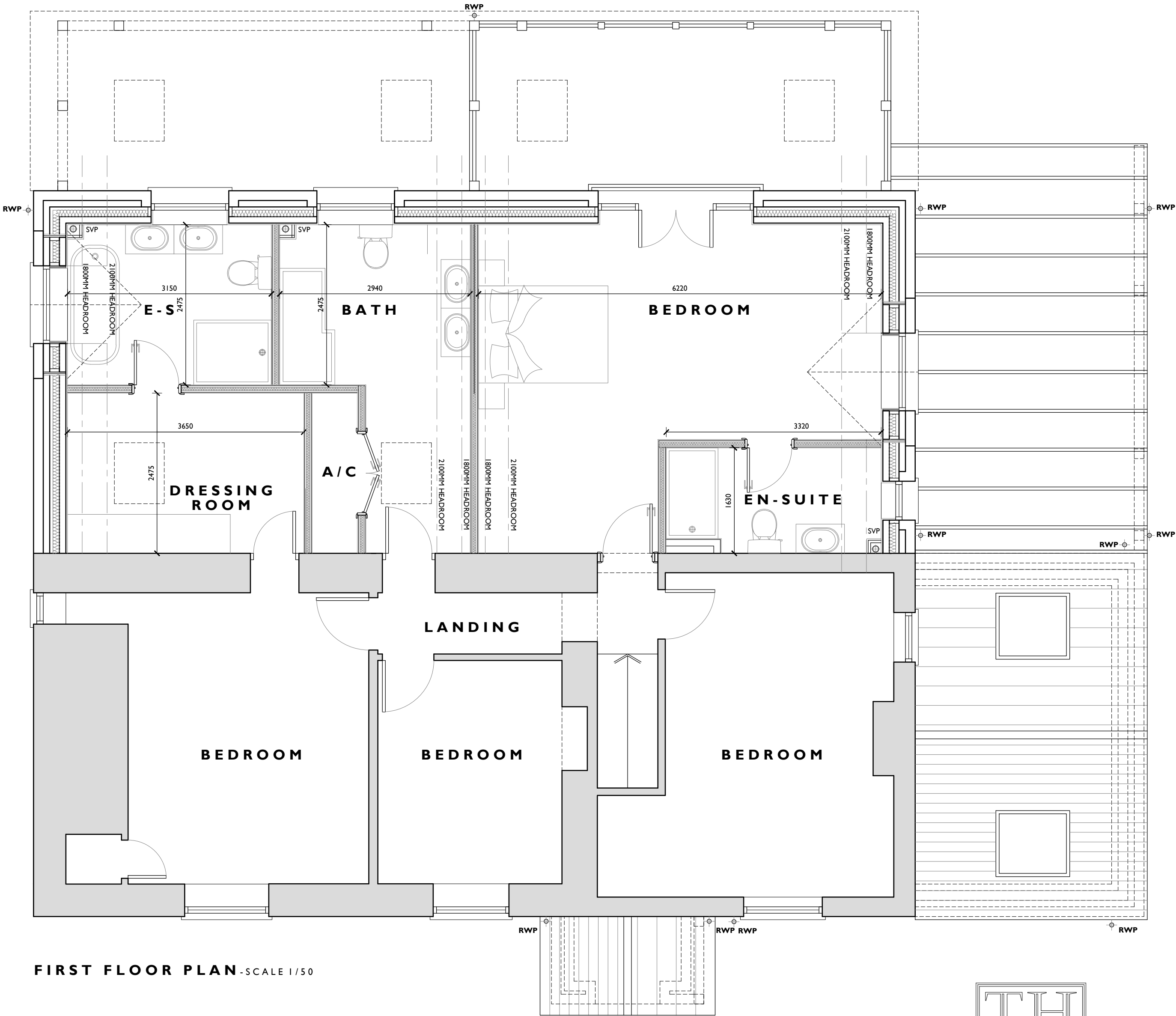
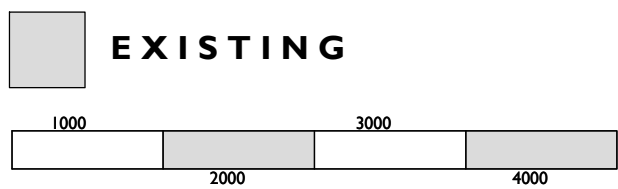
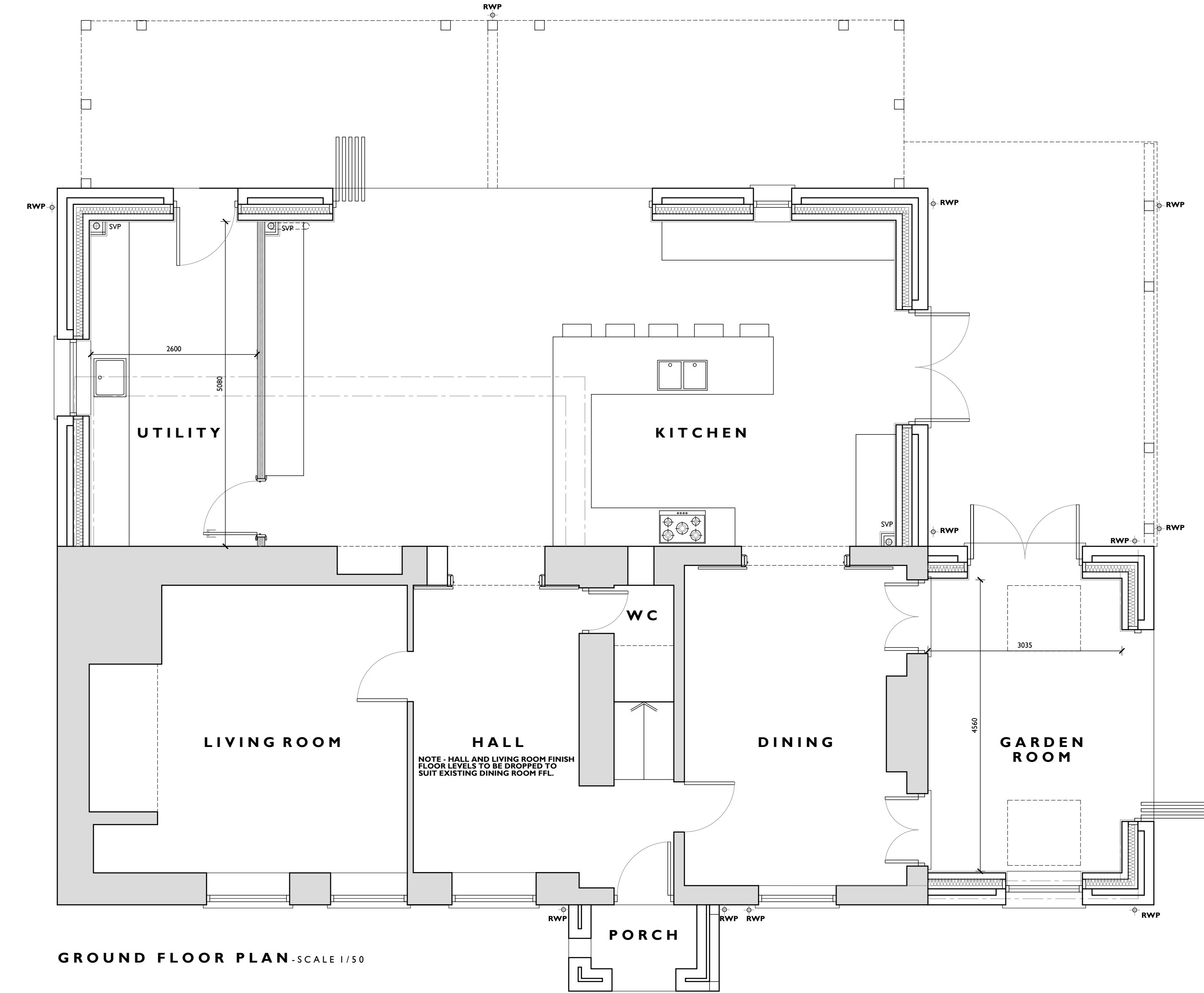
Your response should be returned by email to PlanningSouth@somerset.gov.uk Please do not send direct to the Case Officer or include signatures or any other personal information that may need redacting.

