



OLD CLEEVE PARISH COUNCIL NOTICE OF THE NEXT COUNCIL MEETING

Wednesday 15th July 2026

Members of Old Cleeve Parish Council, you are hereby summoned to a meeting to be held at 7.00pm on Monday 20th July 2026 at Roadwater Village Hall to transact the business on this agenda. If you are not able to attend, please advise the Clerk.

Jack Turner

Locum Parish Clerk | clerk@oldcleeveparishcouncil.gov.uk

AGENDA

- 1. To note apologies for absence and approve reason, where appropriate**
- 2. Declarations of Interest/Dispensations in respect of matters on the agenda at this meeting**
- 3. To sign as a correct record the minutes of the meeting held on 15th June 2026**
- 4. Public Participation**
- 5. Somerset Councillor: To note the report from Cllr Strom (Somerset Council)**
- 6. Planning:** To agree a response to the following Planning Application(s):
 - a) EXM/26/143/FULL - Heather House Brompton Regis Dulverton TA23 0LL - Proposed construction of a 20m x 40m outdoor riding arena.
 - b) To consider any planning applications after the agenda has been issued.
 - c) To consider the Parish Council's response to Somerset Council's consultation on The Local Plan.
- 7. Finance**
 - a) Bank Reconciliation: to receive and note the bank reconciliation statement of 30th June 2026.
 - b) To receive and note expenditure against budget for the year to date.
 - c) To resolve to make the payments shown on the schedule.
 - d) To consider the quotation for the signage at Puthills.
- 8. Parish Plan:** to **review** progress and **agree** any actions (Cllr Dutton)
- 9. Highways:** To note any updates on this matter.
- 10. Washford Recreation Ground**
 - a) To receive an update on the MUGA project.
 - b) To consider any actions required for the practicalities of the MUGA project.
- 11. Speed Indicator Device (SID) and road safety matters.**
 - a) To consider any updates in relation to the SID's owned by the Parish Council.
 - b) To receive the latest data from the Parish Council's SID's.
- 12. Environment Committee:**
 - a) To receive an update on the Land at Belle Vue Play Area in Washford.
 - b) To consider the License Agreement in relation to the school playing field.
 - c) To consider the correspondence on grit bins and agree any associated actions.
 - d) To consider the correspondence with the Steam Railway.



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e) To receive an update on Belle Vue.

13. To elect a Councillor to become Chair of the Finance Committee for the Civic Year.

14. To consider a nomination for the Somerset Council's Chair Award.

15. To consider a contact phone number for the Parish Council.

16. To consider a proposal for a Pump Track within the Parish.

17. Reports for information only – no decisions to be made

- a) To note the Clerk's Report.
- b) To receive an update on the situation with Tregenna.

18. Items for future agendas.

19. To consider changing the meeting dates of the Parish Council.

20. Closed Session: To consider moving into a closed session and exclude the public and press, in accordance with the Public Bodies (Admissions to Meetings) Act 1960, where publicity would be prejudicial to the public interest in the due to the confidential nature of the business to be discussed for the below items.

21. To consider the appointment of a permanent Parish Clerk.



OLD CLEEVE PARISH COUNCIL

MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON 15th June 2026 at
7PM
AT WASHFORD MEMORIAL HALL.

Present:	Cllr Stabb (Chairman)	Yes	Cllr Gaskin	Yes
	Cllr De'Ath (Vice-Chairman)	Yes	Cllr Johnson-Smith	Yes
	Cllr Short	Yes	Cllr Olivier	No.
	Cllr Cridland	Yes	Cllr Baker	No.
	Cllr Dutton	No.	Cllr Smith	Yes
	Cllr Strom	Yes	Cllr Eggar	No.
	Cllr Gannon	No.	Cllr Buckle	Yes
In attendance:	No members of the public.			

