



Yeovil Without Parish Council

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Somerset.
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Parish Council Meeting

Wednesday 15 October 2025

Commencing on the conclusion of the *presentation of the draft proposals for the first phase of the Land at Mudford Road by the developer* **starting at 6.30pm**, lasting approximately 30 minutes.

Venue

Yeovil Sports & Social Club, Johnson Park, Coronation Ave, Yeovil, BA21 3DY
(in the large function room, the entrance is to the left of the main building).

For further information on the items to be discussed, please contact
clerk@yeovilwithoutparishcouncil.gov.uk

Barbara Appleby - YWPC Clerk
10 October 25

The information is also available on our website: www.yeovilwithoutparishcouncil.gov.uk

To all members of Yeovil Without Parish Council are summoned to attend:

SUMMERLANDS (3)

Cllr Kevin Brown
Cllr Iris Coton
Cllr Colin Rose – Vice Chair

BRIMSMORE (2)

Cllr Howard Ashton
Cllr David Knight

COMBE (3)

Cllr Mike Lock
Cllr John Snell
Cllr Kate Stevenson

LYDE WARD (7)

Cllr Vyvyenne Burt
Cllr Rani Panesar
Cllr Simon Hodder
Cllr Sarah Nutland
Cllr John Orchard
Cllr Mary Snell
Cllr Rob Stickland –
Chair

Equality Act 2010

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status, and any disability), Gender Equality, Crime & Disorder, Biodiversity, Health & Safety and Human Rights.

Recording of Council Meetings

The Local Audit and Accountability Act 2014 allows both the public and press to take photographs, film and audio record the proceedings and report on all public meetings (including on social media).

Any member of the public wishing to record or film proceedings must let the Chairman of the meeting know prior to, or at the start of, the meeting and the recording must be overt (i.e., clearly visible to anyone at the meeting), but non-disruptive. This permission does not extend to private meetings or parts of meetings which are not open to the public.

Members of the public exercising their right to speak during the time allocated for Public Comment who do not wish to be recorded or filmed, need to inform the Chairman who will instruct those taking a recording or filming to cease doing so while they speak.

Public Comment

This section (at the Chairman's discretion may last up to 15 minutes) is not part of the formal meeting of the Council and minutes will not be produced. Public Bodies (admissions to meetings) Act 1960 s 1 extended by the LG Act 1972 s 100.

Yeovil Without Parish Council will be discussing all the items listed overleaf:

The agenda specifies the business that it is proposed to transact (Local Government Act 1972 Sch.12 para 10 (2)(b)) and the Council cannot lawfully decide any matter which is not specified in the agenda (Longfield Parish Council v Wright (1918) 88 LJ Ch 119)

Land at Mudford first phase of development presentation 6.30pm – 7pm

PUBLIC COMMENT (15 minutes)

OUTSIDE REPORTS FROM REPRESENTATIVES

- Police/PCSO
- Somerset Councillors – apologies received & report/updates.
- Outside Bodies

AGENDA

1. APOLOGIES FOR ABSENCE

- 1.1 To receive apologies for absence

2. DECLARATIONS OF INTEREST

Members are asked to declare any interests, including Disclosable Pecuniary Interests (DPI) and any personal interests (and whether or not such personal interests are also "prejudicial") that they may have in agenda items that accord with the Yeovil Without Parish Council's Code of Conduct, and to consider any requests from members for Dispensations that accord with Localism Act 2011 S33 (NB this does not preclude any later declarations).

- 2.1 To receive declarations of interest from councillors on items on the agenda

3. MINUTES OF PREVIOUS MEETING

- 3.1 To **AGREE** and sign the minutes of the parish council meeting held on 17 Sept 25.

