



Correspondence address: c/o Andrew Bramston, Chair
Orr Farm, Chantry BA11 3LJ

**Summons & Notice for the Parish Council Meeting
Being held on Wednesday 12th November 2025 at 7:00pm
at Holy Trinity, Chantry**

5th November 2025

To: All Members of the Council

Dear Councillor

You are hereby summoned to attend the Annual General meeting of the Whatley & Chantry Parish Council to be held at **Holy Trinity, Chantry** on Wednesday 12th November 2025 at 7:00pm. The meeting will consider the agenda items set out below.

Please inform the Clerk if you are unable to attend.

R Nash

Rachel Nash, Clerk

- Agenda and papers are available at <https://www.whatleyandchantry.co.uk/agenda-and-minutes>
- To attend in person:
 - Residents are welcome to join the meeting in person and are asked to contact the Parish Clerk if they wish to discuss a matter and participate in the meeting clerk@whatleyandchantry.co.uk
 - Where there are confidential or exempt items which may need to be considered, residents will be asked to leave at that point

Agenda

- | | |
|-----------------|---|
| 112025.1 | Chairs Welcome |
| 112025.2 | Apologies for absence:
To receive, and consider for acceptance, apologies for absence (LGA 1972 s85) |
| 112025.3 | Declaration of Councillors' interests and requests for dispensation:
To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk (Localism Act 2011 s29-34) |
| 112025.4 | Approval of Minutes of the previous meeting held on Wednesday 10th September 2025
To confirm and sign as a correct record of the meeting held - attachment 1. |
| 112025.5 | Somerset County Councillors' report
To receive an update from Somerset Councillors, if in attendance. |

- 112025.6 Public Participation relating to meeting agenda items**
If you would prefer to submit questions in advance, please email clerk@whatleyandchantry.co.uk
- 112025.7 Presentation from external organisations:**
To receive a verbal presentation from external organisations in attendance. If you wish to present to the Council, please email clerk@whatleyandchantry.co.uk
- 112025.8 Clerk's Report**
Update regarding activities undertaken by the Clerk - attachment 2 and 2a.
- 112025.9 Finance: (Responsible Finance Officer)**
The council are requested to approve:
- Current Expenditure at 31 October 2025 – attachment 3
 - Invoices for payment in November 2025 – attachment 4
 - Invoices for pre-approval for payment in December 2025 – attachment 5
 - Draft Budget for 2026-2027 – attachment 6
- 112025.10 Local Farmers Liaison**
Update from Cllr Byrne
- 112025.11 Roads & Highways Liaison**
Update from Cllr Scott
- 112025.12 Chantry Village Liaison**
Update from Cllr Evans and Cllr Bramston.
- 112025.13 Whatley Village Liaison**
Update from Cllr Palmer
- 112025.14 Quarry Liaison**
Update from Cllr Bramston
- 112025.15 Communications**
Update to be received.
- 112025.16 Local Business Liaison**
Update from Cllrs Evans & Palmer
- 112025.17 Planning Applications**
See attachment 7 for the following planning applications.
- Appeal Decision**
Appeal Ref: APP/E3335/W/25/3365919
The Grange, Old Wells Road, Whatley, Frome BA11 3JU
- Proposal:** Extension to the time limits on the Temporary Rural Workers Dwelling (Mobile Home) for planning permission 2022/1168/FUL, for an additional three year period.
Location: Tamarra Old Wells Road Egford Frome Somerset
Applicant: Mr & Mrs L & E Murcott & Mortimer-Taylor
Application Type: Full Application
Application Number: 2025/1838/FUL

Notification only

Proposal: Application for prior notification of agricultural development for a proposed building.

Location: Land At 373163 147533 Railford Hill Whatley Frome Somerset

Applicant: Miss Laura Baber

Application Type: Agricultural Notification Proposed Build

Application Number: 2025/1863/AGB

112025.18

WCGT Update

See report – attachment 8.

112025.19

Items for next Agenda / Items to Report

- Freedom of Information Policy to be approved

112025.20

Date and venue of Next Meeting

Wednesday 14th January 2026 at St Georges, Whatley

112025.21

Exclusion of press and public

Under the Public Bodies (Admissions to Meetings) Act 1960 Members of the public and press are required to leave the meeting due to the following items being a confidential matter.