Stanley Norris (Planning Officer)
Planning Team South
Somerset Council



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DATE	REVISION	DWN
-	-	-



T J HAWKINS
ARCHITECTURAL

DESIGN CONSULTANTS

T - 07415071119 E - ADMIN@TJ-HAWKINS.CO.UK
CLIENT
MR J ATTLESEY

PROJECT
PROPOSED EXTENSIONS, GARAGE AND ALTERATIONS
AT BURRIDGE COTTAGE, STIBBEAR LANE, DONYATT,
ILMINSTER, SOMERSET TA19 0SQ

DRAWING TITLE
PROPOSED GROUND AND FIRST FLOOR PLANS

DWG NUMBER
434 - PR - 001

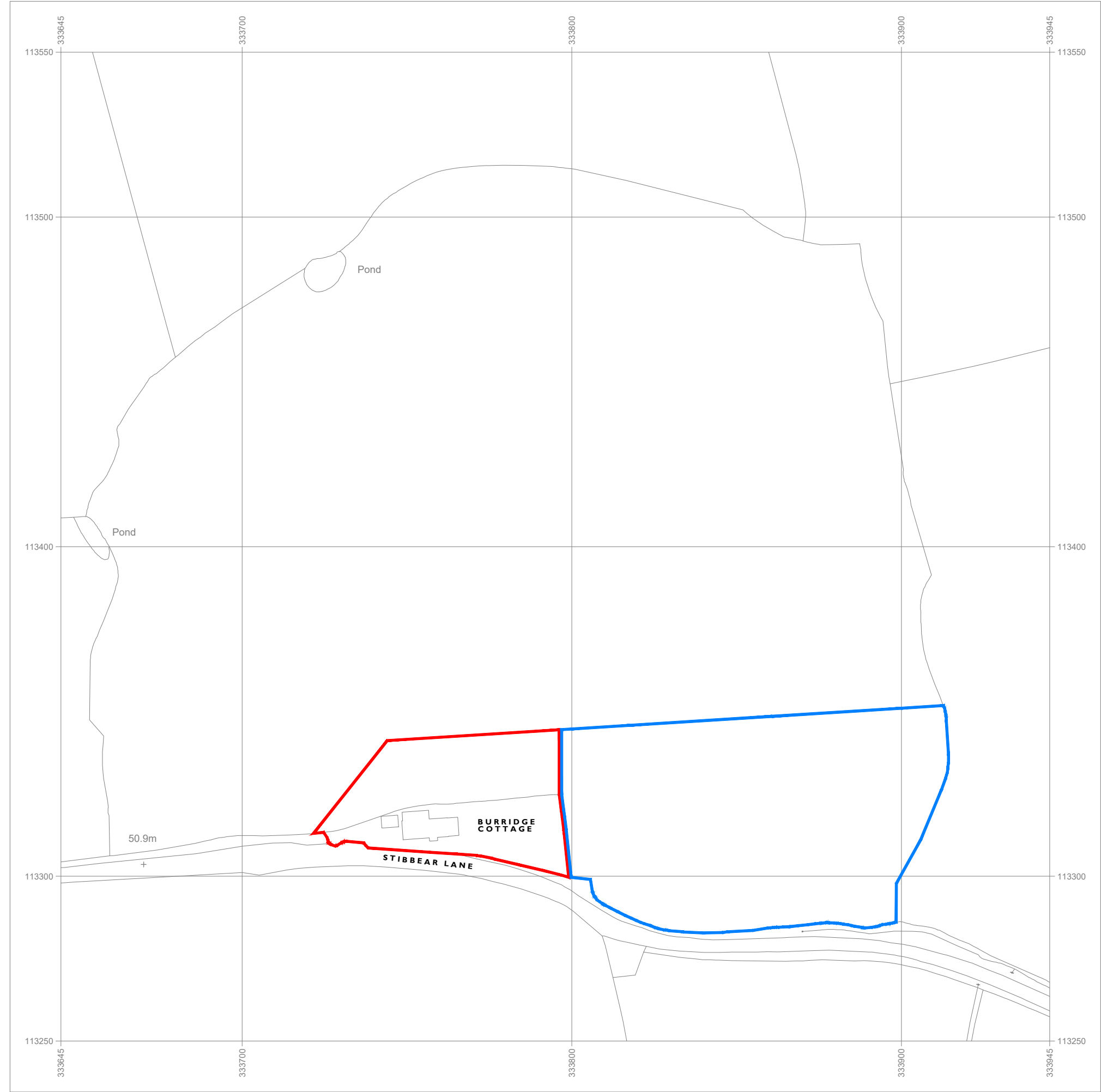
REVISION
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SCALE
1/50 @ A1

