

MINUTES OF PILTON PARISH COUNCIL

FULL COUNCIL MEETING held at Pilton Village Hall Wednesday 19th August 2026

Present: Cllrs: C Connock, R Noble, K Sumner, T Moulder, R Woodhouse(Chairman), A Wynn

In Attendance: 15 members of the public present and Mrs H Richardson (Clerk) and Cllr C Sully (Somerset)

PUBLIC QUESTION TIME: A member of public wanted to inform councillors about the Pilton Show on the 1st Weekend of September, details are on facebook.

The Agent for 2026/1517/PAA presented the application and was available to answer questions. The agent stated that the motivation for the application was to establish the site as a residential site and then submit an application to demolish the existing building and build a smaller number of larger properties.

The Applicant for 2026/1497/FUL presented the application and was available to answer questions.

54. **APOLOGIES FOR ABSENCE AND TO CONSIDER THE REASONS GIVEN:** O Powell, L Roberts.

55. **DECLARATIONS OF INTEREST:** Cllr Moulder (2026/1550/TCA), Nick Hall (65)

56. **DISPENSATIONS:** Nick Hall (Trainlink)

57. MINUTES OF PREVIOUS MEETING

RESOLVED: To confirm and sign the minutes of the Pilton Parish Council meeting of 22nd July 2026.

Proposed: Cllr Woodhouse, 2nd Cllr Sumner. Approved

58. EXTERNAL REPORTS

- a. Somerset Council -Written report circulated. Cllr Sully will also circulate information about Shepton Mallet Transport problems, in relation to buses. The Chairman asked the Somerset Councillor to feedback the Parish Councils concerns about changes to the planning system reducing the influence available to Parish Councils. Cllr Sully also confirmed that the Bus Franchising Study would be circulated soon

59. **CHAIRMAN'S ANNOUNCEMENTS** - The Chairman reported that he and the Vice Chair would be attending training through SALC and that anyone interested in further training should book in through the Clerk.

60. PLANNING & LICENCING

- a. To consider the Planning Applications below and any that arise before the meeting.

2026/1550/TCA: Grain Cottage, Pylle Road, Pilton [T1-Yew, fell. T2- Spruce, fell.](#) Notification Only

2026/1517/PAA: Tanyard Farm, Tanyard Lane, Pilton. [Prior Approval for a proposed change of use of agricultural building to 8no. dwellinghouses \(Class C3\).](#) Notification Only, but the parish Council resolved to submit a comment.

Cllr Hall asks whether it was a requirement in class Q applications to demonstrate whether the buildings are no longer needed for agricultural purposes - the agent replied that this was not a requirement.

Cllr Noble raised concerns about overdevelopment of the Hamlet, flooding and access and concern about the loss of agricultural facilities.

Cllr Cannock agreed that an additional 8 dwellings in a Hamlet of 6 would dominate the hamlet.

RESOLVED: to OBJECT to the proposals due to concerns about the impact of 8 residential dwellings on traffic volumes on Tanyard Lane. The area is prone to flooding with several floods on Tanyard Lane in recent years. There are currently 6 homes in the hamlet and to add another 8 would be over development.

Proposed: Cllr Woodhouse, 2nd Cllr Hall. Approved

2026/1515/TCA: Little Malta, Bread Street, Pilton. [T1 Beech - Reduce overall crown by approximately 1.5 meters, reduce lateral growth overhanging neighbour's garden back to boundary line.](#) Notification Only

2026/1482/HSE: 4 Cedar Woods, Top Street, Pilton [Addition of a two storey extension to the east of the existing property with associated landscaping.](#)

Cllr Sumner thought the design would be an improvement and noted that the additional story was going down not up so lessening the impact on the streetview.

Cllr Noble was concerned that it was not inkeeping with surrounding properties.

Cllr Connock noted that this was a local family and the proposals were meeting the needs of their situation and would enable them to stay in the village.

Cllr Hall was concerned that the village would be losing a one bedroom property and replaced with another 4 bed property with no room for additional parking on a street that has problems with cars parking on the road. There was also no mention of the biodiversity Net Gain.

RESOLVED: to SUPPORT the application but given the congested nature of Top Street the Parish Council would ask the applicant to consider the provision of adequate off-street parking. It was noted that this was not a condition. It was also noted that there were a number of environmental surveys but the Parish Council hoped that a positive biodiversity net gain would be included.

Proposed: Cllr Woodhouse, 2nd Moulder. Approved

2026/1497/FUL: Land At 359955 141229, Neat Lane, Pilton [Single Storey Whole life, accessible but adaptable dwelling.](#)

Cllr Moulder noted that there had been no objections submitted by residents.

Cllr Woodhouse queried why the application had not been submitted as a self build application, and the applicant clarified that they did not meet the criteria as they were not on the Self build register, but it would effectively be a self build.

Cllr Woodhouse noted the proximity to the cemetery and the applicant assured councillors that noise from his business would not impact visitors to the cemetery.

Cllr Hall was concerned about the access onto Neat Lane as the lane is used as a cut-through and cars travel too fast so it could be dangerous - The applicant confirmed that visibility splays more than met requirements.

RESOLVED: to SUPPORT the application as the proposed dwelling is not visible from the road and it will enable a long standing family in the village to remain in the village in a home that meets their needs.

Proposed: Cllr Wynn, 2nd Sumner. Approved

It was noted that the Parish Council plan to speak to Somerset about extending the 20mph zone along Neat Lane, outside this property.