Correspondence address: c/o Andrew Bramston, Chair
Orr Farm, Chantry BA11 3LJ

**Minutes of a meeting of the Parish Council Meeting
held on Wednesday 10th September 2025 at 7:00pm
at St Georges, Whatley**

25th September 2025

Council Members Present:

Councillor Andrew Bramston (Chair)
Councillor Jon Scott
Councillor Will Palmer
Councillor Sarah Byrne

Officers Present: North Somerset Councillor Barry Clarke

- 092025.1 Chairs Welcome**
- 092025.2 Apologies for absence:**
Apologies received from Cllr Evans.
- 092025.3 Declaration of Councillors' interests and requests for dispensation:**
None declared
- 092025.4 Approval of Minutes of the previous meeting held on Wednesday 9th July 2025**
The minutes were confirmed and signed as a correct record of the meeting held on 9th July 2025.
- 092025.5 Somerset County Councillors' report**
Councillor Clarke had previously circulated a report and gave a verbal update.
- 092025.6 Public Participation relating to meeting agenda items**
None in attendance
- 092025.7 Presentation from external organisations:**
None in attendance
- 092025.8 Clerk's Report**
The Clerk had submitted their report with the agenda.
- 092025.9 Finance: (Responsible Finance Officer)**
The council **resolved** to approve:
- Current Expenditure at 31 August 2025
 - Invoices for payment in September 2025
 - Invoices for pre-approval for payment in October 2025

The following policies were approved:

- Accessibility
- Safeguarding
- Health & Safety
- Data Protection

092025.10 Local Farmers Liaison

Cllr Byrne gave a verbal update that she is still getting round to speak to everyone.

092025.11 Roads & Highways Liaison

Cllr Scott gave a verbal update.

092025.12 Chantry Village Liaison

Cllr Bramston provided the following report:

Brotsky Quartet - The Link with the Frome Festival and using Holy Trinity church as a concert venue worked very well. The concert was a sell out and it is planned to link again next year for another concert. There has been some interest about using the church for other classical concerts following the July concert.

Forthcoming events - 24th Robin Thorne will return to Chantry to talk about the history of Chantry. 25th October James Hornsby - (an international acclaimed actor) will perform / narrate Charles Dickens Great Expectations

The monthly pop-up pub (Thirsty Third Thursdays) is proving popular and 40 - 50 residents typically pass by. The plan is to continue through the autumn and winter. A local resident has obtained a personal licence to enable us to have up to 50 Temporary Event notices to sell alcohol in the church.

Friends of Chantry have had 2 picnic benches provided to the church for community use by Heidelberg materials, and they have also sent a team to remove the oil tank and boiler for the basement.

The quarry loop day was a great success, with a good attendance by both Whatley and Chantry residents to complete the 4.5-mile path around Whatley quarry. The work HM have done to make the path more accessible is very good and well appreciated. We are still hoping they will put in place exercise stations. HM sponsored the Friends groups to £2,000 with the amount shared and money now received.

Roof and floor repairs and making the basement area of the church suitable for storage are the next priorities.

Liaison with Whatley - we still need to find a way to encourage more participation in each other's events. Key to this will be good communication and coordination between the groups.

Discussion took place regarding CCTV and Speed Indicator Devices for Chantry, with a view to replicating for Whatley.

092025.13 Whatley Village Liaison

Cllr Palmer gave a verbal update.

092025.14

Quarry Liaison

Report circulated by Cllr Bramston:

Overall business is slightly down on last year, but more material is being taken out by road than in the past. Probably with the reduction of large structure projects impacting rail deliveries.

It is still expected that Westdown will open in Autumn 2026 - we expect an update at the next liaison meeting.

Whatley Quarry have made a strong effort to reduce the impact of blasting to the local residents of Chantry

092025.15

Communications

Nothing to report.

092025.16

Local Business Liaison

Nothing to report.

092025.17

Planning Applications

No planning applications were submitted for discussion.

092025.18

WCGT Update

Nothing to report.

092025.19

Items for next Agenda / Items to Report

- Clarification of where data is held
- Clarification regarding the external report for Accessibility
- Draft CCTV policy
- Draft budget for 2026/27

092025.20

Date and venue of Next Meeting

Wednesday 12th November 2025 at Holy Trinity, Chantry

092025.21

Exclusion of press and public

Not required

The meeting finished at 8:00pm



Clerks Report for November 2025

Activities undertaken during September & October, along with managing the Clerk's inbox, circulating information to councillors and responding to general enquiries. Some specific emails actioned are listed below.

