PRESENT:
Walton Parish Councillors: J. Harvey [chair], S. Loader, R. Vowles, H. Shearer, B. Collins [5] R. Crossman arrived during the meeting [7.40pm] [6]
Members of the public:14 Representatives from GTH & LVA: 2 Somerset Cllr: H. Shearer
Parish Clerk: H. Moore

2025.26.227 To receive and consider reasons for non-attendance.

a. Having considered the reasons for non-attendance offered by D. Harvey & L. Hardware it was ***Resolved [5/0]*** that the reasons were accepted for this meeting.
b. Cllr. R. Crossman had advised that they would be arriving late.

2025.26.228 Councillors

a. Disclosure of any undeclared interests and notification of any dispensations granted. Walton Parish Cllr. H. Shearer advised those present that they were also Somerset Councillor, but not a member of the Somerset Planning East committee.

2025.26.229 Public Speaking and Correspondence

a. **Declarations of interest in speaking on agenda item[s]:** To speak for no more than 3 minutes on items on the agenda [Public participation shall not exceed 30 minutes in total] Residents in attendance

2025.26.230 Planning

a. To Consider and discuss information from, and with, the applicant and representative.
2026/0105/OUT
Outline permission with all matters reserved except for access, for the development of up to 78 homes, a commercial unit of up to 155sqm, formation of a new access and associated development. Land at 346374 136183 Main Street Walton.

The Chairman invited the representatives from Greenslade Taylor Hunt [GTH] and Walton Main Street LVA LLP [LVA] to introduce themselves to those present and provide an update on the current state of the application.

It was reported that following further discussions with Somerset Highways and the Local Lead Flood Authority, further reports have been commissioned, these included a road safety audit. The road safety audit would consider all roads associated with the development and not just the A39.

A general question and answer session with GTH & LVA followed which included the following areas of concern:

Cllr. R. Crossman joined the meeting during the question-and-answer session.

i. **Traffic.**

- East Mead Lane closure and new junction –

There is a lack of visibility at the junction with the A39 which does not meet the current Highways criteria and therefore a new access for the proposed development to the A39 is needed. It is only a short piece at the junction itself that is being closed to vehicles, with access to/ from the remainder of East Mead Lane being created via the proposed development.

The proposed access for farm traffic via the development should take into account that there will be parking on the road –

The indicative layout of the proposed development has the commercial unit located at the area farm traffic is most likely to pass through.

- Impact on the Asney Road Junction and recent experiences of tailbacks and delays caused by temporary traffic lights at the junction of East Mead with the A39 were outlined.

  These were noted with details being taken from those present.

- Increased traffic levels than those used for the Traffic Assessment submitted, that is the impact and increases from other local proposed developments that will all use the A39 Walton Main Street to access services and employment and the motorway. Walton is a unique location in as much as it is a small village on a major transport route in a rural area. –

  The criteria and modelling used for the transport assessment submitted are advanced and meet all the current requirements.
  The concerns raised regarding the new and proposed developments and the additional local housing land allocation areas were noted.

ii. **Housing.**

- Who is the housing for –

  There will be a mix of housing styles as Somerset Council have set criteria. Of the proposed 78 homes 30% must be what is called affordable housing. The affordable housing homes themselves are split into 75% Socially rented and 25% shared ownership.

- Too much housing already allocated to Walton [existing approved applications not yet built and the housing land allocation in the district local plan] A more holistic view of planning is needed.

  The number of homes that need to be built in Somerset is set by central government. The Mendip District local plan is outdated, and Somerset Council currently has no local plan in place that meets their housing land allocation from central government. If a local plan were in place, then land allocated within that plan would be where developers would have to consider.

- Council had recently had a housing need survey, and a design guidance report completed

  Copies would be appreciated

iii. **Local Infrastructure.**

- There is already a lack of access to services, e.g. not enough spaces at the village school and very long waits to get an appointment with a local GP.

Financial support for local infrastructure is made by legally binding section 106 agreements. Central government is not currently providing additional funding for local infrastructure and therefore housing developments are a way to improve local infrastructure.

- Existing low water pressure, water supply and sewerage capacity –

  The local waterboard [Wessex water?] would have to meet all the criteria.

- Drainage concerns due to the high local water table.

  The facility for local accurate flood mapping has improved and the criteria that developments now must meet has increased significantly.

iv. **The Commercial Units.**

- What are the proposed commercial premises as there are already vacant premises locally.

  The proposal is for Class E use which is shops and small workshops etc. the commercial allocation could potentially be removed.

v. **The Village Pub.**

- Loss of views could result in loss of event bookings [weddings etc.] Noise from the pub, especially the skittle alley could cause complaints from the new development and potentially closure.

  The current application is an outline one only and the layout is not fixed so green buffers or gaps could potentially be put in place.

vi. **Restrictive Covenants.**

- Restrictive covenants had been put in place by the landowner when adjoining land had been purchased. Would there be similar in place regarding this development.

  The land is not owned by the applicant; they have an option agreement and therefore no information about covenants placed by the landowner.

General views were then expressed regarding the need for developments to take seriously the difficulties of the A39, both accessing it, and the delayed impact on traffic numbers caused by granted permissions not yet built and local housing land allocations not yet considered. A more holistic view of traffic is needed.

Council commented that Walton is a Community and they wanted to maintain that community identity, the wish was expressed that landowners and developers should have more commitment to community.

GTH & LVA were thanked for their attendance with GTH stating that they were happy to respond via email to any further questions raised.

THE MEETING THEN CLOSED at 8.16pm

Signed by Chairman

Date:

DRAFT