

Minutes of the 789th Meeting of Barrington Parish Council held on Tuesday 9th September 2025 at 19:00hrs

Present: Councillors (Cllrs) – Jane Harker (Chair), Don Bourne, Peter Oakes, Christine Sheffield, John Sheffield, Neil McLean (6).

In attendance: Julie Ferguson (Parish Clerk) and SCllr Roundell-Greene.

PUBLIC COMMENTS (15 minutes). 16 members of the public were present. Points raised included:

- Planning Application [25/01815/FUL](#) – Concerns raised including delivery times, linking/dependency between the Barrington Boar and the Bakery, parking and road congestion.
- Planning Application [25/01809/S73](#) – Request for PC to address concerns of residents of Sharlands to include inadequate surface water run-off storage capacity & drainage increasing the threat to properties directly opposite. Also change of type of properties from largely semi-detached to detached, Barrington needs more affordable housing for young families, not higher value properties.
- Request for PC to consider measures to address speeding and the increase of traffic through the village, would like to see a holistic approach.

OUTSIDE REPORTS FROM REPRESENTATIVES

Somerset Councillors (SCllrs). Cllr Roundell-Greene had sent a report and further reported:

- SC transformation programme approved at SC Executive Meeting
- Instruction of Newton Consultancy to identify cost savings and improve efficiency across the Council
- Creation of SEND Units across Somerset in mainstream secondary schools to provide additional support for students who need it.
- [Fostering in Somerset](#) - still desperate need for Foster Carers, with more drop-in sessions planned.

19:16 – Meeting opened.

25/55 APOLOGIES FOR ABSENCE (LGA 1972 s85(1)). None.

25/56 DECLARATIONS OF INTERESTS. None.

25/57 MINUTES OF PREVIOUS MEETINGS

RESOLVED: To **APPROVE** the minutes of the parish council meeting on 08 July 25 (LGA1972 sch12, para41(1)).

25/58 To CO-OPT a member to the Parish Council.

RESOLVED: To Co-opt Teeuw Rolaff on to the Parish Council. The Declaration of Acceptance of Office was signed and Cllr Rolaff took a seat at the table.

25/59 MATTERS TO REPORT FROM A PREVIOUS MEETING

- The Allotment Agreements had been sent out to all holders

25/60 CLERKS REPORT AND CORRESPONDENCE

A number of regular items of correspondence had been circulated since the last meeting. Cllrs were reminded that if any items were of particular interest, to ask for them to be considered as a future agenda item.

25/61 PLANNING – Decisions REPORT.

- a. 25/01777/PAMB. Fairway Farm, Ruskway Lane, TA10 0BW. Change of use of one agricultural building to one dwellinghouse, with associated operational development. Approved. **NOTED.**

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25/62 PLANNING – Applications.

- a. [25/01809/S73](#). S73 application to vary conditions 01, 02, 04 and 05 and removal of conditions 03, 06 and 07 of approval 21/03411/REM for Application for approval of reserved matters for appearance, landscaping, layout and scale following outline approval of 20/00287/OUT (amended by 21/01977/S73) erection of 6 No. dwellings with associated gardens and parking. Land Os 4400 Part Main Street Barrington TA19 0JJ.

RESOLVED: To **NOT SUPPORT** the application with comments (**Appendix 1**).

- b. [25/01815/FUL](#). Renovation, minor rebuilding, repair and change of use of existing dwelling and outbuildings to provide four serviced hotel rooms, two x 1 bedroom holiday lets and a bakery with shop selling produce made and grown on the site (retrospective application). 2 Bakers Farm Main Street Barrington Ilminster Somerset TA19 0JB.

RESOLVED: To **SUPPORT** the application with comments (**Appendix 2**).

- c. [25/01979/LBC](#). 25/01978/HOU. Replacement of existing conservatory and re-paint West gable end of house. Glebe House, Main Street, Barrington, TA19 0JB.

RESOLVED: To **SUPPORT** the application.

25/63 FINANCE – To **NOTE** the receipts for July and August 25. None. **NOTED**.

25/64 FINANCE – Payments

RESOLVED: To **APPROVE** the payment schedule for August (Report) and Sept 25.

August 25 Payment Schedule **REPORT**.

INV	PAYEE	DETAIL	AMOUNT
1	K M DIKE NURSERIES	GROUND MAINTENANCE JULY 25	£ 266.76
2	DIAL A GRASS CUT	GRASS CUTTING JUNE-AUG	£ 75.00
3	STAFF	SALARIES, ALLOWANCES, REIMBURSEMENTS	£ 746.74
4	PIC	ANNUAL INSPECTION FEE	£ 165.00
TOTAL PAYMENTS			Aug-25 £ 1,253.50

September 25 Payment Schedule.