2026/1434/TCA: Manor House, Shop Lane, Pilton [G1 - Lime - Re-pollard. Current approx height of 22m. Reduce regrowth back to established pollard points, leaving a retained height approx 4m. G2 - Willow - Re-pollard. Current approx height of 7m. Reduce regrowth back to established pollard points, leaving a retained height of approx 4m.](#) Notification Only.

61. TO RECEIVE REPORTS FROM WORKING GROUPS AND RESOLVE ANY ACTIONS ARISING

- a Biodiversity Triad - Nothing to report
- b Burial Ground Triad - still collecting quotes for the creation around the water pipe and looking for a third quote - working group to meet contractor on site.
Three dead trees have been removed and arranging memorial seat. It will be sited on slabs so that it can be moved if work needs to be done on the nearby tree.
The new bin contract is about to start and will be collected on demand.
- c ASBO's/Footpath Working Group - Not much is growing due to the weather and on a last outing one of the volunteers suffered from heat stroke. Path 16/52 has been cleared, and they have arranged for Somerset ROW have arranged to replace the stile. Fingerpost at East Compton has been cleared and the sign needs to be realigned.
- d Highways & Flooding Working Group - A site meeting has been arranged on the 21st September (chair to attend) to progress the Neat Lane Footpath.
The speed limit request at Westholme has not been accepted by Somerset Highways, but they are willing to install signs. Sites to be agreed.
The Chair asked the Somerset Councillor to clarify how to apply for grants from Somerset. It needs to be led by the Parish Council and the Chair suggested a meeting with interested parties to co-ordinate an application. Claire Sully suggested inviting Somerset officers. The Chair said he would do some research on what is available.
Cllr Noble suggested that the Parish Council cut back overgrown brambles on Back Lane, but it was agreed that this is the remit of Somerset Highways.
Cllr Nobel reported that the Chestnut Tree on the triangle at the junction of Lamberts Hill & Neat Lane was obscuring drivers visibility. It was agreed that this should be reported to Somerset Highways

- e Health & Wellness Triad. It was reported that the Health information morning would take place on Saturday 12th September 9am to 1pm in the Village Hall across 2 rooms. Residents would be able to book a slot to meet with Somerset Council Clinician to undertake a confidential basic health test if they meet the conditions. Other originsations would have gateway information available including Somerset Sight, MIND, Acute community eye Service. This is available to everyone from young people to farmers who may find it difficult to access medical checks due to working commitments.
- f Shepton Housing Working Group - Cllr Hall has contacted the head of planning at Shepton Town Council
- g LCN - AGM on 6th July. Martyn Lovell re-elected as Chair. There is some uncertainty about the future direction of the LCN but it was decided to progress the projects that were underway including highways, community cars and health & Wellbeing and youth engagement. Some parishes asked for a focus on Planning policy and Cllr Hall asked for them to consider the provision of Buses. Safer Roads, heavy goods vehicles meeting on the 29th July with the focus on Beacon Hill Junction. It was reported that a 40mph will be introduced at the junction. Quarry owners and Somerset council are lobbying to get a share of the the Heavy Vehicle Levy which now goes to central government. Somerset used to receive 10%. Meeting on 13th October with the Quarry owners. On Vegetation, the LCN highways working group advised Cllr Hall to tell landowners that their insurance policy could be at risk if they do not cut back their hedges.

62. REMEMBRANCE DAY

Road Closure application has been submitted. Wells Brass band are unable to provide a bugler, Shepton Big Band have not replied, Cllr Hall will try Sea Cadets and will put something on facebook. The Air Cadets will be contacted.

63. VEGETATION

The list of overgrown vegetation needs to be updated. The letter would be amended to include the comment on the insurance. It was noted that this is not in the remit of the Parish Council as it is the responsibility of Somerset Highways but the Parish Council will continue to ask residents to comply. Cllr Noble was asked to contact one of the offending landowners

64. LITTER PICK.

It was agreed that the litter pick would take place on the 17th October and volunteers should meet in the Village Hall Car Park at 9am.

65. TRAINLINK

The trial bus service 567 has started from Glastonbury-Street-Butleigh-Castle Cary. The Trust still believes that a route should go through Pilton, Shepton, but have paused the campaign and returned the money/ pledges to Pilton Parish Council, Glastonbury Town Council and Glastonbury Festival. Further discussions will take place with Shepton Town Council regarding a new potential route Cllr Hall will attend as a trustee of Trainlink.

Cllr Hall will complete the Somerset Connectivity and integrated transport Strategy Consultation on behalf of the Parish Council looking at the transport corridor between Shepton Mallet & Glastonbury.

66. PARISH PREPAREDNESS SURVEY

The draft response was circulated and approved for submission. The Chairman will submit the response. It was noted that the Parish council holds a supporting role in emergency planning and has no legal requirement to have a plan in place. The survey is providing information to Somerset Council regarding what resources are in place,

67. FINANCE

- a RESOLVED: To note payments & receipts listed.
Proposed: Cllr Woodhouse, 2nd Cllr Sumner. Approved

68. CLERKS REPORT- The report was circulated

69. MATTERS OF REPORT

Notices for Roundabout: Date of the Litter pick.

70. NEXT MEETINGS: Parish Council Meeting 16th September 2026 at 7pm.

The meeting closed at 9.10pm