Minute

- 22/26 **To note apologies for absence and approve reason, where appropriate.**
- The Council noted apologies from Cllr Gannon, Cllr Dutton, Cllr Olivier, Cllr Eggar and Cllr Baker.**
- 23/26 **Declarations of Interest/Dispensations in respect of matters on the agenda at this meeting.**
Cllr Cridland declared an interest in item 6(a).
Cllr Strom declared an interest in the whole of item 6.
- 24/26 **To sign as a correct record the minutes of the meeting held on 18th May 2026.**
RESOLVED: It was unanimously agreed to approve the minutes as a true and accurate record.
- 25/26 **Public Participation**
Cllr Cridland spoke to the meeting as a resident of the Parish. Cllr Cridland raised right of way issues relating to land near his home and ownership issues surrounding the piece of land to be considered under item 6(a).
- 26/26 **Somerset Councillor: To note the report from Cllr Strom (Somerset Council)**
Cllr Strom provided a verbal update to the meeting. It was noted that a written update would be included with the minutes when available.
- 27/26 **Planning: To agree a response to the following Planning Application(s):**
- a) **3/26/26/008 on Land adjacent to The Smugglers, Blue Anchor Road, Carhampton, TA24 6JS.**
The Council considered the application and raised concerns about possible future residential use if permission were to be granted. The Council noted that no supporting evidence had been provided to demonstrate the business need for the development and was cautious about the motives for the application due to the lack of evidence in support of business need.
RESOLVED: It was agreed by a majority, with one abstention, to object to the application on the grounds that the site is within a flood zone, there is no access, there are concerns that the development could be converted to residential use, and there is no supporting evidence of business need.
 - b) **EXM/26/120/HH Woodside, Roadwater Road, Roadwater, Watchet, TA23 0RG.**
The Council noted that this was a retrospective application.
RESOLVED: It was unanimously agreed to support the application.
 - c) **To consider any planning applications after the agenda has been issued.**
No further planning applications had been received.
- 28/26 **Finance**
- a) **Bank Reconciliation: to receive and note the bank reconciliation statement of 31st May 2026.**
The bank reconciliation was received and noted.
 - b) **To receive and note expenditure against budget for the year to date.**
The expenditure against budget report was received and noted. A few queries were raised regarding budget and coding matters, which Cllr D'Ath will take up with the RFO.
 - c) **To resolve to make the payments shown on the schedule.**
RESOLVED: It was unanimously agreed to approve the payments shown on the schedule, totalling £19,597.27.
 - d) **To consider the costs for Councillor training.**



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The Council noted the SALC planning training cost of £25 per councillor, but the proposed date did not work due to a meeting clash. Cllr Strom reported that she had spoken to the Lead Member for Planning, who would email details of the planning training available. The Council agreed to consider this further in due course, as it may be more cost effective.

e) To consider the quotations for a replacement bench in Old Cleeve.

Cllr Stabb had obtained three quotations.

RESOLVED: It was unanimously agreed to accept the quotation from Glasdon for £608 including delivery. Cllr Stabb will arrange the order. Cllr D'Ath reported that he would try to fix and restore the old bench and place it in another location.

f) To consider the quotation for the tree condition survey for Puthills Copse.

The Council considered a quotation of £580 from SJM Tree Services for the survey. The Council noted that, as landowners, it had a duty to ensure safety. Councillors were asked to send local contractor contacts to the Clerk so that two further quotations could be sought.

RESOLVED: This item was deferred to the next meeting.

g) To consider the quotation report for a picnic bench at Belle Vue play area.

The Council noted that the Parish Council does not own the land. It was agreed that the Council should write to Somerset Council to seek permission to install a picnic bench. Cllr Strom will make enquiries.

h) To consider the quotation for an "at your own risk" sign at Puthills Copse.

Cllr Stabb reported that a quotation had been obtained from Active Signs in Minehead. Further clarification was required on how the sign would be fixed to the pole.

RESOLVED: It was agreed that this item could be approved under delegated authority once confirmation of the fixings had been received.

i) To receive a grant application from Roadwater Cricket Club.

The application was considered. The Council raised concerns as the cricket club cuts the grass on behalf of Roadwater Village Trust. It was suggested that the application should come from Roadwater Village Trust as the body directly responsible for the grass cutting. It was further suggested that a three-year Service Level Agreement with the Village Trust would be preferable to ensure the grass cutting can be undertaken. The Council noted that the application as submitted did not meet the grant criteria.

RESOLVED: This item was deferred pending further information.

29/26 **Parish Plan: to review progress and agree any actions (Cllr Dutton)**

In Cllr Dutton's absence, it was agreed that this item would be moved to the next meeting.

Cllr Strom suggested that the Parish Preparedness Survey was an important issue, particularly as grant funding for flooding is becoming available.

30/26 **Highways: To note any updates on this matter.**

a) To consider parking issue in Roadwater.

The Council discussed ownership of the grass areas where parking is taking place and causing obstruction to parishioners. Cllr Strom will investigate.

31/26 **Washford Recreation Ground**

a) To receive an update on the MUGA project.

The Council noted that the project cost was approximately £38,000 and that arrangements would be made to pay the 25% deposit. The Sport England grant of £7,500 had been received, the Norman Family Charitable Trust had awarded £2,500, and Hinkley Point C had awarded £10,000. This provided £20,000 towards the MUGA project.

The Council noted that, as a result, approximately £45,000 to £50,000 remained available towards additional projects. Thanks were given to the RFO for obtaining the grants.

b) To consider any actions required for the practicalities of the MUGA project.

The Council discussed booking the area at the back of Washford Hall and liaising with Washford Hall regarding costs. It was noted that there may be a need to pay a little more for a water source/bowser. The Council also discussed the management of bookings, noting that the Chair of Pickleball had some ideas and equipment, including tennis nets, for future consideration. The likely start date was noted as



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mid-August and local residents should be informed.

c) To receive correspondence from a resident regarding the dog waste bin.

Cllr D'Ath confirmed that he had sorted the litter bin.