INV	PAYEE	DETAIL	AMOUNT
1	K M DIKE NURSERIES	GROUND MAINTENANCE AUG 25 (tbc)	£ 266.76
2	J HARKER	REIMBURSE OS SITE PLAN	£ 15.00
3	STAFF	SALARIES, ALLOWANCES, REIMBURSEMENTS	£ 703.54
TOTAL PAYMENTS			£ 985.30

25/65 VILLAGE MATTERS

- a. Lobbs Lane.
Cllr Harker had met with SC Rights of Way (Footpaths) Officer to discuss the work required to ensure the drainage channels are maintained. A plan was being put together (by SC) which would be costed and brought back to a future PC meeting to agree any funding required.

25/66 REPORTS – To receive any Parish Councillor reports.

25/67 ITEMS FOR THE NEXT AGENDA

- Strimmer selection
- Speeding and congestion in the village

25/68 DATE OF THE NEXT MEETING – 14 Oct 2025 (all agenda items to the clerk by 3 Oct 25).

21:15 – Meeting closed.

APPENDIX 1

The Barrington Parish Council met on Tuesday 9th September 2025 to discuss the proposal submitted by Mr Nick Hawkins.

Application no 25/01809/S73

We looked carefully at the proposal especially as many people within the village of Barrington had expressed concerns over the effect that the variation to the original plans would have on surface water drainage given the flooding that took place to the houses sitting on the land directly to the north of the proposed new development which for simplicity I will call "Sharlands", when on the 26th January according to Met Office records the village received 55.9ml of rain in a 24hr period. The whole village had various flooding issues caused by water flowing from the higher ground to the south of the village and several properties experienced water ingress to their property. The worst affected area being those houses known as "Sharlands" when water flowed across the agricultural land to the south (The land within which this development proposal is situated), bringing with it silt, sand and other soil born debris.

The main road drains could not cope with the flow because many of them, despite being cleared by Somerset Highways dept, three times per year, were blocked or had their flow severely reduced by silt washed from the land to the south in previous rainfall events. The land to the South being composed of a silty loam overlying clay. A soil type particularly prone to soil wash and erosion especially on the moderately sloping land which reflects the topography to the south. Witness the severe flooding to properties in our neighbouring village of Shepton Beauchamp which occurred following the same Jan 26th rainfall event.

Compared to the land surrounding Shepton Beauchamp the soil wash from the agricultural land to the south of Barrington has been reduced by measures taken by the local landowners who know the risks. Measures such as wide buffer strips, permanent pasture and field corners being out of production. However although reduced, the risk of soil and water run off remains and will only get worse if and when climate change predictions of more frequent and heavier rainfall events do occur.

With this in mind we looked at the proposed drainage plans (Plan 2500 revision PO3) drawn up in March 2021 by Sands Chartered Engineers for their client Kingsleigh Homes Ltd. We noted that provision had been made within the plan for an attenuation tank to receive the excess surface water produced by such a rainfall event as that mentioned in the earlier text (55.9ml in 24 hrs) We noted that the tank had a capacity to provide 91.2 m3 of storage at 95% voids.(91200litres). The tank is fitted with an outflow valve which at full capacity will allow emptying at 1litre/second. (86400 litres in 24 hrs).

To add reality to the situation we have looked at the two large drainage grids currently in operation at the base of our two most vulnerable run off points within the village. Those at Bonnings Lane and Copse Shute Lane. Despite being emptied and cleaned out by Somerset Highways dept three time per year, and following a dry summer, they are both currently at about 50% voids. If the proposed new attenuation tank runs at that same capacity it will only have space to hold 48,018 litres meaning that any excess rainfall will overflow across the High Street and most likely into "Sharlands".

We have calculated that a rainfall event of the same magnitude to that experienced on Jan 26th 2025, falling on the roofs of the six semi-detached houses (with a total roof area of 498M2) within the original 2021 plan would produce 27838 litres of water runoff, whilst the hard standing areas within the same plan (1022M2) would produce another 57129 litres. Giving a total runoff figure of 84,967 litres. This does not take into account any soil and water also running across new build from the lawns and vegetation within the plot nor that flowing onto the plot from the agricultural land to the south, but is probably the approximate figure used to determine the size for the attenuation tank.