4. CHAIR'S REPORT

- 4.1 To receive and note a report from the Chair

5. PARISH CLERK'S REPORT

- 5.1 To receive an update from the Clerk with items to note:
Defib use Marsh Lane phone kiosk

6. PLANNING

6.1 Planning Applications received for consideration:

Application No./Proposal	Location	Ward
25/02324/HOU - Single Storey Side Extension	188 Mudford Rd, BA21 4NJ	Combe

- 6.2 To **NOTE** planning applications considered under SO 15b xvi prior to this meeting to comply with planning officer deadlines:

6.3 Planning applications received after the publication of the agenda:

- 6.4 Planning decisions and observations to **NOTE**: **NONE** (between 12 Sept – 10 Oct 25)

6.5 Planning Correspondence: To **NOTE** the following:

- i. **25/02264/COL** – Application for a Lawful Development Certificate relating to the commencement of works granted by planning permission 15/00763/FUL - Land Off Stone Lane

ii. An enquiry was sent to the Planning Obligations team on October 3rd regarding the status of potential CIL (Community Infrastructure Levy) payments, following a previous email from February 22nd. That earlier message highlighted unresolved CIL payments due to the phosphate issue. The latest enquiry seeks confirmation on whether any CIL payments are now due. Notably, most new builds in the Yeovil Without area have been subject to Section 106, rather than CIL payments.

ONGOING MATTERS/REVIEWS/GOVERNANCE

7.

7.1

CONCLUSION OF AUDIT 24/25

Members to **NOTE** the conclusion of audit has been published on 24 September 25 and that the external auditor states “no matters have come to our attention giving cause for concern the relevant legislation and regulatory requirements have not been met”.

7.2

DISABLED BAY – Boundary Close

Members to **NOTE** and **consider** the response from Somerset Council's Traffic Management Team regarding the proposed installation of a disabled bay outside 19 Boundary Close and the partial removal of double yellow lines.

Although Yeovil Without Parish Council and Somerset Councillor Wes Read previously supported the application, it does **not meet Somerset Council's eligibility criteria** for the following reasons:

- No identified or reported parking issues in the area.
- The applicant has access to off-street parking (driveway and double garage).
- The proposed location is within 10 metres of a junction, raising highway safety concerns.
- Existing "no waiting" restrictions were introduced in 2020 at YWPC's request for safety reasons.

Somerset Council has advised that while the application falls outside of policy, it could proceed **if YWPC maintains its support**, but would require the removal or amendment of the existing Traffic Regulation Order (TRO), either:

- **At no cost** through the next South Area Parking Amendment Order (expected mid-2026), or
- **Expedited** as a standalone TRO at a cost of **£1,000–£1,500**.

However, under the Traffic Regulation Act 1984 (Sections 57–60) refers to parish council provision of parking bays and not the cost of a Traffic Regulation Order, YWPC does not have the legal power to fund the cost of a TRO. Section 137 of the Local Government Act 1972 cannot be applied in this case, as it prohibits using public funds to benefit an individual.

Members are asked to consider:

- Whether to maintain support and await inclusion in the next area-wide amendment order, or
- Withdraw support in light of the policy conflict and the Parish Council's lack of power to fund the TRO.

7.3 YEOVIL MARSH PHONE KIOSK BOOKCASE

Deferred matter from September agenda, approved expenditure £600, quotes received in excess of 35% above approved funds. To consider any further quotes or to purchase a larger bookcase instead of a bespoke bookcase.

[Shelving Systems | Shelves, Bookshelves and Bookcase system](#) - link to possible option, parish ranger would fit it – the bookcase to be reoriented to aid visibility for resident exiting their drive.

8. FINANCE

8.1 PAYMENTS & RECEIPTS

- a. To consider and **NOTE** the payments, paid under delegation and any receipts received. – payments will be circulated prior to the meeting
- b. The council to **approve** payments above the scheme of delegation threshold (£5,000)
- c. The council to **approve** the quarterly bank reconciliation – page 7
- d. To **NOTE** the quarterly 2025/2026 budget review (page 8) and approve any virements between budgets or reserves.