32/26

Speed Indicator Device (SID) and road safety matters.

a) To consider any updates in relation to the installation of new SIDs.

The Council noted that the SID at Chapel Cleeve was now in place and that data should be shared publicly. The Clerk will chase Cllrs Eggar and Dutton for what3words references and photographs for the outstanding areas. The Bilbrook location is still being investigated.

b) To discuss possible speed reducing measures at The White Horse Inn, Washford.

Concerns were raised regarding speeding in this area. Cllr Strom will investigate signs. The owners of The White Horse Inn are to be advised to identify an appropriate location for a SID, as they have expressed interest in funding one.

33/26

Environment Committee:

a) To receive the ecology survey for Puthills Copse.

The ecology survey was received.

b) To set a date for the next meeting of the Environment Committee to discuss the Ecology Survey.

It was agreed that a meeting date for the Environment Working Party would be arranged between members in early July to consider the report and next steps.

c) To receive an update on the Land at Belle Vue Play Area in Washford.

Cllr Strom reported that she had taken this matter on and that the position had been made clearer. Due diligence remains to be carried out and the Council is waiting to hear from the landowner.

d) To consider the Licence Agreement in relation to the school playing field.

The Council noted that there is a draft agreement and that HCR Law had quoted £600 to review it. Cllr D'Ath expressed the view that the Council should charge the School for the legal costs. Cllr D'Ath had requested a maintenance agreement, but no response had been forthcoming. The Council could not ask Darren to price the maintenance until that information had been received. The Council noted that it needed the School's agreement in respect of legal costs. The Clerk had chased this and will chase again.

e) To consider the concerns raised around feeding corvids and seagulls.

Cllr Stabb confirmed that this had been included in the Parish Magazine and would also be placed on the Parish Council's website.

f) To note the felling of four protected sycamore trees at 74 Cleeve Park.

This was noted.

g) To consider the formal concern relating Fire Risk Management and Safety Oversight - Steam Railway (Somerset).

Cllr Strom provided an update and confirmed that concerns had been raised formally and also raised with the MP. The Council agreed that the Parish Council should write to the relevant contacts, which the Clerk holds and will send to Cllr Strom. The Council will ask what risk assessments have been carried out and what mitigation works have been undertaken prior to the summer. The Council noted that it was taking the matter seriously.

34/26

Reports for information only - no decisions to be made

a) To note the Clerk's Report.

The Clerk's Report was noted.

b) To note the date of the Finance Training for all Councillors.

The Council noted that finance training would be held on 8th July 2026 from 6pm to 8pm at Washford Hall, run by the RFO. The RFO had sent through training documents. It was noted that there would be a Finance Committee meeting that evening. The Locum Clerk will send out a formal



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agenda, but the meeting will be clerked by the RFO.

c) To receive an update on the situation with Tregenna.

Cllrs Strom and D'Ath will arrange a meeting to visit the site and speak with those involved to ascertain what can be done to assist the situation. Cllr L Buckle will also attend.

35/26 Items for future agendas.

No items were received.

36/26 To note that the next meeting of Old Cleeve Parish Council will be held on Monday 20th July 2026 at Roadwater Village Hall at 7pm.

This was noted by the Council.

The meeting was closed by the Chair at 20:13.

Signed.....

Dated:

Somerset Local Plan

Draft Scope of the Local Plan

(Regulation 20 Scoping Consultation version)

19 June 2026

Draft Scope of the Somerset Local Plan

Introduction

The draft Scope of the Local Plan sets out the broad subject matters that the Local Plan policies will cover. This consultation is about whether there should be a policy on the subject, not about what those policies will say. Opportunities to comment on policy content will come at the second consultation, planned for September 2027.

This Local Plan will be quite different from our current adopted local plans because the draft national decision-making policies will now cover many issues that were traditionally left to local plans. Also, Somerset Council plans for a much larger area, following the move to a unitary authority in 2023. So the Local Plan will be more high level and strategic than previous district plans, with less detail about individual towns and villages and fewer places having their own vision or strategy.

When thinking about your responses to the consultation questions please refer to the [national decision-making policies](#) as set out in the draft National Planning Policy Framework (Dec 2025 version). All of these policies will apply to Somerset.

What we can and cannot include as local policies

This guidance will help you if you are thinking about suggesting any additional policies.

National decision-making policies place limits on what we can include in our local plan so this Local Plan will be quite different from our current adopted local plans. National decision-making policies will now cover many issues that were traditionally left to local plans.

- We should not repeat national policies. National decision-making policies already cover many issues – much more than they used to. The Local Plan should only add local detail where national policy specifically says this is required. We have already included all policies in the scope where national policies say they are required.
- We can only include local policies where they are clearly needed. This might relate to a strategic Somerset issue that has not been captured in national policy. The main focus should be on giving clear guidance that helps development sites come forward successfully, rather than adding broad or general rules that don't relate to delivering sites. Examples of policy areas that we think are Somerset issues that are not included in the national policies relate to tourism and nutrient neutrality.