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The new plan for four detached houses plus two semi-detached ones has a total roof area of 696 M2 which adds to the potential roof water runoff by 11068 litres, taking the clean water runoff figure to 96035 litres, well over the attenuation tanks 95%void capacity of 91200 litres, and even further over the outflow permitted by the outflow valve. Again these figures do not allow for the soil and water mix that is likely to flow from the surrounding agricultural land and the soft landscaping within the plot.

The map produced for Kingsleigh homes shows that they are acutely aware of the potential for run off because they have made provision to intercept it with the attenuation tank. However the tank is on private land and marked as " adoptable". There is no guarantee that it will become adopted and therefore become part of Somerset Highways responsibilities for maintenance and emptying. As we have already shown, if full capacity is not maintained then the potential for overflow will be exacerbated and if as currently seems to be the case, the drain is only maintained at 50% capacity the potential for damage to the houses at Sharlands could be quite high.

Whilst the Parish Council is grateful that some provision has been made to intercept any potential run off from the new development and whilst it also appreciates the need and indeed obligation to build and provide new housing, it is not convinced that in the increasing likelihood of extreme rainfall events occurring more frequently, that enough has been done to take account of the increase in roof area brought about by the variation to the original plan for 6 semi-detached houses to the new one for 4 detached and 2 semi-detached ones. We feel that an obligation to maintain the attenuation tank at full capacity needs to be part of the application whilst it is felt that further measures (such as another interception drain similar to those at Copse Shute lane and Bonnings Lane) which could be situated at the head of the Sharlands Crescent) need to be added to the plan in light of the variation to make it more acceptable to both the Parish Council and to the village as a whole.

The Parish Council therefore does not approve the application in its current form, although with more thought given to flood prevention the situation could change

APPENDIX 2

Planning application 25/01815/FUL 2 Bakers Farm, Barrington (retrospective)

Since receiving the retrospective planning application above, the Parish Council have carried out a review involving meetings with those neighbours directly affected who were in receipt of letters from Somerset Council, alongside a meeting and site visit with the applicants.

Following a Parish Council meeting which was well attended by Parishioners, the Parish Council concluded the following:

The Parish Council support the application on the basis that the business is beneficial to the village by way of provision of amenities, attracting visitors, and creating new employment opportunities for local people.

However, there are concerns regarding the following points which must be addressed before acceptance is granted.

1. Section 2.2 The business classification from a market garden/distribution to class E(g) iii requires note. Described as 'limited to a business use which can be carried out within a residential area'. The description in the document is incomplete. The full description of this class states **'any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.'** Mr Rolaff lives in the property adjoining 2 Bakers Farm, and both he and the properties owner, Mrs Elisabeth Rolaff have formally objected. Mr Rolaff came to the Parish Council when the Bakery came into use to highlight the noise disturbance emanating from the chiller cabinets, which is intrusive in both house and garden, and we have continued to monitor progress on any improvement. Ms Collins and Mr Clifford have undertaken the installation of an acoustic wrap around the fence and improved the view of the installation which abutts the garden wall at 1 Bakers Farm. However, although improved, the noise is still disturbing, by both the venting, constant switching and the frequent closing of the heavy cabinet doors. We uphold that this circumstance is a material planning consideration.
2. Section 4.4 The retrospective planning application states that 'the changes carried out on this site have been designed to avoid any possible adverse impact on the residential amenity of adjoining residents. This has included the installations of a fence panelled with an acoustic screen to ensure that there is **no noise** transmission from the externally mounted compressors serving the bakery freezer/chiller rooms and air conditioning.' As stated above, this is not accurate. The chiller cabinets are not housed within a brick built structure, but in an open wooden frame with a plastic corrugated roof, with a large gap between the two to assist with air circulation. The noise levels need assessment and reduction before planning can be granted. It is stated in this section that 'Consultations have taken place with the two adjoining neighbours during the development and they are both happy with the resulting situation.' Clearly this is not accurate given Mr Rolaff's position. Mr & Mrs Wray have stated that they were consulted on the design of the kitchen garden in detail, but very general terms on the Bakery and Shop, and no mention of a refrigeration unit.
3. 4.6 Access and parking , the submission states that 'based on the 2013 Somerset Parking Strategy the retail element of the premises would generate the need for 1 space, the bakery/kitchen areas, up to 1 space and 6 hotel spaces up to 1 space. It is not intended, however, that the four spaces provided at the rear of this development would be generally available for shop customers, but would be used mostly for employees and/or hotel guests. The prevailing context for car parking here is determined by the linking of this business with the existing Barrington Boar premises 'where there are at least 24 spaces available for customers and staff. There are always spaces available in this car park even at peak times. In addition there is an extensive length of unrestricted kerb side parking available in front of the premises and the Barrington Boar.'

