

MINUTES OF LYMPSHAM PARISH COUNCIL MEETING 08/09/2025

Councillors Present: Chairman Mr. R. Leveridge, Ms. H. Allsopp, Mr T. Collings, Mr. G. Tuttiett and Mrs. H. White.

Also Present: Two residents and Mrs. S. Ferguson, Clerk.

The meeting opened at 7.00 p.m.

LPC62/25

Cllr. Gooding, Cllr. Hinton and Unitary Cllrs B. Filmer and T. Grimes sent apologies which were accepted.

LPC63/25

It was resolved to approve the Minutes of 14th July 2025 - Unanimous.

LPC64/25

Public Speaking – The Chairman closed the meeting at 7.02pm to allow the residents to speak about the difficulties they were experiencing with drainage from their 1930's build house. The houses, (6 in all), had the original tanks, and with modern usages, needed a water treatment plants installed to alleviate flooding and backing up of effluent into their garden and house, however, the landowner (behind the properties), would not give permission for a soak away. Councillors' offered their support and advised the Residents to send information to the Clerk who would seek support on their behalf from the M.P. The meeting opened at 7.12 pm, and the residents left the building.

LPC65/25

Planning Applications:

31/25/00014 Chestnut Cottage, Purving Row Lane, Lympsham. BS24 0ED. Retrospective Change of use of summer house to self-contained holiday unit (B and B). It was resolved to Object- Unanimous.

'Lympsham Parish Council wishes to strongly object to the above retrospective planning application. This objection is based on several significant and material planning grounds, notably the deliberate and continuous breach of a specific planning condition, serious concerns regarding flood risk and drainage, unsuitable highways access, and the adverse impact on the local area.

1. Deliberate Breach of Prior Planning Condition (31/21/00009)

Planning permission for the summerhouse, referenced 31/21/00009, was granted with the explicit and restrictive Condition 3, which stated: "The building hereby approved shall only be used for activities ancillary to the existing dwelling on site (currently known as Chestnut Cottage), and no part shall be used, let or otherwise disposed of as a separate unit of accommodation".

- Commercial Operation: The operation of a bed and breakfast is unequivocally a commercial venture and constitutes a separate unit of accommodation, in direct and deliberate contravention of the planning permission granted.
- Unlawful Development: For over two years, the applicant has operated this commercial business despite a recent refusal for a Certificate of Lawfulness for the B&B use earlier this year. This pattern of non-compliance demonstrates a clear disregard for the planning system and should not be rewarded with retrospective approval.

2. Significant Flood Risk and Unauthorised Drainage

The site is located within Flood Zone 3, a high-risk flood area. Any intensification of development in such an area must be stringently justified. A change of use to commercial accomm

modation introduces new, highly vulnerable uses without the necessary flood risk assessment or mitigation measures. The introduction of an en-suite bathroom and small kitchen area raises significant concerns:

- Surface Water Management: The increase in foul and surface water discharge resulting from the en-suite and kitchen requires a compliant drainage system. The application provides no evidence that a compliant system is in place, especially one that can manage the extra load during high-water events in a Flood Zone 3 area.

- **Increased Flood Risk:** Without a proper Sustainable Drainage System (SuDS) and a full Flood Risk Assessment, the development poses a potential risk to neighbouring properties by exacerbating surface water run-off. This risk was not a factor when permission was granted for a purely ancillary summerhouse.
- **Building Regulations:** The installation of new drainage for a bathroom and kitchen requires Building Regulations approval. It is highly likely that this approval was never sought or granted, making the installation of these facilities unlawful.

3. Unsuitable and Dangerous Highways Access

The only vehicular access to the site is via a restricted byway from the A370, a route fundamentally inappropriate for commercial traffic.

- **Restricted Byway Status:** This route is for non-motorised traffic. The regular movement of commercial and guest vehicles associated with a B&B is a contravention of its legal status.
- **Highway Safety Hazard:** Increased vehicle movements from the A370 and along the narrow byway pose a significant and demonstrable risk to other byway users, including pedestrians, cyclists, and horse riders.