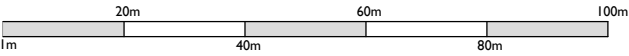
DATE
11.06.25

DRAWN
JJ

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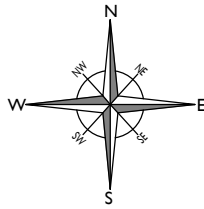


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Serial number: 312748

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CLIENT
MR J ATTLESEY

PROJECT
PROPOSED EXTENSIONS, GARAGE AND ALTERATIONS AT
BURRIDGE COTTAGE, STIBBEAR LANE, DONYPATT,
ILMINSTER, SOMERSET TA19 0SQ

DRAWING TITLE
LOCATION PLAN

DWG NUMBER 434 - EX-107	REVISION -	SCALE 1/1250 @ A3
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DATE 11.03.25	DRAWN JJ
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Zannette Bougourd (Donyatt P.C.)

Clerk.donyattpc@gmail.com

Date: 26 August 2025

Our Ref: **25/02079/FUL**

Catherine Miller-Bassi (Senior Planning Officer)

Email: catherine.millerbassi@somerset.gov.uk
01935 463511

PARISH/TOWN COUNCIL CONSULTATION
Town and Country Planning Act 1990

Dear Zannette Bougourd (Donyatt P.C.)

Proposal: The erection of a detached four bedroomed dwelling, replacing the fall-back Class Q (Approval No: 24/00425/PAMB) scheme, for two one bedroomed units

Location: Sea Mills Farm Greenway Dowlsh Ford Ilminster Somerset TA19 0SF

Applicant: Mr and Mrs N Charles

Application Type : Full Application

Application Number: 25/02079/FUL

The Council has received the above application and the documents are available on the website, [Planning Search \(somerset.gov.uk\)](http://PlanningSearch.somerset.gov.uk)

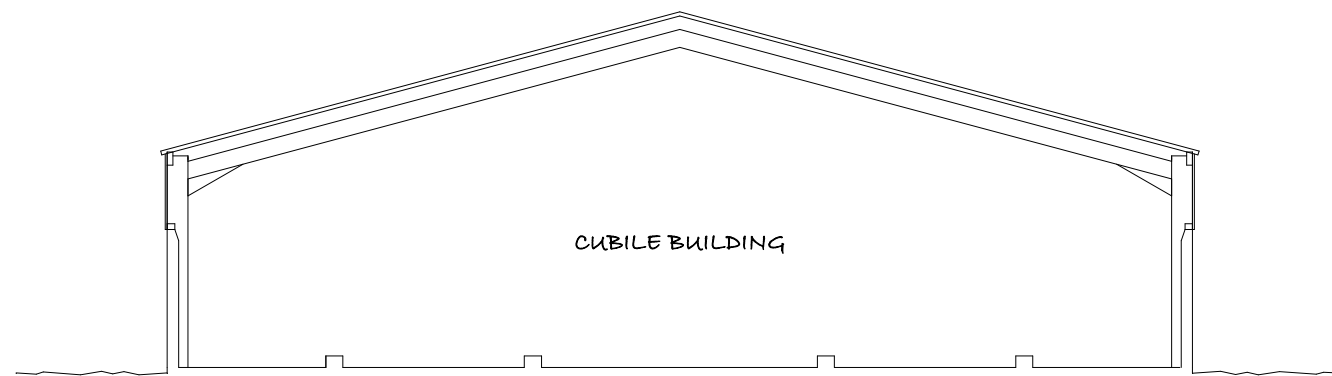
Comments are welcome by **16 September 2025**. If you need more time to consider this application, please contact the Planning Officer as early as possible to agree an extension.

The application is being dealt with by Catherine Miller-Bassi (Senior Planning Officer) who can be contacted by email at catherine.millerbassi@somerset.gov.uk or by telephone on Tel No: 01935 463511

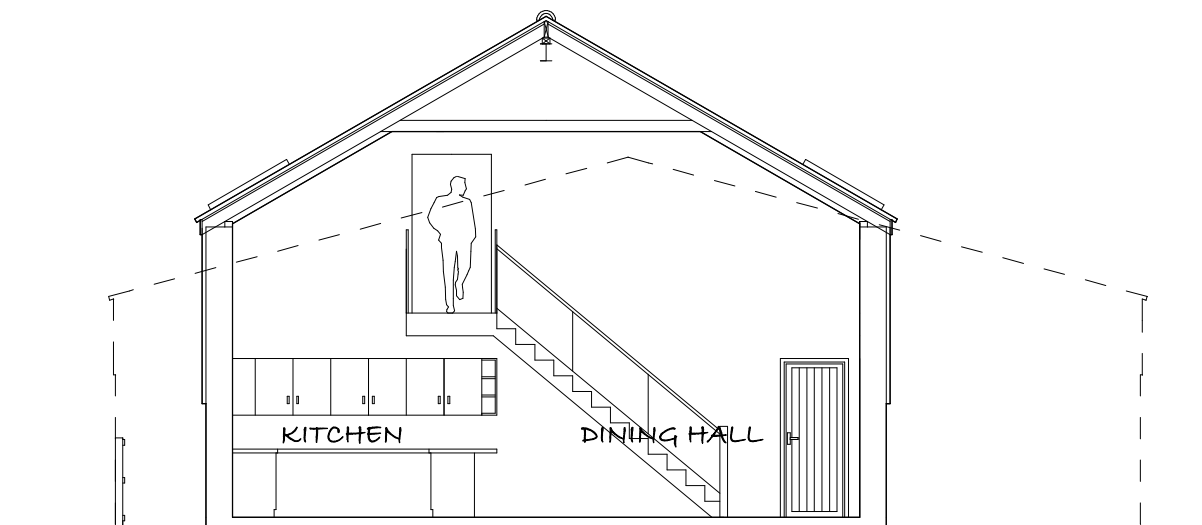
You can Comment, Support or Object to the proposal but material planning reasons must be provided. Please use the response template issued to the Clerk to submit your comments. Any comments made will be taken into account in any Officer recommendation. Please do not submit them via the public comment facility on the Council's website above, this facility is currently only for use for members of the public and your comments may not be logged correctly.