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It is not clear that this parking can be relied on if Ms Collins and Mr Clifford's company, Valinor Inns no longer held the lease for the Barrington Boar, which is due for renewal in 2028. There is no clear indication how 2 Bakers Farm Ltd which is responsible for this development would mitigate the impact of increased parking if the car park of the Barrington Boar was not in their control.

1. 2.11 The current opening hours of the bakery are Wednesday to Saturday 8.30am to 2pm. The proposal is that it could extend on occasions from 8.30am to 10 pm on all days 'whilst protecting the amenities of neighbours' without giving detail as to what this would mean in effect. It is stated that this would be in line with the opening hours of the Barrington Boar, which is incorrect. The pub and restaurant's opening hours are Wednesday, Thursday, Friday 12.30pm to 2pm and 6.30pm to 9pm, Saturday 12.30pm – 2pm & 6.15pm to 9pm and Sunday from 12-3pm. Furthermore the same paragraph states that 'the Bakery would wish to have its potential working hours available for the period 6.00 a.m. to 10.00 p.m on all days of the week, though the maximum normal working hours for the shop would be 8.30 a.m. to 5.00 p.m.' This would give rise to concerns under material planning considerations over the effect on neighbouring properties. While recognising that the aim is to set the maximum period that the Bakery and Shop may wish to operate in future, this lack of clarity as to the potential impact on neighbours by way of noise and parking needs to be addressed before permission is granted. Both we view as material planning considerations.
2. 4.7 the submission states 'Currently the main demand for the pub parking is during the peak evening time Wednesdays to Saturdays and Sunday lunchtimes, when the shop will be closed. Currently the peak times for shop customers are on Thursday, Friday and Saturday mornings (and this pattern is expected to continue) so it is considered that there will be very little additional pressure on existing parking available as a result of this development and the provision of 4 additional spaces will ensure that there are no adverse parking impacts arising.' This is in direct conflict with section 2.11 'In future, to maximise the prospects of financial viability, whilst protecting the amenities of neighbours it proposed that opening hours could extend (on occasions) from 8.30 a.m. to 10.00 p.m. on all days of the week. The Bakery would wish to have its potential working hours available for the period 6.00 a.m. to 10.00 p.m. on all days of the week, though maximum normal hours for the shop would be 8.30 a.m. to 5.00 p.m.' It cannot be both, so clarification is needed. (see item 2 above) While recognising that the aim is to set the maximum period that the Bakery and Shop may wish to operate in future, this lack of clarity as to the potential impact on neighbours and parking needs to be addressed before permission is granted. Both we view as material planning considerations.
3. Although the submission states that there is an abundance of on-street parking, many parishioners have voiced their concerns regarding customer parking for the Bakery, and the potential number of cars for the two holiday lets and four hotel rooms. From previous experience of a wholesale vegetable business running from these premises previously, which operated we believe for three or four days per week, there is real concern that although the number of parking spaces may meet the requirement of the 2013 Somerset Parking strategy, it is insufficient to take at least the pressure off the Main Street by way of guest and customer parking

Comments on Adam Garland, Principal Planning Liaison Officer's Response to Development Management Consultation Request. Ref PLNS/2025/033025

1. It is stated that 'the bakery has been in existence since 2020 during the COVID lockdown period. In this regard, the site has, irrespective of its status within Planning, been generating traffic associated with these uses for the last five years.' This is a misleading statement which is not derived from the planning application, but we believe is an impression given by a comment on the Bakery website which describes the applicants' aspirations we began during the lockdown period. During lockdown, The Barrington Boar devised a takeaway service of a fixed menu for collection on Saturdays. This was ordered in advance, and the kitchen in the Boar also baked sourdough loaves and brownies for purchase, and offered locally made pickles and jams. This was not a bakery, and the supply of bread to the public ceased at the end

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of the provision of the takeaway service. The traffic that may have come to the Boar was certainly less than normal service. This information is not in the submission, and we would challenge strongly Highway's view that there is five years experience of increased traffic to the Bakery which was not in existence until this year.

2. We note the comments regarding the requirements for improved parking, access infrastructure, cycles, charging point, turning vehicles, large vehicle access, drainage etc are required before the development is occupied or utilised. We are not clear how this applies to retrospective planning as all areas are now in operation.