- We cannot include local policies that try to do something different to the national decision-making policies such as impose stricter targets on developers. This is to ensure consistency across England, maintain development viability, and provide clarity. If you do not like a national decision-making policy, we cannot seek to change it by having our own version because the national policy will always carry more weight in decision-making.
- We cannot impose tighter local standards on matters in Building Regulations except in two narrow circumstances relating to accessible homes and water efficiency. This means that we cannot have policies that try to impose higher building performance or construction specifications.
- We cannot impose standards for internal space/layout (e.g. room sizes). Local plans cannot invent stricter space or room size criteria beyond the Nationally Described Space Standard.
- Local Plans cannot seek more than the statutory 10% Biodiversity Net Gain as a blanket approach. Greater than 10% can be sought on site specific allocations but this would need to have been tested as justified and deliverable.
- Local Plan requirements for contributions should not be set too high (e.g. an unreasonably high affordable housing percentage or costly design obligations) meaning that typical developments would become unviable.
- We may choose to 'save' a limited number of adopted local plan policies but not where the matter is already covered in national policies. We will go through a process of considering which, if any, adopted local plan policies should be saved. They must be necessary, justified and not conflict with national policies. If we save any policies, these are likely to be very Somerset specific. An example could be Policy ENV6: Wellington Burgage patterns from the Taunton Deane Sites and Development Management Plan. You may have a view on which these could be.

Some things fall outside the scope of the Local Plan because they are controlled by other regulations so do not suggest policies on these matters. The Local Plan cannot include policies on:

- Building regulations issues (e.g. construction standards, energy efficiency)
- Licensing matters (e.g. sale of alcohol, gambling licenses, street trading)
- Environmental Health matters (noisy neighbours, pollution, dog fouling)

- Day-to-day highways matters (e.g. potholes, parking restrictions, roadworks)
- Detailed street scene/neighbourhood level issues (e.g. litter, drains, grass cutting, high hedges)

How this document is structured

This document acts like a contents page for the policies within the forthcoming Somerset Local Plan. It is structured to mirror the sections within the draft NPPF (Dec 2025). Under each topic area are listed different types of policies:

NPPF DM policy	These are national decision-making policies from the draft NPPF which apply to that section. All of these policies will apply to Somerset.
Local Plan policy (NPPF required)	These are proposed policy areas that are specifically required by the NPPF that we are expected to include. These add further detail to the national decision-making policies.
Local Plan policy (locally justified issue)	These are proposed policy areas that are Somerset local issues that we consider require a policy. This could be because they are: • optional in the NPPF but considered relevant to Somerset; • a Somerset issue not covered by the NPPF; • an NPPF but requiring further detail to interpret it in the Somerset context

In the final Local Plan, policies may be combined into fewer policies or have different titles.

The policy reference numbering for proposed Local Plan policies all start with 'D/' to indicate a draft numbering system for the purposes of the consultation.

Proposed Local Plan structure and scope

National or local policy	Policy title	Local policy reason
SUSTAINABLE DEVELOPMENT: Achieving sustainable development		
NPPF DM policy	S3: Presumption in favour of sustainable development	
NPPF DM policy	S4: Principle of development within settlements	
NPPF DM policy	S5: Principle of development outside settlements	
NPPF DM policy	S6: Neighbourhood plans and the presumption	
Local Plan policy (NPPF required)	Policy D/SD1: Spatial strategy for Somerset • Pattern of growth • Settlement hierarchy (role and function) • Broad locations for growth	Required by NPPF Policy S2(1)

National or local policy	Policy title	Local policy reason
	- Reference the site allocations - Reference land to be protected or enhanced - Key diagram	
Local Plan policy (NPPF required)	Policy D/SD2: Settlement boundaries - Which settlements have boundaries (and ref policies map); or - Clear criteria for determining boundaries	Required by NPPF Policy S2
Local Plan policy (locally justified issue)	Policy D/SD3: Taunton To deliver the strategy/vision for Taunton	Tier 1 town
Local Plan policy (locally justified issue)	Policy D/SD4: Yeovil To deliver the strategy/vision for Yeovil	Tier 1 town
Local Plan policy (locally justified issue)	Policy D/SD5: Bridgwater To deliver the strategy/vision for Bridgwater	Tier 1 town
Local Plan policy (locally justified issue)	Policy D/SD6: Strategic development site: Gravity	A development project with wider significance but with local issues
Local Plan policy (locally justified issue)	Policy D/SD7: Strategic development site: Hinkley Point C	A development project with wider significance but with local issues
SUSTAINABLE DEVELOPMENT: Meeting the challenge of climate change		
NPPF DM policy	CC2: Mitigation of climate change	
NPPF DM policy	CC3: Adaptation to climate change	
Local Plan policy (locally justified issue)	Policy D/CL1: Energy hierarchy	A locally important issue that is absent from the NPPF
Local Plan policy (locally justified issue)	Policy D/CL2: Local water efficiency standards	OPTIONAL through NPPF policy (CC1 1c). These can be set where justified in accordance with NPPF policy PM13. Requires further investigation on the issue.
DELIVERING HOMES AND SUPPORTING GROWTH: Delivering a sufficient supply of homes		
NPPF DM policy	HO7: Meeting the need for homes	
NPPF DM policy	HO8: Providing affordable homes	
NPPF DM policy	HO9: Specialist forms of accommodation	
NPPF DM policy	HO10: Exception Sites	
NPPF DM policy	HO11: Isolated homes in the countryside	

