

LANGFORD BUDVILLE PARISH COUNCIL

Minutes of the Meeting of Langford Budville Parish Council held on Monday 12th January 2026 at 6.30pm at the Jubilee Hall

Present: - Derek Sowden (Chair), Fiona Barber, Theresa Jacoby, Graham Warner, Michelle Draisey, attendees as below and eight members of public

In Attendance: - Cllr Gwil Wren, Ms Chadwick as Clerk.

Public Forum

Councillors were informed that there had been fly tipping at Bindon Lane/ Mousey Lane, also around Poleshill. This has been reported to Somerset Council.

Cllr Wren gave an update on Somerset Council budget. There is no update on the Bindon Lane flooding works

1. Apologies

None

2. Declarations of interest

Theresa Jacoby declared an interest in item 7 and will take no part in the discussion.

3. Minutes

Councillors approved the minutes of the meeting held on 24th November 2025 as circulated.

4. Group Reports

4.1 Conservation Group, Jubilee Wood and Wildflower area

Conservation volunteers have cleared fly tipped rubbish at Poleshill for which councillors gave their thanks.

4.2 Footpaths

Conservation group continue to work on clearing footpaths and vegetation as weather permits, including the permissive footpath into the Jubilee Wood. The village hall has given permission for the installation of swift boxes

4.3 Community Events

No update

4.4 LCN

No update

12th January 2026

Signed: Dated.....

5. Projects

5.1 Triangle including Ash Trees and Playground Equipment– Playground inspection is due shortly. Quotes have been sought for further tree work, but not yet received.

5.2 Community Resilience Project – report in draft to be circulated.

5.3 Noticeboards – completed and an excellent piece of work. Potential sites were discussed and Councillors will visit proposed locations

5.4 Speeding – no update

5.5 Runnington drains – Clerk to speak to Milverton Clerk about contracting for drain clearance as Milverton PC are considering this option.

6. Wessex Water

Councillors discussed reported issues at Wessex Water treatment plan over Christmas/New Year. Clerk to write to Wessex Water.

7. Planning

Councillors discussed the following applications:

7.1 Case Ref: 21/25/0013

Proposal: Replacement of ruinous under-gardeners accommodation/bothy to support the restoration and working of walled garden and restoration of glasshouse at Walled Garden, Lower Wellisford, Langford Budville

7.2 Case Ref: 21/25/0014/LB

Proposal: Listed Building Consent for Replacement of ruinous under-gardener's accommodation/bothy to support the restoration and working of walled garden and restoration of glasshouse at Walled Garden, Lower Wellisford, Langford Budville

Councillors do not support the application due to the following material planning considerations:

1. It was noted that previous applications for developing this site which, like this one, focused on the restoration of historic garden structures and the long-term stewardship of the walled garden, had been refused.
2. It was felt the size of the proposed three-bedroom dwelling in the curtilage of the grade II listed manor house would have an adverse impact on the setting and features of the adjacent listed buildings.
3. It was felt that the proposal would exacerbate current flooding issues as overflow from the proposed sewage treatment plant would flow into the immediate area, which floods several times a year.
4. There does not seem to be an environmental impact assessment, only an agreement to obey environmental laws.
5. The proposed access is on to a very narrow lane and does not give adequate visibility splay for safety.

7. Finance

12th January 2026

Signed: Dated.....

7.1 Bank Reconciliation

The Council approved the bank reconciliation.

7.2 Schedule of Payments

The Council approved the Schedule of Payments, as below:

Summary of Payments Due				
To pay:				
Clerks wages	C	21 Nov to 8 Jan 7 weeks	486.50	£13.90 x 5 hrs pw x 7 weeks
Clerks expenses	C	mileage	15.75	502.25 35 miles x 1 trip
Chris Montag	C	noticeboard		985.14 approved by email
			<u>1487.39</u>	

9. Budget and 5 Year Projection

Councillors reviewed the updated draft. It was agreed by majority vote to increase the precept by 5%. Clerk was authorised to send the precept request.

10. Agenda Items for next meeting

It was agreed to further discuss drains, noticeboard location and ash tree works at the next meeting

The meeting closed at 8.15pm

To be signed by the Chair at the next meeting (Monday 9th March 2026)
The minutes reflect an accurate record of events subject to any amendments listed below.

Signed:

Print Name:

Date:

Amendments:

Produced by:

Helen Chadwick, Clerk

langfordbudvillepc@gmail.com

12th January 2026

Signed: Dated.....