4. Setting an Unacceptable Precedent

Granting this retrospective application would set a damaging precedent for the local area. It would signal that restrictive planning conditions can be ignored and that unlawful development can be subsequently legitimised, undermining the integrity of the planning system.

Therefore, the Parish Council respectfully requests that the Planning Authority refuse this retrospective application. The proposed B&B is in direct breach of a specific planning condition, introduces significant and unmitigated flood risk in a sensitive area, relies on unsafe and illegal access, and sets an unacceptable precedent for unlawful development.

We trust the Planning Committee will give due weight to these material considerations and uphold the principles of sound planning by refusing this application.'

LPC66/25

Most correspondence had been sent by email. The following was mentioned;

- A resident sought permission to place a hardwood bench in the play area in memory of his Late wife. No objections, ratify on next Agenda.
- Chairman Leveridge had attended an online meeting with other Chairs and the M.P. There was concern that the Environment Agency was no longer maintaining rivers and waterways, due to funding cuts.
- There had been an enquiry about banning dogs from the Sports Field, this was not under Parish Council control, Public Spaces Orders are issued by Somerset Council.
- There had been an enquiry about CIL money use from the Sports club. The Clerk had issued a grant application form.

LP67/25

Solar panels for SIDs on A370-It was resolved to purchase one panel for the Burnham-on Sea bound side of the A370, close to the Garage. The Clerk would apply for an amendment to Traffic at Somerset Council. The other direction to Weston – Super – Mare had a new post in place, but it was thought that bushes and trees would adversely affect the solar capacity. It was resolved to pay £6.50 a week to the management Company for a battery change, for the weeks the SID was in position there.

LPC68/25

New Amateur Dramatics Group -It was resolved to support in principle. The Clerk would establish if there were any funds left from the dissolved LADs (Lympsham Amateur Dramatics Society).

LPC69/25

New Website: It was resolved to accept the Quote from Parish Council Websites for a new build which will meet all guidelines in Assertion 10 of the 2026-27 AGAR.

LPC70/25

It was resolved to endorse a Letter of Support for changes to layout of changing rooms and toilets at Pavilion. A request for marking out disabled Parking spaces was deferred to the Manor Hall Meeting next month.

LPC 71/25

There had been correspondence with the solicitor regarding the leases, and a couple of small amendments had been agreed.

LPC72/25

The Clerk presented an update on expenditure so far this year and a first draft Budget for 2026-2027.

LPC73/25

It was resolved to accept a generous donation for future play area refurbishment.

LPC74/25

The Conclusion of Audit 2024-2025 had been received from PKF and was noted. There were no items to note.

LPC75/25

It was noted that the Annual Pay Award had been settled and backdated to 1st April 2025.

LPC76/25

FINANCIAL REPORT AND EXPENDITURE SINCE LAST MEETING:

It was resolved to approve the August and September payments shown below:

All items paid from CIL Money are marked with *

August:

- Nichols Facilities Ltd (SID Management) = £114.00*
- Whitehouse Kennels (Dog bin servicing) = £168.00
- Clerk Salary = £965.68
- Clerk quarterly Home Expenses £100.00
- Tax/N. I. = £136.38
- PGC Contracting = £532.80
- Unity Bank Charges = £6.00
- Somerset Council (Play area Bin) = £101.40
- PKF (External Review) = £252.00
- SPFA (Play area Inspection) = £95.00
- Old Photos Group (Room Hire) =£20.00
- Office Misc. = £14.98

September:

- Nichols Facilities Ltd (SID Management) = £114.00*
- Whitehouse Kennels (Dog bin servicing) = £134.40
- Clerk Salary and back pay = £1,107.86
- Tax/N. I. = £216.86
- PATA Payroll Services = £52.35
- Amazon Litter-picking equipment= £12.49
- PGC Contracting = £940.80 (Includes extra work for tree uplifts etc.)
- Unity Bank Charges = £6.00
- Lympsham News Quiz Prizes= £15.00
- Misc. Expenses= £32.49
- Chairman's Allowance = £32.78
- Hewish Printers (Lympsham News) =£553.00

