**SELWOOD PARISH COUNCIL**

Minutes of Selwood Parish Council meeting held at 6.30pm on Wednesday 10th of June 2026 in East Woodlands Village Hall BA11 5LQ.

Present: Cllrs Dowling, Hammons, Anderson, Knight & Marshall.

In attendance: Sammie Millard-Jones – Clerk & Shannon Brooke.

**06/01 To receive apologies for absence.**
SC Cllrs Kaye, Dunk & Collins.

**06/02 To receive declarations of personal/prejudicial/disclosable pecuniary interests.**
None.

**06/03 To approve the minutes of the meeting held on the 6th of May 2026.**
The minutes from the Meeting of the Parish Council (PC) on the 6th of May 2026 having been previously circulated, were taken as read. It was **resolved** to approve the Minutes.

**06/04 Planning 2026/0922/OUT** Conversion of an existing Barn/Stable into a Residential Dwelling, creating a residential garden are/compound, access road and creation of access/junction on to Coalash Lane Frome. Location: Land North of The Gables Frome to Radstock Road Buckland.
The Parish Council **resolved** to support the application subject to the following ecology-led conditions, consistent with the National Planning Policy Framework (NPPF), Biodiversity Net Gain (BNG) requirements, and the Hedgerow Regulations 1997:
The access road must be aligned perpendicular to the hedgerow and restricted to single-vehicle width, in order to minimise habitat loss, reduce verge/splay encroachment, and protect priority habitats.
The access point should be located where no mature trees would be removed. Mature trees provide high-value ecological functions (nesting, roosting, connectivity) and should be retained unless there are wholly exceptional reasons.
The proposal should minimise hedgerow removal as far as practicable. The applicant should also assess whether the affected hedgerow can be translocated to retain its ecological structure, species assemblage, and landscape function.

**Delegated Powers**
**Report on decisions by SC**

**2025/1669/FUL** Change of use to comprise Travellers Accommodation consisting of static caravan with ancillary outbuildings to include amenity building, storage unit, kennel and stable (part retrospective). Land At 376979 145064 (Tytherington View), Bulls Quarries Road, Tytherington, Frome, Somerset. Decision of Refusal.
**2025/1823/FUL** Oaktree Paddock Whitemill Lane Frome Somerset BA11 4EU. Retention of a yurt for use as an agricultural welfare space. Decision of Refusal.
**2025/1959/LBC & 2025/1958/FUL** Friggle Street Selwood Frome Somerset. Conversion of agricultural barn to residential dwelling. Decision of Approval.
**2025/1089/FUL** Barn At 379299 147461 Warminster Road Frome Somerset Proposed conversion from agricultural building (poultry shed) to residential dwelling house C3. (New information related to the Flood Risk Assessment received 20/11/2025). Decision of Refusal.
**2025/2057/FUL** The Annexe Spring Heights Coalash Lane Spring Gardens Frome Erection of dwellinghouse (re-submission of 2022/1510/FUL). Decision of Approval.
**2025/2110/LBC** Selwood Manor Jacks Lane Spring Gardens Frome Somerset. Retrospective Listed Building Consent for Replacement floor finishes at Ground Floor level, and local structural reinforcement to original 2nd floor, floor joists. Decision of Approval.