8.2 NJC – Local Government Services Pay Award 25/26

To **APPROVE** the immediate implementation of the NJC Local Government Services Pay Award for 2025/26, with effect from **1 April 2025**, to be **backdated** to that date.

8.4 COUNCILLOR TRAINING – Annual Governance Statement Assertion 10

To **APPROVE** the purchase of an *unlimited SALC training ticket* at a cost of **£50** for the session:

"Annual Governance Statement 2025/26 – Assertion 10", led by Simon Pritchard (SALC Training Officer).

This unlimited ticket allows **all councillors** to attend the training, and attendance is strongly encouraged for the following session:

Thursday, 23 October 2025 – 6:00pm to 7:00pm (Online)

The session will provide essential guidance on the new **Assertion 10** and support councillors in understanding their responsibilities when approving the **Annual Governance Statement**, which must be agreed at a formal council meeting.

9. CORRESPONDENCE

9.1 The Future of Yeovil Town – Consultation Response

(Yeovil Town Centre Masterplan Consultation: 18 September – 2 November 2025)

[Yeovil Masterplan Consultation - Somerset Council - Citizen Space](#)

Somerset Council is currently consulting on the future development of Yeovil town centre through its Masterplan. Residents, businesses, and stakeholders are invited to share their views.

Several local businesses have contacted the Parish Council raising **strong objections** to proposed reductions in public car parking provision, including the potential loss of around

600 parking spaces and the closure of key car parks such as **Stars Lane**. Concerns raised include:

- **Negative impact on trade**, particularly for independent retailers and hospitality venues
- **Reduced accessibility** for elderly and less mobile visitors
- **Deterrence of visitors** from surrounding parishes, including Yeovil Without
- **Threats to the viability** of town centre businesses

Members are asked to:

- **NOTE** the objections received from Yeovil town centre business owners;
- **CONSIDER** whether the Parish Council should submit a formal **representation to the consultation** in response to the concerns raised;
- Discuss **what position, if any**, the Council wishes to take regarding parking provision in the town centre and how any response might reflect the interests of Yeovil Without residents who rely on access to the town.

The consultation closes on **Sunday, 2 November 2025**.

9.2 Residents' concerns regarding Brimsmore development

To **NOTE** the recent correspondence received from residents and letter sent to Wyatt Homes and Somerset Councillors – Pages 9 -10

9.3 **Any further correspondence received since preparation of the agenda which does not require a financial decision**

10. DATE OF NEXT MEETING

The next meeting of the Parish Council will be held on **Wednesday, 19th November 2025**, at which the **draft budget for 2026/2027** will be considered.

11. EXCLUSION OF PRESS AND PUBLIC The Council will consider passing a resolution to exclude the press and public from the next items in accordance with Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

11.1 PROCUREMENT OF PLAY EQUIPMENT WYNDHAM PARK MUGA AREA (COMMERCIAL IN CONFIDENCE) – AWARD OF CONTRACT

Members to consider the recommendation from the Wyndham Park Tender Working Group following the recent evaluation of tenders. - *A Commercial-in-Confidence report will be provided during the confidential session.*

8. 1c BANK RECONCILLATION

YEOVIL WITHOUT PARISH COUNCIL - Period Apr 25 - Mar 26**Quarterly Bank Reconciliation for the period ending 30 Sep 25**

Prepared by B Appleby Clerk/RFO Date

Approved by Date

Balance per bank statements as at 30 Sep 25

Unity Current Account - 20445098	£	140,451.61
Unity Instant Access Account - 20445108	£	564,429.22
Nationwide 95 day Saver Account (annual interest)	£	67,544.86
Total cash at banks	£	772,425.69

Uncleared and unrepresented as at 30 Sep 25

Balance less unrepresented cheques at 30 Sep 25	£	772,425.69
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The net balances reconcile to the Cash Book for the year, as follows