Your response should be returned by email to PlanningSouth@somerset.gov.uk Please do not send direct to the Case Officer or include signatures or any other personal information that may need redacting.

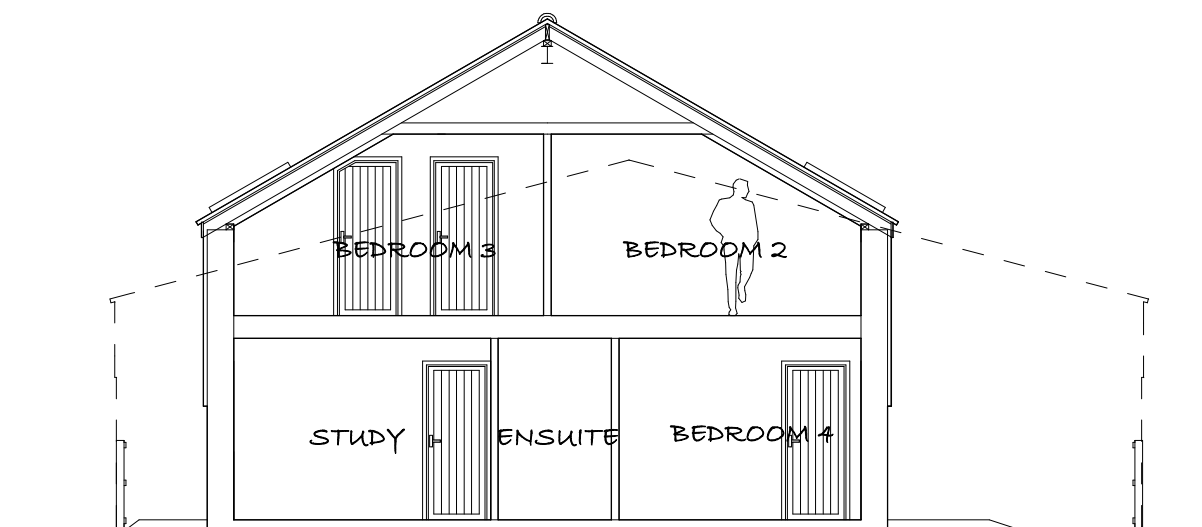
Catherine Miller-Bassi (Senior Planning Officer)
Planning Team South
Somerset Council