National or local policy	Policy title	Local policy reason
NPPF DM policy	HO12: Traveller Sites	
NPPF DM policy	HO13: Build out of residential and mixed-use development	
Local Plan policy (NPPF required)	Policy D/HS1: Housing requirement	Required by NPPF policy HO2
Local Plan policy (NPPF required)	Policy D/HS2: Affordable housing - Affordable housing requirements for major development (10 or more dwellings) - Type and mix of affordable housing - Minimum Social Rent requirements - Affordable housing requirements in Designated Rural Areas (optional) - Affordable housing requirements if any major development were proposed to be released from the Green Belt	Required by NPPF policy HO5
Local Plan policy (NPPF required)	Policy D/HS3: Mix of tenures on sites of 150 homes or more	Required by NPPF policy HO5
Local Plan policy (NPPF required)	Policy D/HS4: Large scale residential and mixed-use sites For such allocated sites: - Reference the scale of site we mean - Set clear expectations for the quality of places - Realistic expectations for the rates of delivery identifying opportunities for rapid implementation - Set expectation for mix of tenures and types to meet the needs of different groups (e.g. older persons)	Required by NPPF policy HO4
Local Plan policy (NPPF required)	Policy D/HS5: Older Persons housing - Detail on our expectations on location, design and M4(2)/M4(3) standards - Clarification on affordable housing requirements	Required by NPPF policy HO5 where there is an identified need
Local Plan policy (NPPF required)	Policy D/HS6: Student accommodation - Detail on our expectations on location, design - Clarification on affordable housing requirements	Required by NPPF policy HO5 where there is an identified need
Local Plan policy (NPPF required)	Policy D/HS7: Accessible homes Set out the proportion of new housing that should be delivered to requirement M4(2) and M4(3) of the Building Regulations	Required by NPPF policy HO5 where there is an identified need

National or local policy	Policy title	Local policy reason
Local Plan policy (NPPF required)	Policy D/HS8: Custom and self-build housing	Required by NPPF policy HO5 where there is an identified need
Local Plan policy (NPPF required)	Policy D/HS9: Gypsy, traveller and travelling showpeople accommodation	Required by NPPF policy HO5 where there is an identified need
Local Plan policy (locally justified issue)	Policy D/HS10: Essential workers housing	Indications from the NHS are that recruitment and retention of essential local workers is a local issue that may require a policy.
Local Plan policy (locally justified issue)	Policy D/HS11: Agricultural dwellings in the countryside • Temporary and permanent housing for rural workers • Conditions • Removal of agricultural and other occupancy conditions	As a rural area, this is a local issue may require a policy to assist in decision making. Detail is absent from the NPPF.
Local Plan policy (locally justified issue)	Policy D/HS12: Viability assessment review mechanism With threshold and trigger points	OPTIONAL suggested in NPPF policy PM12 as a mechanism, for reassessing viability over the lifetime of the development where contribution comes in below policy. To maximise policy compliance e.g. affordable housing.
Local Plan policy (locally justified issue)	Policy D/HS13: Build out rates	OPTIONAL (referenced in NPPF policy HO13) to require development begins within a timescale shorter than the relevant statutory default period, where this would expedite the development. Requires further investigation on the issue.
DELIVERING HOMES AND SUPPORTING GROWTH: Building a strong, effective economy		
NPPF DM policy	E2: Meeting the need for business land and premises	
NPPF DM policy	E3: Freight and logistics	

National or local policy	Policy title	Local policy reason
NPPF DM policy	E4: Rural business development	
Local Plan policy (NPPF required)	Policy D/EC1: Employment land requirements	Required by NPPF policy E1
Local Plan policy (NPPF required)	Policy D/EC2: Flexible employment sites Including loss of employment sites	Required by NPPF policy E1
Local Plan policy (locally justified issue)	Policy D/EC3: Tourist attractions and accommodation	Tourism is a local issue that may require a policy in addition to tourism references in the NPPF. Requires further investigation on the issue.
Local Plan policy (locally justified issue)	Policy D/EC4: Local labour agreements	An issue that was developed in some of the former district areas of Somerset. Local issue may require a policy. Absent from the NPPF. Adds social value to new development.
DELIVERING HOMES AND SUPPORTING GROWTH: Ensuring the vitality of town centres		
NPPF DM policy	TC2: Development in town centres	
NPPF DM policy	TC3: Main town centre uses outside town centres	
NPPF DM policy	TC4: Assessing the impact of development on town centres	
Local Plan policy (NPPF required)	Policy D/TW1: Retail and leisure needs	Required by NPPF policy E1
Local Plan policy (NPPF required)	Policy D/TW2: Town centre development and the retail hierarchy • Town centre boundaries • Retail hierarchy • Locally defined threshold for impact assessment • Primary shopping areas?	Required by NPPF policy E1 and TC1
Local Plan policy (locally justified issue)	Policy D/TW3: Retail requirements for strategic development	If significant strategic developments are proposed this may require a local policy. Supported by NPPF policy TC1.
DELIVERING HOMES AND SUPPORTING GROWTH: Supporting high quality communications		
NPPF DM policy	CO1: Proposals for telecommunications infrastructure	
NPPF DM policy	CO2: Supporting information for telecommunications infrastructure proposals	

