

# BAWD RIP PARISH COUNCIL

An extra ordinary meeting of Bawdrip Parish Council was held in the Parish Hall, Eastside Lane, Bawdrip on Tuesday, 17<sup>th</sup> June 2025 at 7.30 pm.

**Present:- Parish Councillors:** Mrs K Bradley (Chair), Mr P Clarke, Mr E Crane, Mr R Culverhouse and Mr D Rayner; **Ward Somerset Councillor** Mr D Rogrigues; **Clerk** Graham Jarvis together with 37 members of the public.

**Public Speaking Time:** *Planning Application 04/21/00007 – Pre-application consultation for proposed amendment.*

A representative from Crossman Homes Ltd, a potential developer of the site, took part in a general discussion and referred to the change in the economic climate which had prompted the wish to reduce the size of the proposed Village Hall.

\* \* \* \* \*

## 30. **Apologies for Absence, Disclosures of Interest and Dispensations.**

No apologies for absence were received. The Clerk reported that he had approved an application for a dispensation from the Code of Conduct received from Mr Culverhouse regarding matters associated with planning application 04/21/00007. The dispensation was operative until 6<sup>th</sup> May 2027. No other disclosures of interest were made.

*The meeting was adjourned to allow further public discussion and questions to the applicant and their representative relating to the following item. A variety of views were expressed on the desirability and implications of the size the proposed Hall.*

*The meeting reconvened.*

## 31. **Planning Application 04/21/00007 – Pre-application Consultation to Amend the Section 106 Agreement.**

Outline consent for a development of up to ten dwellings, Village Hall, Car Park and Open Space, in Bradney Lane was granted in 2022. A Section 106 Agreement to which the Parish Council are a party (Minute 39b – 18<sup>th</sup> August 2023 refers) was subsequently dated 7<sup>th</sup> September 2023. Because of changes in the economy the viability of the development as originally conceived was now reportedly in doubt. The Parish Council had been approached by the applicant suggesting that the general internal area of the proposed Village Hall (which would be gifted to the Parish Council) be reduced. The Section 106 Agreement stipulated an area in the range of 300 – 320 square metres, the revised proposal was for a Hall of 203 square metres. Such a change to the Agreement would also require the consent of the Local Planning Authority. A suggested internal lay-out and external images of the proposed smaller building had been circulated.

A discussion followed which included references to the merits and disadvantages of the premises of both sizes. There was a belief that the original application made

three years ago was designed to meet a perceived need for the village and that those circumstances had not changed.

A proposal by Mrs Bradley, seconded by Mr Culverhouse that the Parish Council do not support a reduction in the size of the proposed Village Hall was passed with 4 votes in favour and one abstention.

- 32. Topics for Future Meetings – None.**
- 33. Date of next meeting – Tuesday, 1<sup>st</sup> July 2025 at 7.30pm.**

Meeting Closed 8.20 pm.

Chairman