The balances of accounts after September payments are as follows:

Current Account = £1,890.50

Deposit Account= £ 76,122.82 **Breakdown:** Lympsham in Bloom Funds £391.95, Gardening Club Funds £467.20, CIL £6,834.22, Chatty Hour £1,598.58, Old photos Group £530.00, Play Area Refurbishment Fund £25,100, General Reserves £20,000.00 and remaining precept 2025 £21,200.87

VAT (to reclaim) = £1,052.10

LPC77/25

Clerk Report

On 2nd August the Clerk was joined by residents and staff of the Pavilion Bar and Kitchen for a community Litter pick. Their combined efforts resulted in the collection of 9 Black bags of rubbish. A further event, with a scavenger hunt for children, sponsored by the Pavilion Bar and Kitchen, will take place on Saturday 11th September at 11 am.

There have been reports of dogs being walked off lead on the Village green/ sports field. Residents and visitors have been reminded this is not acceptable and could result in a fine being issued to the owner, as the field is covered by a Public spaces order from Somerset Council.

The Harvest Home Committee has ordered a bench for the outfield to replace one that was removed earlier in the year, and a resident has kindly ordered a matching one in memory of her Late husband to replace a second one that is in a bad state of repair.

The Autumn edition of the Lymphsham News has been published. Invoices have gone out to all advertisers and so far, £1,175.00 has been received in revenue. More advertisers are sought, as a few have withdrawn, every penny taken in advertising goes towards the production of this valuable community publication.

Our M.P., Tessa Munt is holding a surgery in the village on Tuesday 30th September from 09.30 -10.30 am at the Pavilion Bar and Kitchen. Everyone is welcome, on a first come, first served basis.

The railway bridge in the Batch area, remains closed for repair work until 26th September, the diversion has been in place throughout the peak tourist season. Road safety has continued to be a concern during August and the Clerk has urged all who have been in contact to report all incidents online to the Police.

The Bleed Cabinet and kit has now been installed thanks to Cllr. Collings. The code is available from staff at the shop and Pavilion in the event of it being needed.

GENERAL REPORTS

- Somerset Council Report: Cllr Filmer sent briefing notes as he was unable to attend the meeting.
- LCN: No report.
- Highways Group: No report
- N.W: No report.
- Lymphsham Academy and Pre-school: School term commenced on Thursday 4th September after the Summer holidays. The head teacher sent a report for Members.
- Shop/Post Office: The shop said goodbye to Mikhael who left after nearly 11 years as Manager and Sub- Postmistress. Amanda Parrett has now taken over the position.
- Sports Club/Pavilion Bar and Kitchen: A meeting was held, but there was no representative available to attend.
- Manor Hall: The electricians have installed the solar light on the outside of the Hall to overlook the path to the carpark.
- Highways: The Clerk had reported several repairs needed to Highways. Some were still outstanding.
- Play Area and Defibrillator: Visual Checks carried out by Clerk weekly. The Annual Safety Inspection was received and a follow up on all points raised was carried out by Cllr. Gooding and the Clerk. The trees overhanging equipment were cut back by Contractor as advised. Defibrillator status reported to the Circuit.
- Grounds Maintenance and General Maintenance Issues: The Clerk asked the Contractor to cut back branches overhanging play equipment.
- Drainage Issues: A water leak in Church Road has been repaired.
- Footpaths: Nothing to report this month.
- Village Events: A well-attended Steak Night was held at the Pavilion Bar and Kitchen on 29th August. A Community Litter pick and Scavenger Hunt for Children will take place on Saturday 13th September at 11 am.
- St. Christopher's Church Re-ordering: Cllr Leveridge updated on developments with funding, and mentioned a grant might be sought for an interactive history board. The second toilet was no longer a priority due to costs needing to be pared down.

LPC 78/25

Items to take forward to next meeting on Monday, 20th October 2025:

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- To formally accept a kind offer of a bench for the play area in memory of a much missed resident.
- Further monitoring of Expenditure and 2026-2027 Budget.

The meeting ended at 8.32 p.m.

These Minutes were signed as a true copy on Monday 20th October 2025