Accessibility Statement

The Council queried this statement. This has now been updated and the external report included to make it easier to understand.

Data Protection

The Council queried who was the Data Protection Officer for the Council. The Clerk confirms that they are the Data Protection Officer. The Council is the Data Protection Manager.

Emails received from residents

None received

Emails received from Somerset council

- Regular newsletters – passed to Ellie for website/social media

Other emails

- Crime report from Avon & Somerset Police was circulated

Clerks Meeting

Attended the monthly Clerks meetings.

Monthly Meeting

Creation of the monthly meeting Agenda and Summons and circulating with supporting papers. Uploading Agenda and papers onto the website. Producing the previous meeting minutes.

Rachel Nash

Clerk for Whatley & Chantry Parish Council



Website Accessibility Statement

1. Executive Summary

This document describes the conformance of the Whatley and Chantry Parish Council website with W3C's Web Content Accessibility Guidelines (WCAG). The review process is described in Section 5 below and is based on evaluation described in Accessibility Evaluation Resources.

Based on this evaluation, the Whatley and Chantry Parish Council website is **close to meeting** WCAG 2.1, **Conformance Level AA**.

Detailed review results are available in Section 2 below.

2 Accessibility Statement

Accessibility statement for Whatley and Chantry Parish Council

Whatley and Chantry Parish Council is committed to ensuring digital accessibility for people with disabilities. We are continually improving the user experience for everyone and applying the relevant accessibility standards.

Measures to support accessibility

Whatley and Chantry Parish Council follow the Web Content Accessibility Guidelines.

The Web Content Accessibility Guidelines (WCAG) defines requirements for designers and developers to improve accessibility for people with disabilities. It defines three levels of conformance: Level A, Level AA, and Level AAA.

Assessment approach

Whatley and Chantry Parish Council assessed the accessibility of Whatley and Chantry Parish Council by the following approaches:

- External evaluation
- Evaluation report

Whatley and Chantry Parish Council's website is partially conformant with WCAG 2.1 level AA. Partially conformant means that some parts of the content do not fully conform to the accessibility standard. See Appendix 1 - **Accessibility Summary for www.whatleyandchantry.co.uk**

Feedback

We welcome your feedback on the accessibility of Whatley and Chantry Parish Council website. Please let us know if you encounter accessibility barriers on the Website:

E-mail: clerk@whatleyandchantry.co.uk

We try to respond to feedback within 10 working days.

Technical specifications

Accessibility of Whatley and Chantry Parish Council's website relies on the following technologies to work with the combination of web browser and any assistive technologies or plugins installed on your computer:

- HTML
- CSS

These technologies are relied upon for conformance with the accessibility standards used.

Limitations and alternatives

Despite our best efforts to ensure accessibility of Whatley and Chantry Parish Council's website, there may be some limitations. Below is a description of known limitations, and potential solutions. Please contact us if you observe an issue not listed below.

Known limitations for Whatley and Chantry Parish Council:

PDFs

If you have any difficulties accessing the content in any PDF documents, please contact us and someone will try as far as is possible to provide it in an alternative format that you are able to access.

We monitor user comments and typically repair issues within our power to resolve within two months (that is how often the Council meets). Please email comments to us at clerk@whatleyandchantry.co.uk. We have a very modest budget, so please bear with us.

Review of Policy:

Last reviewed: **This statement was created on 24 July 2025**

This document was Adopted at a meeting of Whatley and Chantry Parish Council on:

Appendix 1

Accessibility Summary for www.whatleyandchantry.co.uk

 **Accessibility Score**

77%

WEBSITE SCORE

Websites with score of 50% or below are at risk of lawsuits

 **Lawsuit Risk**



HIGH LAWSUIT RISK

2 issues are exposing this website to an accessibility lawsuit, immediate actions required

 **WCAG 2.2 Criteria**

 Critical issues

2

 Passed Audits

41

 Required Manual Audits

3

 Not Applicable

46

 **Scanned pages**

1 page
out of entire domain

Testing Standards

We test websites based on **WCAG 2.2**, the international standards by . These standards are accepted by **ADA** and **Section 508** , **EEA** and **EN 301 549** , and other worldwide accessibility legislations.