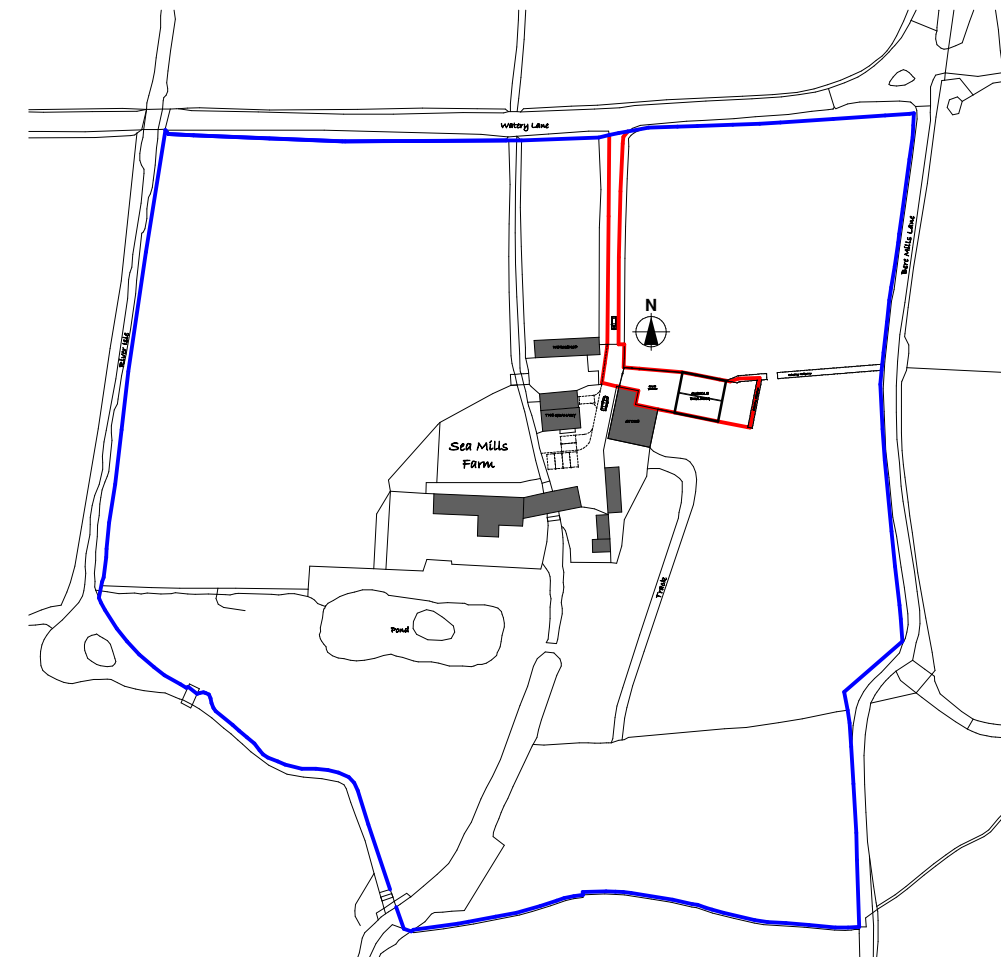
1:100 Sectional Detail as Existing



1:100 Sectional Detail as Proposed



1:100 Sectional Detail as Proposed



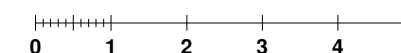
1:2500 Location Plan

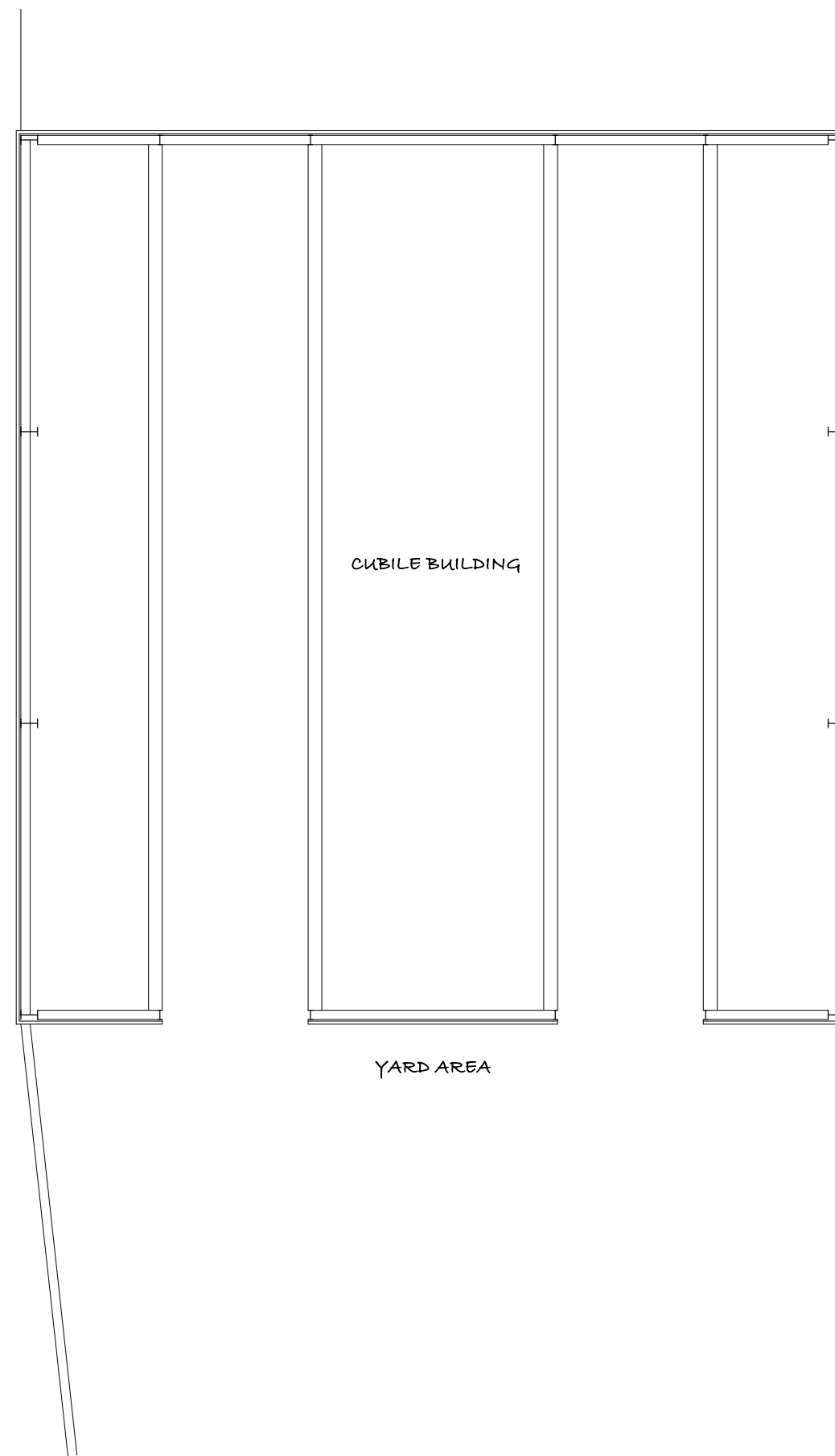
FOR: Mr and Mrs N Charles
SITE: SEA MILLS FARM Sea ILMINSTER Somerset TA19 0SF
PROJECT: Demolish an Existing Barn, with a Previously Approved Class Q Change of Use (24/00425/PAMB) and Re-Build into 1no Detached 4 Bedroomed Dwellinghouse, Associated Parking & Amenity
DESCRIPTION: Sectional Detail Existing & Proposed, Location Plan
DATE: April 2025
SCALE: 1:100, 1:2500
DRWG NO: CSMFBCFBP6
REVISION DETAIL:

ISSUE DATE: 09/04/2025
PAGE SIZE: A3 (L/S)
REVISION NO:

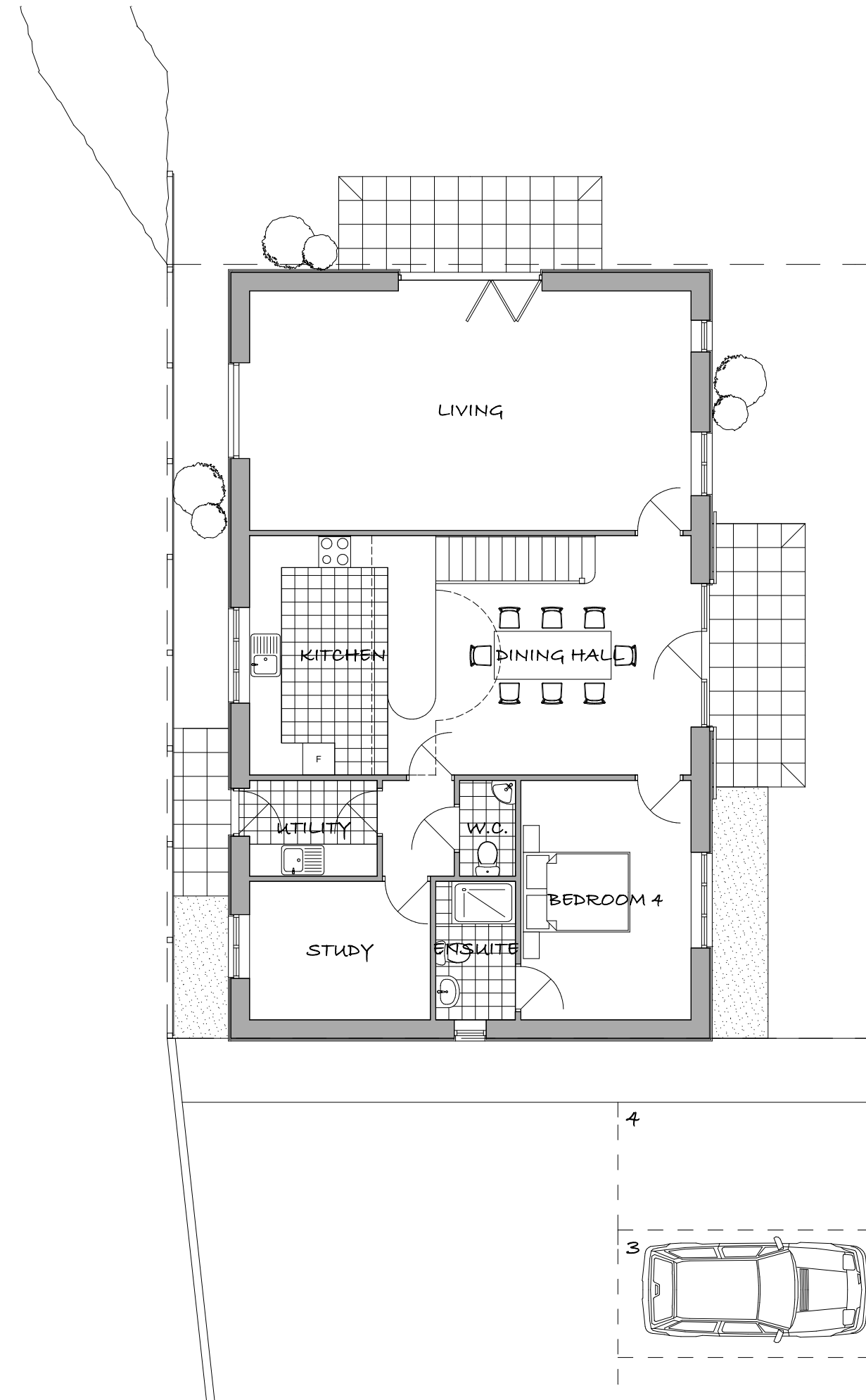


11 MERVYN BALL CLOSE
 CHARD SOMERSET TA20 1EJ
 Tel: 07535681505
 EMAIL: info@paulrowe.co.uk

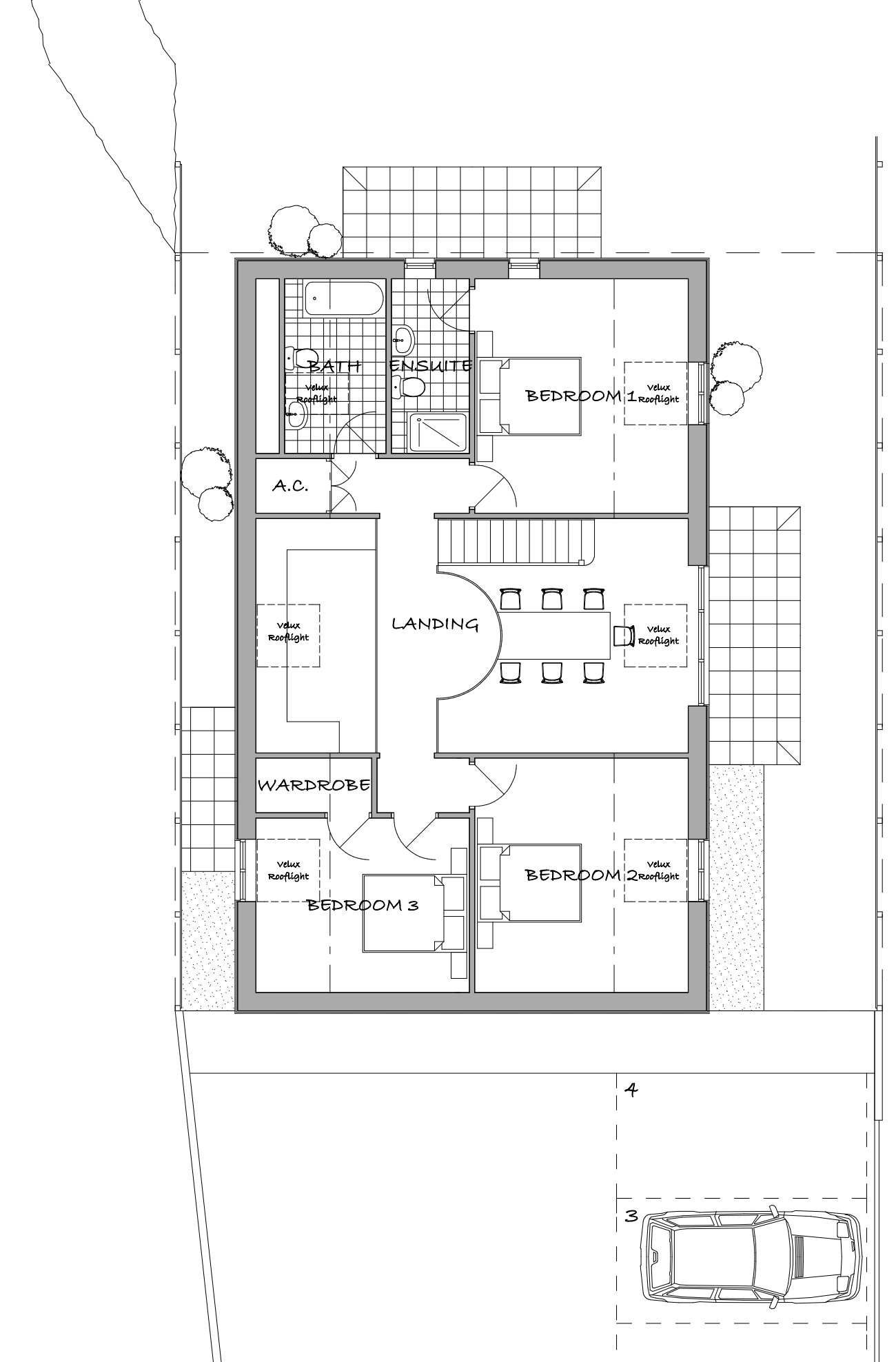




1:100 Floor Plan as Existing



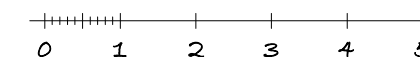
1:100 Ground Floor Plan as Proposed



1:100 First Floor Plan as Proposed

FOR: Mr and Mrs N Charles
 SITE: SEA MILLS FARM Sea ILMINSTER Somerset TA19 0SF
 PROJECT: Demolish an Existing Barn, with a Previously Approved Class Q Change of Use (24/00425/PAMB) and Re-Build into 1no Detached 4 Bedroomed Dwellinghouse, Associated Parking & Amenity
 DESCRIPTION: Floor Plan as Existing, Ground and First Floor Plans as Proposed
 DATE: August 2025
 SCALE: 1:100
 DRWG NO: CSMFBCFBP1A
 REVISION DETAIL:

ISSUE DATE: 11/08/2025
 PAGE SIZE: A2 (L/S)
 REVISION NO:



11 MERVYN BALL CLOSE
 CHARD SOMERSET TA20 1EJ
 Tel: 07535681505
 EMAIL: info@paulrowe.co.uk

Mr And Mrs N Charles
C/o Mr Paul Rowe
Paul Rowe Architectural Services
11 Mervyn Ball Close
Chard
TA20 1EJ

NOTIFICATION OF PROPOSED CHANGE OF USE

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Determination under Schedule 2, Part 3, Class Q

APPLICATION NO **24/00425/PAMB**

APPLICANT **Mr And Mrs N Charles** PARISH: **Donyatt**

DESCRIPTION: **Prior Approval Notification for the change of use of an agricultural building into 2no dwellinghouses**

LOCATION: **Sea Mills Farm Greenway Dowlish Ford Ilminster Somerset TA19 0SF**

I refer to your letter and accompanying plans notifying me of your proposed change of use.

The Council hereby grants prior approval and the change of use can go ahead subject to the following conditions.

The change of use and operational development must be completed before the expiration of three years from the date of this permission.

01. Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) must be completed within a period of 3 years starting with the prior approval date.

Reason: In order to comply with the Town and Country Planning Act 1990 together with the Town and Country Planning General Permitted Development Order 2015 (as amended).

01. The development hereby permitted shall be carried out in accordance with the following approved plans:

Block and Roof Plan as proposed P6
Access Detail as previously approved P7
North and South Elevations existing and proposed P2
East and West Elevations existing and proposed P3
Location Plan and Sections P4
Block and Roof Plan as existing P5
Floorplan as existing and proposed P1

Reason: In the interests of proper planning.

02. The development hereby permitted shall not be occupied until the parking spaces shown on the plans, including 1no. electric vehicle charging point per dwelling have been provided and constructed within the site in a properly consolidated surface. Such parking spaces shall be always kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure adequate parking, promote sustainable travel, aid in the reduction of air pollution levels and help mitigate climate change in accordance with policy TA1 and TA6.

03. Prior to first occupation of any dwellinghouse hereby permitted, the retained agricultural building adjoining the approved parking area shall only be used for the general agricultural storage of machinery, equipment and other items to be used on the agricultural unit.

Reason: To ensure the long term health and well being of future occupants of the approved dwelling, and to ensure noise levels will be of an acceptable level for a residential use in accordance with Policies EQ2 and EQ7 of the South Somerset Local Plan (2006-2028).

04. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2023 (as amended) (or any Order revoking, re-enacting or modifying that Order), no gates, fences, walls or other means of enclosure shall be erected on any part of the application site, its boundaries or bounding the parking and turning areas and access thereto without the prior written approval of the Local Planning Authority. Prior to the erection of any such gates, fences, walls or other means of enclosure, details of the heights, materials, (colour) finishes, design and appearance of said gates, fencing, walls or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be strictly adhered to and thereafter so retained and maintained.

Reason: In the interests of safeguarding visual amenity/heritage and to control the extent of curtilage associated with the development hereby permitted.

05. No removal of potential bird nesting habitats, comprised of scrub and ruderal vegetation, or works to or demolition of any buildings or structures, shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of buildings and vegetation for active birds' nests immediately before works proceed and vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority and written agreement from the Local Planning Authority so obtained.

Reason: In the interests of European and UK protected species and biodiversity generally and in accordance with policy EQ4 Biodiversity of the South Somerset District Council Local Plan.

Informatives:

01. Birds

The developer/applicant is reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the event that nesting birds are encountered during implementation of this permission it is recommended that works stop until the young have fledged or then advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

In the event that vegetation removal will be taking place then further consultation must be sought prior to this.

02. Bats and Roosts

The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

Development should not commence (including any site clearance and demolition works) until demolition/construction operatives have been inducted by a licensed bat ecologist to make them aware of the possible presence of bats, their legal protection and of working practices to avoid harming bats by a licensed bat ecologist.

Your attention is also drawn to the need for you to obtain any consent under the Building Regulations legislation, or any other Enactment, Byelaw, Order or Regulation that may be necessary.

APPLICATION NO **24/00425/PAMB**

Yours faithfully,
Mickey Green
Executive Director
Climate and Place

Date: 10 April 2024

APPLICATION NO **24/00425/PAMB**

The change of use and operational development must be completed before the expiration of three years from the date of this permission. Please complete and return this form on completion of the change of use and necessary operational development.

NOTICE OF COMMENCEMENT – RETURN FORM
Planning Notification Change of Use

To: planningsouth@somerset.gov.uk or post to Planning South, Council Offices,
Brympton Way, Yeovil, Somerset BA20 2HT

24/00425/PAMB Case Officer Trudy Gallagher (Specialist)

The change of use permitted under the above application has now commenced.

Date:/..../.... Signed: Print.....

Address

.....

Phone Number Email

APPLICANT: Mr And Mrs N Charles

DESCRIPTION: Prior Approval Notification for the change of use of an agricultural building into 2no dwellinghouses

LOCATION: Sea Mills Farm Greenway Dowlish Ford Ilminster Somerset TA19 0SF

Parish Information Sheet



Ref: 04/2025

For use by Somerset Council

From:	The Planning Policy Team
Date:	6th August 2025
To:	Somerset Parish Clerks

Playing Pitch Strategy, Built Sports Facilities Strategy and Open Space Assessment

Somerset Council (the Council) is currently producing a new Playing Pitch Strategy (PPS), Built Sports Facilities Strategy (BSFS) and Open Space Assessment (OSA) "The Strategies". The Strategies will help to support provision of high-quality playing pitches, sports facilities and open space (including play areas) across the Council area. It will play a vital role in encouraging increased sporting activity, as well as promoting health and wellbeing by enabling the Council to work together with key stakeholders to protect, enhance and provide such playing pitches, sports facilities and open/play space across Somerset.