CASH BOOK

Opening Balance 1/4/25	£	650,728.00	
Add: Income up until 30 Sep 25	£	217,711.09	
Less: Expenditure up until 30 Sep 25	£	96,013.40	
Total Balance as at 30 Sep 25	£	772,425.69	
	£	-	Diff

2025/2026 - Consolidated	Budget		Jun-25		Sep-25
Staff Costs	55,000	-	12,248	-	24,553
Core	57,900	-	3,240	-	5,145
Grants & Projects	75,000	-	13,531	-	13,592
Services	172,600	-	43,413	-	48,192
Committees	7,000	-	-	-	205
Crem & Cemetery Committee	239,872	-	-	-	-
Contingency	15,000	-	-	-	-
	622,372	-	72,432		91,687

8.1d 25/26 Budget

YWPC Budget - Items	Budget 25/26	Jun-25	Sep-25	Remaining Budget	Proportion of budget spent
Staff Costs	55,000	12,248	24,553	42,752	45%
Core	57,900				
Clerks Mileage	650	155	296	495	46%
Advice/Legal Costs	32,000	-	-	32,000	0%
Office Expenses (phone/use of office/stationery)	800	208	328	592	41%
Meeting Room	300	-	-	300	0%
Insurance	2,000	-	1,624	2,000	81%
Subscriptions	3,000	2,093	2,093	907	70%
Office Equipment	1,000	-	-	1,000	0%
Training/Conferences	1,000	-	-	1,000	0%
Bank Fees	100	23	44	77	44%
Audit Charges	2,500	472	472	2,028	19%
Elections	14,000	-	-	14,000	0%
Chairs Fund	200	-	-	200	0%
Website/communications	350	288	288	62	82%
Projects/Community/Grants	75,000				
Grants Section 137	8,000	4,000	4,000	4,000	50%
WP Equipment fund	5,000	-	-	5,000	0%
WP Community Hub	5,000	5,000	5,000	-	100%
Art & Culture	1,000	-	62	1,000	6%
Community Building Fund	5,000	-	-	5,000	0%
Celebrations	1,000	318	318	682	32%
Parish innovations/benefits within statutory powers S137 limit 10.81 per elector	50,000	4,212	4,212	45,788	8%
Services	172,600				
Recreation Inspections	1,500	-	-	1,500	0%
Play area maintenance/replacement	38,000	-	-	38,000	0%
Street Furniture Maintenance	2,000	-	-	2,000	0%
Street Furniture Purchase	10,000	-	-	10,000	0%
Parish Ranger	40,000	3,413	8,192	36,587	20%
Highway Safety	1,000	-	-	1,000	0%
Youth Services	5,100	-	-	5,100	0%
Defibrillators and maintenance	5,000	-	-	5,000	0%
Devolved Management	70,000	40,000	40,000	30,000	57%
Committees	7,000				
Environment Committee	5,000	-	-	5,000	0%
Allotment Committee	2,000	-	205	2,000	10%
Crematorium and Cemetery	239,872				
Cemetery Deficit	24,032	-	-	24,032	0%
Crematorium Reserve fund & Cremator replacement	215,840	-	-	215,840	0%
Contingency	15,000				
Contingency	15,000	-	-	15,000	0%
TOTALS	622,372	72,432	91,687	549,940	
<i>YWPC Budget - Items</i>	<i>Budget</i>	<i>30/06/25</i>	<i>30/09/25</i>	<i>Remaining budget</i>	

9.2 cont. Brimsmore development resident concerns

- **Summary:**

The Parish Council has received multiple communications from residents of the Brimsmore estate raising concerns about the ongoing condition and management of the development by Wyatt Homes. The issues reflect broader community frustrations and a perceived lack of action and communication from the developer.