Issues

#	Issue title	Disabilities affected	Required to fix by
1	Ensures the order of headings is semantically correct	 Blind  Deafblind  Low Mobility	Accessibility Best Practices
FAILING ELEMENTS h5			
2	Ensures links have discernible text	 Blind  Deafblind  Low Mobility	WCAG 2.2 (A) EN 301 549 Section 508

FAILING ELEMENTS

```
.j7p0nl[target="_self"][data-testid="linkElement"]
```

Recommendations for www.whatleyandchantry.co.uk

1. Scan the entire domain

Scan the entire domain, and remediate all failing issues according to detailed instructions listed on [AccessibilityChecker.org](https://accessibilitychecker.org).

Budget Statement

Whatley Parish Council
1 April 2025 to 31 March 2026

Revenue

Held in Bank at 1st April 2024
VAT Refund
Grant Received
Grant Received
Precept
Total Revenue

31-Oct-25

£8,611.85	Plus £1470 remaining in NatWest bank
£821.00	Friends of whatley
£2,500.00	Somerset Council
£8,500.00	
	£20,432.85

Admin Costs

Clerk's Service & Mileage
Councillor Expenses & Training
Parish Insurance
ICO Registration
Audit Fees
Church Hall Hire
Admin - Bank Fees
Total Admin Costs

Budget

£3,200.00
400
£422
£47.00
£150
£150.00
£72.00

Spend

£1,697.50	upto 7 hours per month
£76.44	
£421.95	
£47.00	
£0.00	
£205.00	
£42.00	
	£2,489.89

Other Expenditure

Churchyard Maintenance £600
Website costs £400
Grass Cutting £2,100.00
Rospa Inspection £80
Hedge Cutting £200
Google Subscription £432
Defibrillators
SALC subscription 131.88
Skittle Alley
Noticeboards
Credit
Grant

£600.00
£0.00
£1,125.00
£88.00
£0.00
£251.15
£0.00
£131.88
£2,767.50
£300.00
£50.00
£150.00

VAT to be refunded

£571.10

Total Expenditure

£8,384.83

£5,934.63

Budget Available

£12,008.33 plus £1470 remaining in Natwest bank

Invoices for payment in November 2025

Date of Invoice	Invoice No	Amount of Invoice	Supplier	Description of Goods / Service	Payment Type
03-Nov-25	999	£140.00	Smart Office Support	Clerk Services	BACS
02-Nov-25	5397867715	£42.00	Google Workspace	Subscription for Google	DD
16-Oct-25	10 of 25	£149.00	Trug & Lettuce	Grass cutting in October	BACS
		£331.00	Total of above		

Confirmation of Invoices paid in October 2025

07-Oct-25	5367985627	£42.00	Google Workspace	Paid in October (pre-approved in September 25)	DD
09-Oct-25	8 of 2025	£280.00	Trug & Lettuce	Paid in October (pre-approved in September 25)	BACS
09-Oct-25	983	£218.75	Smart Office Support	Paid in October (pre-approved in September 25)	BACS
09-Oct-25	9 of 2025	£140.00	Trug & Lettuce	Paid in October (pre-approved in September 25)	BACS
		£358.75	Total of above		

Invoices for pre approval payment in December 2025

Date of Invoice	Invoice No	Amount of Invoice	Supplier	Description of Goods / Service	Payment Type
tba	tba	£250.00	Smart Office Support	Clerk Services	BACS
tba	tba	£140.00	Trug & Lettuce	Additional Grass cutting	BACS
tba	tba	£42.00	Google Workspace	Subscription for Google	D/D
		£432.00	Total of above		

Whatley Parish Council
1 April 2026 to 31 March 2027

Held in Bank at 1st April 2024
VAT Refund
Grant Received
Grant Received
Precept
Total Revenue

Clerk's Service & Mileage	
Chair's Expenses	
Councillor Expenses & Training	
Parish Insurance	
ICO Registration	
Audit Fees	
Church Hall Hire	
Admin - Bank Fees	
Total Admin Costs	

Churchyard Maintenance	£600
Website costs	£400
Grass Cutting	£2,100.00
Rospa Inspection	£100
Hedge Cutting	£300
Google Subscription	£500
Defibrilators	
SALC subscription	£150.00