National or local policy	Policy title	Local policy reason
DELIVERING HOMES AND SUPPORTING GROWTH: Securing clean energy and water		
NPPF DM policy	W3: Renewable and low carbon energy development and electricity network infrastructure	
NPPF DM policy	W4: Water infrastructure	
Local Plan policy (NPPF required)	Policy D/CW1: Renewable and low carbon energy developments Identify areas which are suitable for renewable and low carbon energy development and electricity network infrastructure	Required by NPPF policy W2
CREATING HIGH QUALITY, SUSTAINABLE PLACES: Making effective use of land		
NPPF DM policy	L2: Making effective use of land	
NPPF DM policy	L3: Achieving appropriate densities	
NPPF DM policy	L4: Residential extensions	
Local Plan policy (NPPF required)	Policy D/LA1: Efficient use of land through design codes and density standards - Density standards for locations with a high level of connectivity - Density standards for other locations - optional	Required by NPPF policy L1 and L3
CREATING HIGH QUALITY, SUSTAINABLE PLACES: Protecting Green Belt land		
NPPF DM policy	GB6: Control of development in the Green Belt	
NPPF DM policy	GB7: Development which is not inappropriate in the Green Belt	
NPPF DM policy	GB8: The Golden Rules	
CREATING HIGH QUALITY, SUSTAINABLE PLACES: Achieving well designed places		
NPPF DM policy	DP3: Key principles for well-designed places	
NPPF DM policy	DP4: The design process	
Local Plan policy (NPPF required)	Policy D/DE1: Local design codes and standards - Identify where design guides, design codes and masterplans are necessary to deliver design and placemaking outcomes - Set out locally-specific design policies or standards which are necessary to add further detail to the principles in policy DP3, in response to particular local issues which will benefit from clear design expectations - Setting out in what circumstances design review and other design processes will be required	Required by NPPF policy L1
Local Plan policy (locally justified issue)	Policy D/DE2: Nationally Described Space Standards	OPTIONAL (referenced in NPPF policy PM13) to allow local plans to require

National or local policy	Policy title	Local policy reason
		nationally described space standards as opposed to general policies on good design. Merits or otherwise will need to be considered further.
CREATING HIGH QUALITY, SUSTAINABLE PLACES: Promoting sustainable transport		
NPPF DM policy	TR3: Locating development in sustainable locations	
NPPF DM policy	TR4: Street design, access and parking	
NPPF DM policy	TR5: Roadside facilities	
NPPF DM policy	TR6: Assessing transport impacts	
NPPF DM policy	TR7: Marine ports, airports and other aviation facilities	
NPPF DM policy	TR8: Public rights of way	
Local Plan policy (NPPF required)	Policy D/ST1: Transport routes - Identify and protect sites and routes which will widen transport choice and are essential to facilitate sustainable development, including networks for walking, wheeling and cycling, and public transport infrastructure - Including cycling routes along old rail corridors	Required by NPPF policy TR1
Local Plan policy (locally justified issue)	Policy D/ST2: Wellington Railway Station	A local issue may require a policy.
Local Plan policy (locally justified issue)	Policy D/ST3: Significant movement thresholds Set out thresholds for what constitutes a significant amount of movement arising from new development, based on the circumstances of their areas	OPTIONAL in NPPF policy TR1 for the purposes of applying policies TR3 and TR6
Local Plan policy (NPPF required)	Policy D/ST4: Parking standards Set local parking standards for residential and non-residential development, across the plan area or for specific sites or sub-areas	Required by NPPF policy TR2 and PM13
CREATING HIGH QUALITY, SUSTAINABLE PLACES: Promoting healthy communities		
NPPF DM policy	HC3: Community facilities and public service infrastructure serving new development	
NPPF DM policy	HC4: Proposals for new and improved community facilities and public service infrastructure	
NPPF DM policy	HC5: Hot food takeaways and fast food outlets	
NPPF DM policy	HC6: Retention of key community facilities and public service infrastructure	

