PRESENT:

Walton Parish Councillors: J. Harvey [chair], B. Collins [vice chair], S. Loader, D. Harvey,[4]
Members of the public approx. 20
Parish Clerk: H. Moore

2026.27.114 To receive and consider reasons for non-attendance.

a. It was ***RESOLVED [4/0]*** that the reasons for non-attendance provided by Councillors R. Crossman, L. Hardware and H. Shearer were accepted for this meeting.

2026.27.115 Councillors

a. Disclosure of any undeclared interests and notification of dispensations granted.
None.

2026.27.116 Public Speaking

a. **Declaration 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.]

The Chairman introduced the meeting and outlined the Council's position in the planning consultation and decision-making process and went on to provide a general overview of the application.

Residents then spoke, raising issues and concerns regarding the application, including:

- The access onto the A39, Traffic lights, Access in relation to the Badgers Green estate.
- The width and safety of the pavements along the A39 surrounding the access
- The number of sets of traffic lights on the A39, the access to this development especially when considered alongside other proposed developments.
- Impact on local infrastructure and the lack of local capacity of services.
- Solar panels and green energy provision
- Lack of bungalows.
- Location of social housing
- Impact on the A39 during the building of the development.

The Chairman drew a close to the public speaking time.

2026.27.117 Planning

a. To consider planning applications received.
2026/1913/FUL – Residential development for 48 dwellings [including affordable housing], associated infrastructure, landscape and biodiversity enhancements. Land at 347194 136201 Quarry Batch Walton, Street, Somerset.
It was ***RESOLVED [3/1]*** that **Council can only recommend approval of the application if the following conditions are met:**

- **Traffic and access**
  - A39 – The location and design of the access needs to consider the relationship with the existing traffic lights and the cumulative impact of increased traffic on the A39 from this development and from proposed future development.

- The pavements currently alongside the A39 from Quarry Batch to the Bus Stop – pedestrian safety needs to be considered and maintained alongside any changes to the road layout [number of lanes etc.] and changes to traffic flow.
- No additional vehicular access onto Brooks Road to be created.
- Council has noted the proposed removal of the pedestrian / cycle link into Briar Road.

- **Draining and Flooding**
  - The existing seasonal waterlogging of the development land needs to be taken into consideration regarding the creation and ongoing maintenance of onsite drainage proposals
  - The capacity of the existing off site drainage systems [EG the Bull Mead Ditch] to manage increased water flow requires serious consideration as they often struggle with the current water flow.

- **Design and Layout**
  - Affordable Housing to be pepper potted [integrated] throughout the development as opposed to segregated within two distinct blocks.
  - Walton has an aging population as indicated by the recent independent housing needs survey, The housing needs of the residents need to be considered via appropriate housing design. For example, bungalows, and internal accessibility design within other homes through increased corridor and doorway width etc.
  - The development needs to incorporate sustainable construction techniques and the provision of renewable energy and water efficiency measures. For example, if not initially built into homes, the required infrastructure should be provided to facilitate the ease of later installation of solar panels, heat pumps, electric car charging points etc.

- **Local infrastructure**
  - The lack of local capacity of Doctors, Schools, Sewers, Drainage systems and Water Pressure provision needs to be taken into consideration and any impact mitigated.
  - A section 106 agreement is requested to mitigate the potential impact on Walton Village facilities that includes both a contribution to Walton village hall and a contribution toward onsite and off-site play provision and ongoing maintenance.

2026.27.118 Upcoming Meetings and events

a. **Next Parish Council Meeting – 13th November 2026 - 7pm at Village Hall**

THE MEETING THEN CLOSED

Signed by Chairman Date