VAT to be refunded

Total Expenditure

Budget Available

DD-MM-YY

Plus £1470 remaining in NatWest bank

Friends of whatley
Somerset Council

£0.00

Budget

£3,200.00
£300.00
£400.00
£600
£47.00
£150
£150.00
£72.00

Spend

£0.00 upto 7 hours per month

£0.00
£0.00
£0.00
£0.00
£0.00
£0.00
£0.00
£0.00
£0.00

£0.00

£0.00
£0.00
£0.00
£0.00
£0.00
£0.00
£0.00
£0.00

£0.00

£9,069.00

£0.00

plus £1470
remaining in
Natwest bank

Whatley Parish Council
Whatley Parish Council

15th October 2025

Dear Parish Council

Town and Country Planning Act 1990

Proposal: Extension to the time limits on the Temporary Rural Workers Dwelling (Mobile Home) for planning permission 2022/1168/FUL, for an additional three year period.
Location: Tamarra Old Wells Road Egford Frome Somerset
Applicant: Mr & Mrs L & E Murcott & Mortimer-Taylor
Application Type: Full Application
Application Number: 2025/1838/FUL

The Council has received the above application and the documents are available on the website:
<https://publicaccess.mendip.gov.uk/online-applications/>

Comments are welcome by 5th November 2025. If you need more time to consider this application, please contact the Planning Officer as early as possible to agree an extension.

The application is being dealt with by Carlton Langford, email carlton.langford@somerset.gov.uk telephone 01749 341535.

You can comment, support or object to the proposal but material planning reasons must be provided. Any comments will be taken into account in any Officer recommendation.

Your response should be submitted via Consultee Access. **Please do not include signatures or any other personal information that may need redacting.** If you need assistance with using Consultee Access, please email consultationseast@somerset.gov.uk.

Yours sincerely

Carlton Langford

carlton.langford@somerset.gov.uk
01749 341535

Planning - East Team
Somerset Council

Whatley Parish Council
Whatley Parish Council

20th October 2025

Dear Parish Council

Town and Country Planning Act 1990

Proposal: Application for prior notification of agricultural development for a proposed building.
Location: Land At 373163 147533 Railford Hill Whatley Frome Somerset
Applicant: Miss Laura Baber
Application Type: Agricultural Notification Proposed Build
Application Number: 2025/1863/AGB

The Council has received the above application and the documents are available on the website:
<https://publicaccess.mendip.gov.uk/online-applications/>.

This is a **notification only** and in line with the Council's Constitution and the adopted scheme of delegation and terms of reference, the decision for this applications is delegated to officers. This notification is therefore being provided as a matter of courtesy for your information.

The application is being dealt with by Kirsty Black, email kirsty.black@somerset.gov.uk and telephone on 01749 341334.

Please note that, for applications for Prior Approval/Notification and works to Trees in a Conservation Area, due to the tight timescale within which a decision needs to be made, and the deemed approval status of the application if the timescale is not met, a decision may need to be made very soon after you have received this notification.

If this application is for a Certificate of Lawfulness and you have evidence to contradict or otherwise make the applicant's version of events less than probable, then you can submit this information to the Council for consideration. Please be aware that this information will be shared with the applicant so that they can have an opportunity to comment on it and possibly produce counter-evidence.

Should you have any detailed queries about the proposal, please contact the case officer.

Yours sincerely

Kirsty Black

kirsty.black@somerset.gov.uk
01749 341334

Planning - East Team
Somerset Council

Appeal Decision

Site visit made on 23 September 2025

by **R Cahalane BA(Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 30 October 2025

Appeal Ref: APP/E3335/W/25/3365919

The Grange, Old Wells Road, Whatley, Frome BA11 3JU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr R Witt against the decision of Somerset Council.
- The application Ref is 2024/1981/FUL.
- The development proposed was described as "change of use to form one dwelling".

Decision

1. The appeal is allowed and planning permission is granted for change of use from Air BnB to form one dwelling at The Grange, Old Wells Road, Whatley, Frome BA11 3JU in accordance with the terms of the application, Ref 2024/1981/FUL, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: location plan (produced 03 January 2024) block/roof plan (dated August 2024); proposed floor plans and elevations (drawing number 1608/2 revision C).