National or local policy	Policy title	Local policy reason
NPPF DM policy	HC7: Development affecting existing recreation facilities	
NPPF DM policy	HC8: Development affecting Local Green Space	
Local Plan policy (NPPF required)	Policy D/HL1: Contributions towards community facilities Set out the facilities and contributions expected from development, including as part of allocations for major housing and mixed-use sites	Required by NPPF policy HC1
Local Plan policy (NPPF required)	Policy D/HL2: Outdoor recreational land requirements Set local standards for the provision of different types of outdoor recreational land, including for play, sport, informal recreation and allotments	Required by NPPF policy HC1
Local Plan policy (locally justified issue)	Policy D/HL3: Green Infrastructure standards	OPTIONAL in NPPF policy N1 and PM13 allowing for the setting of local Green Infrastructure standards if national standards not appropriate. Requires further investigation on the issue.
Local Plan policy (locally justified issue)	Policy D/HL4: Green wedges	Green Wedges and open areas of significance are included within some of the adopted Local Plans of Somerset and therefore a local issue policy may be required.
Local Plan policy (locally justified issue)	Policy D/HL5: Hot food takeaways Set out the approach to assessing hot food take aways (e.g. the reasonable walking distance of schools and other places young people congregate)	NPPF policy HC5 provides the framework but additional local detail is likely to be required to provide clarify on its implementation locally.
Local Plan policy (locally justified issue)	Policy D/HL6: Health Impact Assessments Set out when they would be required for proposed development	Formal Health Impact Assessments can be a mechanism for assessing impact on health. Absent from the NPPF so consider a local policy.
CREATING HIGH QUALITY, SUSTAINABLE PLACES: Pollution, public protection and security		
NPPF DM policy	P2: Ground Conditions	

National or local policy	Policy title	Local policy reason
NPPF DM policy	P3: Living conditions and pollution	
NPPF DM policy	P4: Impact of development on existing activities	
NPPF DM policy	P5: Maintaining public safety and security	
NPPF DM policy	P6: Land and operations for defence and public protection	
Local Plan policy (locally justified issue)	Policy D/PS1: Nutrient neutrality	A local issue that will require a policy.
Local Plan policy (locally justified issue)	Policy D/PS2: Yeovil Airfield Flight Safety Zone	A local issue that will require a policy and an updated boundary.
CONSERVING AND ENHANCING THE ENVIRONMENT: Managing flood risk and coastal change		
NPPF DM policy	F4: Assessing flood risk for decision-making	
NPPF DM policy	F5: The sequential test	
NPPF DM policy	F6: Development in areas at risk of flooding from rivers or the sea	
NPPF DM policy	F7: Ensuring development is safe from flooding	
NPPF DM policy	F8: Sustainable drainage systems and watercourses	
NPPF DM policy	F9: Development in Coastal Change Management Areas	
Local Plan policy (NPPF required)	Policy D/FC1: Coastal change and management - Identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, estuaries or tidal rivers, over the next century - Set out what types of development will be appropriate in the Coastal Change Management Area - Safeguard land that is, or is likely to be, required for current or future coastal erosion risk management, including managed realignment	Required by NPPF policy F3. Note: NPPF also refs CCMA in above section Policy P1 1(e)
CONSERVING AND ENHANCING THE ENVIRONMENT: Conserving and enhancing the natural environment		
NPPF DM policy	N2: Improving the natural environment	
NPPF DM policy	N3: Trees in new development	
NPPF DM policy	N4: Protected Landscapes	
NPPF DM policy	N5: Maintaining the character of the coast	
NPPF DM policy	N6: Areas of particular importance for biodiversity	
Local Plan policy (NPPF required)	Policy D/NE1: Hierarchy of designated natural sites Set out the hierarchy of international, national and locally designated sites and areas of importance for	Required by NPPF policy N1

National or local policy	Policy title	Local policy reason
	their landscape, geological (including soil) or biodiversity value in the plan area	
Local Plan policy (NPPF required)	Policy D/NE2: Conservation, enhancement and recovery of the natural environment Identify opportunities for the conservation, enhancement and recovery of landscapes, sensitive waterbodies, habitats and species of principal importance, including through habitat restoration, the use of nature-based solutions, and the creation and strengthening of ecological networks that are more resilient to current and future pressures Incl. geodiversity	Required by NPPF policy N1
Local Plan policy (locally justified issue)	Policy D/NE3: Bat and waterfowl conservation zones	A local biodiversity issue may require a policy.
CONSERVING AND ENHANCING THE ENVIRONMENT: Conserving and enhancing the historic environment		
NPPF DM policy	HE4: Securing the conservation and enhancement of heritage assets	
NPPF DM policy	HE5: Assessing effects on heritage assets	
NPPF DM policy	HE6: Proposals affecting designated heritage assets	
NPPF DM policy	HE7: Decisions on non-designated heritage assets	
NPPF DM policy	HE8: World Heritage Sites	
NPPF DM policy	HE9: Conservation areas	
NPPF DM policy	HE10: Archaeological assets	
NPPF DM policy	HE11: Loss or removal of heritage assets	
SITE ALLOCATIONS		
Local Plan policies (NPPF required)	To include policies on sites allocated for development (housing, employment, other uses and infrastructure)	
APPENDICES		
Appendix A: Planning policies to be saved and replaced A reference list indicating the status of policies in superseded Local Plan documents. Saved policies remain in force after the Somerset Plan 2045 has been adopted. This to ensure that there is no policy vacuum in relation to a small number of non-strategic policy matters which are not covered by the National Development Management Policies and which have been assessed as remaining relevant and consistent with the NPPF.		
Appendix B: Monitoring framework		
Appendix C: Glossary of key terms		



