

OTTERHAMPTON PARISH COUNCIL
AGENDA

You are hereby notified that an Ordinary Meeting of the Parish Council will be held on.

THURSDAY 8th October 2026, 7.00pm
OTTERHAMPTON VILLAGE HALL

Members are required to attend.

The meeting is open to the press and public.

All attendees are notified that for the purpose of minute taking the meeting will be recorded.

Stacey Walker, Stakeholder Relations Manager, from EDF will be making a short presentation to members and parishioners regarding potential plans to store materials/ equipment, to commence at 1830.

1. Apologies For Absence

Cllr Bradbury

2. Declarations Of Interest and Dispensations

3. Public Session (Including Ward Councillor Reports)

(In accordance with our Standing Orders members of the public are entitled to speak in respect of the business on the agenda and shall not speak for more than 3 minutes, a question asked by a member of the public during a public participation session at a meeting shall not require a response or debate).

4. To Approve Minutes of Extra Ordinary Meeting held on the 7th September 2026

5. To Approve Minutes of The Parish Council Meeting Held On 10th September 2026

6. Matters Arising

(To provide updates on matters not on the agenda, no decision can be made on these items which will be moved to the following agenda)

7. Co-option of Councillor

- a. To consider the applications for co-option to fill the current vacancy on the council – see shared folder.
- b. Successful candidate to sign Declaration of Office

8. Planning Matters

- a. **39/26/00008** - 22 Brookside Road, Combwich, TA5 2QX, change of use of redundant commercial retail space to residential space. - 10th October 2026. Objection to the planning received from parishioner – see correspondence in shared folder.
- b. **39/26/00004** - Quern Barn, 47 Riverside, Combwich, Bridgwater, Somerset TA5 2RB. Change of use of Quern Barn from short-term holiday let to ancillary residential annex to the main dwelling (Riverside Farm) - **GRANTED PERMISSION**

9. Finance

- a. To approve the Bank Reconciliation and budget statement for the end of September 2026.
- b. To advise members the balance at the on the 30th September 2026 was **£75,778.40**
- c. To review the current budget
 - a. Increase budget to cover cost of tree inspection.
 - b. Funding of Art club from the SALC fund to be considered.
- d. To give initial consideration to potential spend on projects for 2027-28 and any pre-budget planning issues.
- e. The SALC Health and Wellbeing Project has come to an end. The 'Otterhampton: Growing Together' project has demonstrated that a range of events can be sustainably delivered meeting the criteria set out in the original grant application.

- I. Cllr Parker proposes that Parish Council develop a future strategy that enables Parish Council to promote health and wellbeing events.
 - II. Cllr Parker also proposes that Parish organisations apply for H&WB funding from the Parish Council to promote events demonstrating H&WB objectives.
- f. To approve the following invoices for Payment.

Description	Supplier	Total
Registration Fee	Information Commissioners Office	£ 47.00
Training	SALC	£ 25.00
Use of home as Office & Internet allowance	Clerk x 2	£ 52.00
Scribe monthly subscription	Starboard Services x 2	£ 74.40
Service Charge	Lloyds Bank	£ 4.67
Clerk Manual	Society of Local Council Clerks	£ 52.90
Training	SALC	£ 395.00
Weed Control	Greenslades Grounds Maintenance	£ 886.52
Grass Cutting	Somerset Council	£ 437.40
Hall Hire	Otterhampton Village Hall	£ 90.00
Staff Costs		£ 1374.46
Microsoft Subscription	Microsoft subscription	£ 84.99
Circus on the Common event	Fuse Somerset Outdoor Arts	£ 750.00
Audit Fees	PK Littlejohn	£ 252.00
		£ 4,526.34

- g. To note the following income was received:

Description	Supplier	Total
Lloyds Bank	Interest	£ 25.42
Somerset Council	2nd instalment of precept	£ 12000.00

10. Governance

To receive and note the completion of the external audit for the financial year ended 31 March 2026; to note that the external auditor has issued an unqualified certificate with no matters arising, and to note that the Notice of Conclusion of Audit has been published on the council's website in accordance with statutory requirements.

11. Parish Clerks Report

- a. To update members of works ongoing and any other relevant matters not included in the agenda.
- b. To advise members that the Clerk has successfully completed the ILCA qualification prior to commencing the CiLCA qualification in October 2026
- c. To advise Council that the Clerk will be on leave from the 21 December 2026 – 4th January 2027

12. To confirm the following representatives of Committees.

- a. Transport Forum (Hinkley)
- b. Steart Forum

13. The Anchor Inn

- a. To advise members of update regarding the recent Appeal hearing regarding the Anchor Inn ACV application.
- b. Proposal: Response and Strategic Action Plan Following the Anchor Inn ACV Oral Hearing
Context:
The Asset of Community Value (ACV) appeal process and outcome has provided Otterhampton Parish Council with evidence to pursue planning enforcement against the owners of the Anchor Inn.