**2025/2138/FUL** at Land At 378562 150060 Oldford Hill To Residential Park. Change of use from an agricultural barn to a residential dwelling. Decision of Approval.
**2025/2219/FUL** Land At 378600 150050 Oldford Hill Oldford Frome Somerset. Application for technical details consent following grant of permission in principle 2024/0497/PIP for the erection of 3no. Dwellings. Decision of Refusal.
2025/2240/LBC Like-for-like reinstatement of the existing roof covering The Lighthouse Bulls Quarries Road Tytherington Frome, Somerset. Decision of Approval.
**2026/0291/HSE & 2026/0292/LBC** Convert area of existing garage into home office accommodation, new knock through internally. Existing garage doors removed & replaced with glazed screens. Existing single storey door opening to be reinstated. Replace existing door opening on southwest elevation with window. Replace existing window on southwest elevation with new. Oak flooring to replace existing floor tiles. One portrait window (southeast elevation) to be changed to a glazed door. Remove existing fire & flue. Decision of Approval.
**2026/0204/HSE** Erection of a single storey outbuilding for motorhome storage, 46 Blatchbridge Roundabout to Frome Road West Woodlands Frome Somerset BA11 5EN. Decision of Approval.
**2026/0492/VRC** Variation of condition 2 (Plans List) relating to planning permission 2025/0129/HSE (Proposed internal & external alterations to create first-floor side extension). The Old Forge Blatchbridge Roundabout To Frome Road West Woodlands Frome Somerset. Decision of Approval.
**2026/0653/HSE & 0654/LBC** Replacement single storey porch. Selwood Manor Jacks Lane Spring Gardens Frome Somerset. Decision of Approval.

**06/05 Planning update (R)** To consider legal advice & associated costs

*** Cllrs G & J Stickley joined the meeting***

Shannon Brooke provided an update.
It was **resolved** to seek legal advice at a capped expense of £600.

***Shannon Brooke left the meeting***

**06/06 Local Plan for Somerset**
It was agreed that Councillors will meet to discuss a submission ahead of the July deadline.

**06/07 Fingerpost repairs (R)**
Cllr Hammons had researched some fingerpost repairs needed within the parish. Three quotes had been sought. It was **resolved** to approve expenditure of £1,915.

**06/08 Footpaths (R)** To consider diversions & or new footpath routes
Cllr Hammons had researched a footpath in the parish and suggested that it needs rerouting. Cllr Dowling to contact the Chair of the Ramblers Association for his input.
Cllr Anderson to take on the role as Footpaths Officer with the intention of reporting on any issues.

**06/09 Reports – Somerset Council & Councillors**
No report.

**06/10 Audit (R)**

a) **To receive & approve the annual internal audit report.**
It was **resolved** to receive & approve the annual internal audit report.
b) **To note the Internal Audit Actions**
No actions had been noted.
c) **To note The Certificate of Exemption**
The Certificate of Exemption to be submitted and placed on the website and noticeboards.
d) **To approve Annual Governance Statement for Audit 2025-26**
It was **resolved** to approve Annual Governance Statement for Audit 2025-26

**e) To approve the Accounting Statement for Audit 2025-26**
It was **resolved** to approve the Accounting Statement for Audit 2025-26

**f) To note the Confirmation of Public Rights period**
The Clerk explained the requirements of the Public Rights Period.

**06/11 Finance (R)**

**a) Approval of Payments & Receipts**

| To whom | Description | Net | VAT | Total | Pay Date | Confirmed on Bank Statement |
|---|---|---|---|---|---|---|
| S Millard-Jones | Salary, Homeworking & Mileage, PAYE & NI | £420.43 | | £420.43 | 30/06/26 | |
| S Brooke | Planning | £500.00 | | £500.00 | 01/06/26 | PAID |
| S Brooke | Planning | £232.47 | | £232.47 | 11/06/26 | |
| Zurich | Insurance | £300.00 | | £300.00 | 21/05/26 | PAID |
| Bristol Specialist | Transcript costs | £248.47 | | £248.47 | 11/06/26 | |

**b) Approval of the bank reconciliation** as of 31st May 2026
£24,961.17

**06/12 Road Closures**
Clerk to request that at the junction Little Keyford Lane and Manor Road – residents access only.
Blatchbridge Roundabout – residents access only & signage to state no access to Frome.

**06/13 Correspondence**
Frome has received some money from Somerset Council for Frome Movement & Place Plan and have invited Selwood Parish Council to meet.
LCN Meeting – Food Resilience on Tuesday 16th of June.

**06/14 Items for the next agenda**
- Frome Movement & Place Plan

**06/15 Date for next meeting**: Wednesday 15th of July 2026

There being no further business, the meeting was closed at 20.51.

Chair Signature…….Date……..