Grit bins and bags in Old Cleeve Parish

Schedule for consideration at the ordinary meeting on 20 July 2026

Reference	Location	Area code	Type	what3words	Parish
57	Cleeve Hill	Min&Wat	Bag	depend.fidelity.trombone	OLD CLEEVE CP
77	Ham Lane,	Min&Wat	Bag	like.shuttered.brotherly	OLD CLEEVE CP
149	Comberow Lane	Min&Wat	Bag	tiger.drives.blacken	OLD CLEEVE CP
162	Ham Lane	Min&Wat	Bag	proven.pokes.loaders	OLD CLEEVE CP
183	Minehead To Williton Road	Min&Wat	Bag	egging.lushly.blame	OLD CLEEVE CP
184	Belle Vue	Min&Wat	Bin	vacancies.living.bumpy	OLD CLEEVE CP
277	Church Lane	Min&Wat	Bin	tigers.eruptions.shipwreck	OLD CLEEVE CP
286	Harpers Lane	Min&Wat	Bag	dispose.chopper.overdone	OLD CLEEVE CP
290	Comberrow Lane	Min&Wat	Bag	lecturing.scuba.twisting	OLD CLEEVE CP
522	Comberow Lane	Min&Wat	Bag	bounty.galloped.sprain	OLD CLEEVE CP

Source: grit bin/bag schedule supplied with the meeting papers. Text reproduced as provided.

CLERK'S REPORT

Meeting	Ordinary Meeting of Old Cleeve Parish Council
Report author	Jack Turner, Locum Clerk to the Council
Agenda item	Clerk's Report

1. Purpose of Report

To provide councillors with an update on actions arising from the Parish Council meeting held on 15 June 2026, to report on other administrative work undertaken by the Clerk, and to record the handover arrangements being progressed ahead of the conclusion of the Locum Clerk appointment.

2. Actions Arising from the June Meeting

The following actions arising from the meeting held on 15 June 2026 have been completed or progressed:

Action	Update
Planning application 3/26/26/008	COMPLETED The Council's objection has been lodged with the local planning authority. The response reflects the Council's resolution and cites flood-zone concerns, lack of access, the risk of future residential conversion, and the absence of supporting evidence demonstrating a business need.
Puthills Copse Tree condition survey	OUTSTANDING No further quotations have been received. The quotation of £580 from SJM Tree Services therefore remains the only quotation available. The matter remains outstanding for the Council to determine.
Roadwater Cricket Club Grant application	AWAITING RESPONSE Feedback was provided explaining that the application did not meet the Council's grant criteria. It was suggested that any revised application should be made by Roadwater Village Trust, supported by consideration of a three-year Service Level Agreement for grass cutting. No response or revised grant application has been received.
School playing field Licence and maintenance	AWAITING RESPONSE The School has been chased on several occasions, but no response has been received concerning either responsibility for the £600 HCR Law review cost or the requested maintenance plan. Without a defined maintenance specification, the Council cannot obtain a reliable quotation. In the absence of further information, the current maintenance arrangements are assumed to continue.

3. Other Clerk Actions and Updates

Handover notes. Detailed handover notes are being prepared to record current workstreams, outstanding actions, key contacts, access arrangements and the next steps required for continuity.

Digital records. The Council's digital filing has been reviewed and brought up to date, with records organised to support continuity after the Locum Clerk appointment ends.

Website and GDPR. Relevant GDPR-related amendments have been made to the Council's website, including updates to personal and contact information where appropriate.

General correspondence. Routine correspondence from councillors, residents, contractors and partner organisations has been reviewed and dealt with as appropriate. Any unresolved matters will be recorded in the handover notes.

Handover and thanks. As this is my final Clerk's Report, I would like to place on record my sincere thanks to the Chair and all councillors for their support and courtesy throughout my time as Locum Clerk. It has been a privilege to support Old Cleeve Parish Council, and I wish the Council every success for the future.

4. Matters for Councillors to Note

- The planning objection has been submitted and requires no further action by the Clerk.
- The tree survey, grant application and School licence/maintenance matters remain outstanding.
- Outstanding matters, supporting correspondence and suggested next steps will be captured in the handover notes.

5. Recommendation

That the Council notes the Clerk's Report and the outstanding matters identified for handover.