Preliminary Matter

2. In my above decision, I have used the description of development from the decision notice rather than the application form. This is because the Local Planning Authority (LPA) gave approval in 2024 for conversion of the appeal building to a holiday let and during my site visit, the appeal building was clearly in use as such. I have determined the appeal accordingly.

Main Issue

3. The main issue is whether the location of the proposed change of use would be suitable having regard to the development plan and accessibility to services and facilities.

Reasons

4. Core Policies (CP) 1 and 2 of the Mendip District Local Plan Part 1: Strategies and Policies (MDLP Part 1) (Adopted 2014) set out the spatial strategy for the District. It directs the majority of development to the five principal settlements of Frome, Glastonbury, Shepton Mallet, Street and Wells. Any proposed development outside and beyond the edge of the spatial development limits will be strictly controlled and will only be permitted where it benefits economic activity or extends the range of facilities available to the local communities.

5. The appeal building forms part of a scattered and small rural settlement of Lower Whatley, which is not designated as a primary or secondary village. It is thus outside of a development limit boundary as shown on the MDLP Policies Map.
6. Development Policy (DP) 9 of the MDLP Part 1 states that development proposals will be supported where they, amongst other things, make safe and satisfactory provision for access by all means of travel (particularly by means other than the private car). During my site visit, I noted that the nearest primary village of Nunney contained some everyday facilities including a village shop, a first school, a café, a church and a public house.
7. However, I found that the most direct walking route from these facilities to the appeal site, including a significant section of public footpath network, was beyond what could reasonably be described as an everyday walking distance. In terms of quality, the public footpath route is unlit and is also narrow at points, with uneven and undulating sections, and muddy patches. To my mind, the overall distance and quality of this route would therefore prove physically challenging for some pedestrians and would be hazardous for cyclists.
8. The appeal building is even further away from the nearest principal settlement of Frome, eastbound along Old Wells Road. At a short distance east of the appeal site vehicular entrance, the signed speed limit on Old Wells Road changes from 30mph to the national speed limit (60mph), and there are no footways in this location. Given the distance and the highway characteristics, the appeal building is not within reasonable everyday walking or cycling distance to Frome town.
9. The distance from the appeal building to St George's Church and the nearest bus stop beyond on the A36, westbound via Old Wells Road, is notably shorter. It took me approximately 20 minutes to walk this route to the bus stop and it is unlit, with mainly no footway. Although this section of Old Wells Road is subject to the 30mph speed limit, it did not always feel particularly safe to walk along due to its bends and undulations. Along the route, I noted signs advertising a coffee morning and a music night with bar at this church. This suggests that at certain times, this facility doubles up as a community hub as put to me by the appellant.
10. Despite this, overall, the location of the proposed change of use to a dwelling would be isolated from everyday services and facilities in terms of distance and accessibility constraints. Future residents would therefore be likely to be dependent on use of private vehicles. In this respect, the appeal proposal is contrary to CP1, CP2 and DP9 of the MDLP Part 1, the relevant requirements of which are already set out above.
11. I therefore conclude that the appeal scheme is not within a suitable location having regard to the development plan and accessibility to services and facilities.

Other Matters

12. The application site red line, as shown on the location plan dated 03 January 2024, includes a large existing parking area beyond the appeal building to the south. I am therefore satisfied that future occupiers of the appeal proposal would be provided with sufficient car parking.
13. CP4 of the MDLP Part 1 states that rural settlements and the wider rural area will be sustained by various defined types of development. The proposed change of

use to provide an open market dwelling would however not be a type of development that is supported by CP4. The lack of policy support in this regard neither weighs in favour nor against the appeal scheme.