What is a Playing Pitch Strategy, Built Sports Facilities Strategy and Open Space Assessment?

The PPS, BSFS and OSA cover playing pitches (e.g. for football, cricket, rugby, hockey), built sports facilities (e.g. pools, sports halls, studios) and open spaces

(e.g. parks, play areas, village greens, allotments) respectively. It is designed to set clear way forward for these sports and spaces in the Council area (i.e. not just those in Council ownership), including:

- Providing evidence to support management and investment decisions;
- Support the Somerset Local Plan (the planning strategy for the Council area);
- Provide guidance in relation to playing pitches, sports facility and open/play space provision and quality standards.
- Help to support proposals for improvements and additional pitches, sports facilities, and open/play spaces.
- Help to protect pitches, facilities and open spaces from loss through the planning system (where they remain viable, and demand remains for their use);
- Help to support collaborative working with key stakeholders for investment into sports facilities.

Council officers will be conducting audits soon

Developing the "Strategies" involves a review and audit of existing provision, and analysis of both supply and demand for playing pitches, sports facilities and open/play space in Somerset, now and in the future. To ensure a comprehensive evaluation, it is crucial to gather information regarding current usage patterns, facility quality, and any other significant issues affecting provision.

We have received and reviewed your responses to the Local Plan early engagement in autumn last year, which provided information around local need as well as key issues and challenges for playing pitches, sports facilities and open/play spaces in Somerset. The on-site audit process allows the Council to now collect this next level of detail.

The audit process will involve a non-technical visual assessment of your facilities, which is straightforward and will take approximately 15 minutes to complete, avoiding any disruption to your communities' regular activities. Council officers will be out and about on-site at many playing pitches, built sports facilities and open/play spaces from **August to October**.

During this brief audit, we will visually inspect:

- The overall condition and quality of the playing pitches, sports facilities and open/play spaces
- Any visible wear and tear
- Surrounding areas and access points

Next steps for the PPS BSFS OSA

Officers at Somerset Council will be in contact soon to provide more information around the upcoming 'provider and operator' surveys for City, Town and Parish Councils to complete. This will be for playing pitches, sports facilities and open/play spaces managed and / or owned by City, Town or Parish Councils, which will help feed into the next level of detail that needs to be gathered at this stage around supply, local participation and demand. No need to forward on the survey to clubs. Clubs will be sent their own survey to complete in due course.

For more information contact:

Email: localplanningpolicy@somerset.gov.uk

Parish Information Sheet



REF:03/2025

From:	The Economic Development Team
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To:	All Clerks
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Date:	30 July 2025
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Invest Somerset Showcase 2025

The Invest Somerset Showcase 2025 will be taking place over 3 weeks in September across Somerset.

The showcase puts the spotlight on the key growth and innovation opportunities set out within the new Somerset Economic Prosperity Strategy 2025-2045, highlighting high-growth sectors, promoting business support, employment and innovation opportunities, as well as major investment activities.

The Economic Prosperity Strategy was adopted by the Council's Executive Committee on Monday 7th July. [Somerset Economic Strategy Report.pdf](#)

The final, designed version of the Strategy will be launched on the 1st September, to coincide with the Invest Somerset Showcase.

Hosted in partnership with the South West Manufacturing Advisory Service (SWMAS), Sedgemoor Chamber of Commerce, Leonardo Helicopters, Yeovil College, Tech South West, the Heart of the South West Growth Hub and other partners across Somerset, the following showcase events will bring together businesses and stakeholders in support of Somerset's exciting economic prosperity agenda.

Event details

Low Carbon Energy

Date and time: 2 September 2025 at 9:30am to 15:00pm

Venue: County Cricket Club, Taunton

Details and to book: Organised by SWMAS, this full-day event will highlight the breadth of low carbon opportunities across the South West of England and showcase the activities of the Somerset Energy Innovation Centre (SEIC) in Bridgwater.

Attendees can Book Now: [Low Carbon Energy](#)

Upskilling, Reskilling, and Recruitment

Date and time: 10 September 2025 at 8:00am until 10:00am

Venue: Victoria Park community centre, Bridgwater

Details: In collaboration with Sedgemoor Chamber, this event will spotlight exciting workforce opportunities and showcase the Connect to Work programme. Business can learn about opportunities and support available - including how to tap into the hidden workforce.

Attendees can Book now: [Connect 2 Work event](#)

Boosting our SME's (Small and medium-sized enterprises) and VCSE's (Voluntary, community and social enterprises)

Date and time: 11 September 2025 at 9:30am until 1:00pm

Venue: Shape Mendip Council Chamber, Shepton Mallet

Limit: 60 businesses

Details: Expert-led sessions designed to supercharge your business or voluntary, community and social enterprises (VCSE) —from growth boosting digital AI tools and high-impact free business support programmes, to building workforce skills and scaling your business with real success stories.

Business Attendees Book now: [Boost Your Business event](#)

Note only one place is available per business to ensure that a high number of businesses are able to attend

Aerospace and High-Value Manufacturing (by invite only)

Date: 16 September 2025

Venue: iAero, Yeovil

Details: Organised in partnership with Leonardo Helicopters and Yeovil College- Showcasing Somerset's key advances and opportunities in aerospace and high-value manufacturing.

Digital and Data

Date: 24 September 2025

Venue: Firepool Centre for Digital Innovation, Taunton

Details: Organised in conjunction with Tech South West –The event will bring together business leaders, innovators, and entrepreneurs to explore how data, AI, and digital infrastructure can drive growth across the region. Attendees will gain access to expert insights, funding opportunities, and cutting-edge tech solutions, tailored to Somerset's evolving digital economy

Booking is open for the Low Carbon Energy event on the 2nd September, and booking details for other events will be available soon here [Inward Investment – Invest Somerset](#). Please note that the Aerospace and High-Value Manufacturing event at iAero on the 16th November is by invitation only.