By successfully fighting the ACV status on the grounds that the building is a residence, the owners (James & Sergiu Property Limited) have provided evidence to an unauthorised change of use from a public house to a residential dwelling.

It is proposed that Otterhampton Parish Council resolves to:

1. **Submit Definitive Evidence to Planning Enforcement:** Formally write to the Head of Planning Enforcement at Somerset Council, stating that during the official ACV oral appeal hearing, James & Sergiu Property Limited provided evidence of an unauthorized change of use. A copy of the reviewing officer's written report will be included as definitive proof of this admission.
2. **Challenge Enforcement Expediency:** Formally challenge Somerset Council's planning enforcement team regarding their assessment of "expediency" and the "public interest." It is entirely within the public interest to halt an unauthorized change of use that permanently deprives Combswich of its final remaining public house.
3. **Update the Local MP:** Update the office of Sir Ashley Fox MP on this outcome, requesting that he write directly to the Chief Executive of Somerset Council. The correspondence will highlight the dangerous precedent of a predatory developer successfully using an active, unauthorised planning breach to defeat an application to make the Anchor Inn as asset of community value.
4. **Notify Hinkley Point C Management:** Formally write to the Hinkley Point C Accommodation Team to inform them that HPC contractors are currently being housed in a commercial property that is the subject of an active Somerset Council planning enforcement investigation for unauthorized change of use, raising significant corporate social responsibility issues.
5. Cllr Parker proposes that the Parish Council actively embarks on this process by engaging with the wider community and establishing relevant working party group.

14. Flooding/Preparedness

- a. To update members regarding the recent meeting between Somerset Council, the Environment Agency and Highways in connection with flooding along Brookside and resolve to approve the proposed strategy to enhance the current system, report in the shared folder: -
 - i. Emma (FWAG) would speak to talk to the landowner about removing the cement bung in the inlet to the system in the corner of the northern field and to ask permission for Highways to enter the southern field to carry out jetting and survey work
 - ii. Highways to jet and survey the culvert and pipe under the garden of #55. The owner of #55 is understood to be in hospital and unlikely to return home. In their absence, approval to enter the garden for this purpose was given by the Parish Council
 - iii. **Approval by the homeowner or Parish Council is also needed to do an element of ditch clearance at the point of outfall to allow the surveying to occur.**
 - iv. Highways are awaiting a date from the contractors to carry out this work and I will let you know as soon as it becomes available.
- b. To note the proposals of further works (circulated in the shared folder) and potential costs to the PC for any further action.
- c. To update members about the village Preparedness strategy.

15. Village enhancement / Amenities

- a. To receive update regarding the conservation works to the Lychgate.
- b. To consider request from parishioner to work towards the opening of the footpath around the Combswich ponds and any further action to be taken
- c. To agree to amend the specification for works along the LHS of Wharf Road. Rather than clear the brambles, bramble islands will be created as this will be easier to work with in the future and provides an excellent habitat for wildlife.
- d. Harbour View Bar recently obtained a grant from the mitigation fund approved and supported by Parish Council.
 - i. Cllr Parker proposes that Parish Council requests reports demonstrating how the funding meets the objectives and criteria of the grant application.

16. Community Engagement

- a. To resolve to support the awarding of prizes for the village Christmas home decoration competition 2026 as a promotional and community engagement initiative, under section 137 of the Local Government Act 1972. Amounts to be agreed.
- b. To nominate Cllrs who will be representing the PC at the OPRA Firework event.
- c. To approve a parish council entry into the community competition (Christmas Tree Festival) under section 137 of the Local Government Act 1972, for the purpose of promoting the local event and supporting community wellbeing at a cost of £5.00

17. Reports Of Representatives (if applicable) – See Annexe A

Public Rights of Way (PRoW) - B Birkenhead

OPRA (T Gardener) – see shared folder

SALC – Community Health & Wellbeing (S Parker)

OVH (L Parsons)

Dowsborough LCN (T Gardener) – meeting cancelled

Transport Forum - no representative

Community Forum – (Cllr M Haycraft) – see shared folder

Hinkley SSG (A&B) – (B Birkenhead) – see shared folder

School Liaison – (L Parsons)

Rural Transport – (C Conlon)

Emergency Hub – (S Parker) – meeting cancelled, see Item 13

Otterhampton Neighbourhood Watch Scheme (N Skittleston Kirston) – see shared folder

18. Correspondence/Communication requiring consideration not mentioned elsewhere

19. Forthcoming Meetings/Events/Training

- Recruiting and retaining Cllrs – 2027 local elections ready (Clerk) – 13 Oct 26
- Hinkley Main site Forum – 15 Oct 26, Victory Hall, Stogursey @ 6pm
- Somerset Prepare community resilience day, 21 Oct 26, Millfield School, Street
- Transport Forum, 12 Nov 26

20. DATE AND TIME OF NEXT FULL COUNCIL MEETING – 12 Nov 2026 @ 7pm



Mrs Stephanie Juniper
Proper Office and RFO

Date: 2 October 2026