Planning Balance

14. I have found the proposal to be in conflict with CP1, CP2 and DP9 of the MDLP Part 1 in terms of accessibility to services and facilities. Hence, the appeal scheme is contrary to the development plan as a whole.
15. The LPA accepts that it cannot demonstrate a five-year housing land supply. The Council's Statement on Five Year Housing Land Supply dated July 2025 sets out a 2.84 year supply. This includes a 20% buffer to reflect recent under-delivery in the District, as measured in the last national Housing Delivery Test. This amounts to a substantial undersupply and therefore, the approach set out in paragraph 11d) of the National Planning Policy Framework (the Framework) applies.
16. There is nothing before me to indicate a change to the above situation, or that the policies in Footnote 7 of the Framework are relevant in this case. Framework paragraph 11d)ii is therefore applicable. It states that permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to specified key policies. Framework paragraphs 84 and 110 are identified as key policies in this respect, and I consider that they have relevance to this case.
17. Framework Paragraph 84 c) sets out that planning decisions should avoid the development of isolated homes in the countryside unless the development would re-use redundant or disused buildings and enhance its immediate setting. The main parties are in dispute as to whether the proposal is isolated. Having regard to the relevant case law¹, the word "isolated" in this context simply connotes a dwelling that is physically separate or remote from a settlement. In this respect, I have already concluded that the proposal is isolated.
18. Although the appeal building is currently in use, I have no reason to dispute that it is redundant in terms of no longer being needed or useful. Whilst the change of use cannot be said to visually enhance its immediate setting, the lack of external alterations proposed means that the appearance of the appeal building would nonetheless be preserved. Taken as a whole, the appeal scheme therefore derives much support from Framework Paragraph 84 c).
19. Framework Paragraph 110 seeks to promote sustainable transport particularly for significant development. However, it also recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in decision making. As a holiday let, the appeal building already generates a degree of private car use. An unrestricted dwelling use would therefore not lead to a significant increase in private car trips.
20. The proposal would re-use an existing building and would make a small but positive contribution to the District's housing supply. Such small sites can cumulatively make an important contribution to meeting the housing requirement

¹ *Braintree DC v SSCLG, Greyread Ltd & Granville Developments Ltd* [2018] EWCA Civ 610 (page 11, paragraph 31). This Court of Appeal (CoA) finding is also endorsed by another CoA judgment: *City and Country Bramshill Ltd v SSHLG and others* [2021] EWCA Civ 320 – namely at pages 10-11, paragraphs 31-33.

of an area. Moreover, whilst the appeal site is within the countryside for planning policy purposes, due to its developed extent, to my mind it does not form open or undeveloped countryside that the MDLP seeks to protect for its intrinsic value.

21. Overall, in this case, the harm arising from the reliance upon the private car for the single dwelling proposed would not significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework. It follows that the presumption in favour of sustainable development applies and is a significant material consideration that weighs in favour of allowing the scheme.

Conditions

22. The LPA has explicitly chosen not to recommend any planning conditions in the event that I allow the appeal. However, I consider that a condition specifying time limits for the development (condition 1) is necessary in the interests of planning certainty. Condition 2 is necessary to clarify the approved plan details.

Conclusion

23. For the reasons set out above, the proposed development would conflict with the development plan. However, material considerations, including the Framework and the benefits arising from the development, justify making a decision other than in accordance with it. The appeal is therefore allowed.

R Cahalane

INSPECTOR

WHATLEY COMMON GOOD TRUST

Minutes of meeting on Wednesday 1st October 2025, The George Inn, Nunney

Attendees Nigel Brock, Olly Goodden, Stephanie Greshon, Martin Payne, Sue Pollock

1. Open forum during which members of the public are allowed to speak. There were no other attendees.

2. Apologies None

3. Minutes of meeting on 15th July 2025

ACTION SG to check what details the bank holds on the signatories and then apply again. This will entail another visit to the bank at some point. SG informed trustees that NatWest are present in the library hub every week. She had asked if they could help, which their representative agreed to do, as the forms had bounced back, due to names submitted being judged incorrect. **ACTION SG and SP to visit hub on 22/10/25.**

ACTION Paul Gay to invoice Trust up to £1000 based on final costs of churchyard light. SG confirmed invoice and receipt received from PG.

4. Applications for funding None received

5. Previous applications – updates Alice Kettle on behalf of Friends of Whatley informed the Trust that they had applied to Halecombe Quarry fund for £500 towards the cost of the churchyard light, in order to preserve as much as possible from the Trust donation in January for future expenditure. This was successful.

6. Finances - report from Treasurer on current finances SG reported NatWest balance on 1/9/25 was £2169.30. No debits currently due. Skipton balance remained at £30,383.65 as of 18/6/25. Skipton interest rate now 2.28%. **ACTION SG to see if there is a better rate available there.**

7. Any other business (including action points from last minutes not otherwise covered) None.

8. Dates of future meetings 21/1/26 1/4/26 1/7/26 7/10/26

Meeting ended at 19.40