- Wyatt Homes has confirmed receipt on the 8 October of the Parish Council's email sent on **6 October 2025**, and have advised they will be responding detail shortly.
 - In response to these ongoing concerns, the **suggestion of forming a Community Association** has been passed on to all residents who have contacted the Parish Council.
 - **Somerset Councillors have also been contacted to follow up on issues relating to Somerset Council's responsibilities**, including maintenance of paths and vehicle access on public open spaces.
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Key Issues Raised by Residents:

1. Lack of Completion & Communication

- Main road through Brimsmore remains unfinished after 9 years; final tarmac layer still not applied.
- Repeated assurances from Wyatt Homes have not been followed by visible action.
- Communication with residents remains vague or absent.

2. Poor Landscaping and Maintenance

- Sudden and harsh removal of vegetation at **Wimble Stock Way roundabout** with no consultation, leaving the area unsightly.
- Overgrown and poorly maintained gravel paths near the **Western drainage pond**, now difficult to use—particularly for those with mobility issues.
- Somerset Council's dog waste vehicle is reportedly causing damage to the paths.

3. Open Space Security Concerns

- Levelled open land near **Wimble Stock Way/Halyars Way** and **end of Southern Way** is raising anxiety among residents due to risk of unauthorised vehicle access, especially in light of recent traveller encampments on Wyatt land.
- Residents feel vulnerable and are calling for preventive measures.

4. Road Condition & Safety

- Drains are protruding and the entry road into the estate is in poor condition, with uneven surfacing creating risks of vehicle damage.
- Contractors previously parking unsafely near **Southern Way** now deterred thanks to cones – a positive change noted by residents.



Email to Wyatt Homes 6/10/25:

Dear Wyatt Homes,

Yeovil Without Parish Council continues to receive a growing number of concerns from residents regarding the condition, maintenance, and security of the Brimsmore estate. We write to you formally to raise three key issues that have been brought to our attention recently, which reflect wider frustrations among the community about the slow pace of completion and the lack of clear communication from Wyatt Homes.

1. Road Conditions and Drainage at the Estate Entrance

Residents have reported that the road surface at the entrance to the estate remains unfinished and in poor condition. In particular, raised drains and an uneven surface are causing distress due to the risk of vehicle damage. One resident noted that a simple short-term solution—such as tarmacking around the exposed drains—would go a long way in reducing this risk until the final surfacing is completed. We ask that you review this area urgently and provide a timeline for any proposed remedial works.

2. Security of Open Space at the End of Southern Way

A number of residents have expressed concern about the large open space at the end of Southern Way, particularly in relation to the potential for unauthorised encampments. With previous traveller occupations in close proximity to Brimsmore still fresh in residents' minds, the vulnerability of this site has created understandable anxiety for nearby households. While we are aware that the land has not yet been transferred to Somerset Council—and no approach has been made to Yeovil Without Parish Council regarding future maintenance—we would be grateful if you could outline any plans to secure this space in the interim and clarify its intended use.

3. Landscaping and Roundabout Appearance

We have also received complaints about the roundabout within the estate, where vegetation has recently been removed. This has left the area looking incomplete and untidy, with no clear information provided to residents about whether landscaping will be reinstated. We request an update on whether this area will be re-landscaped and, if so, when this work is expected to take place. (photos attached).

Building Stronger Communication: Residents' Association

It is increasingly clear that residents are feeling disconnected and left in the dark regarding the ongoing development and maintenance of Brimsmore. In light of this, we have suggested to residents that they consider forming a **Community or Residents' Association**. Such a group could serve as a single, representative body for the estate, making it easier for developers, the Parish Council, and Somerset Council to engage with residents in a more structured and effective way.

We believe this could help streamline communications and ensure that concerns and queries are raised—and responded to—constructively and collaboratively. Should residents decide to proceed, we hope Wyatt Homes would be open to working with them as a key point of contact going forward.

We appreciate that large developments take time to complete, and that various parties are involved in the transition and adoption process. However, residents rightly expect to see meaningful progress, clearer updates, and a greater level of care for the estate in its current state.

We would be grateful for a response to the three issues raised above and look forward to hearing how Wyatt Homes plans to address them. We would also welcome any updates on wider plans and timelines for completion and adoption across the Brimsmore site.