

# ***Goodleigh Parish Council***

Minutes of the meeting held on Tuesday 5<sup>th</sup> August 2025 at 6:30pm at Goodleigh Village Hall

**Present:** Cllrs N Thorne (Chairman), Ms L Boyle, R Gulwell, Dr S Ley, Dr F Underwood, R Underwood and C King

**In Attendance:** Donna Collier (Acorn Homes Rep ), approx. 20 members of the public, Parish Clerk (FM)

## **48. Items from the public**

- An issue has been reported that the Free Bus service is continually arriving late into the village leaving the users with less time to attend to errands in town. FM to write to Andrea Davies for advice on how to achieve an improved service.
- The Bench on the raised pavement off the main road has fallen into a state of disrepair. FM to notify the Parks department for remedial work to be carried out.
- Coombe Woods – Footpaths and Access requires addressing – FM to contact the Woodland Trust
- Noise Levels at the Village Hall are too loud – Cllr Dr F Underwood to relay this complaint back to the Village Hall Committee

## **49. Apologies**

Apologies were received from the District & County Councillors.

## **50. Approval of Minutes of meeting held 1<sup>st</sup> July 2025**

The Minutes of the last meeting were agreed and signed as a true record.

## **51. Matters Arising from the Minutes**

None.

## **52. Reports**

### **1. District Councillor**

None – District Councillor not present.

### **2. County Councillor**

None – District Councillor not present.

## **53. Planning Applications**

- **80589** – Erection of Slurry Tower at Bampfield Farm, Northleigh Hill  
The council had no objections to the application
- **Acorn Homes** – submission of additional planning application discussed with Donna Collier – see notes in appendix.

## **54. Correspondence Received**

None

## **55. Audio Recording of Meetings**

The equipment has arrived and it was agreed this would be used at the next meeting.

## **56. Playground**

Playsafety have credited the invoice for the failed inspection.

It was agreed that as the equipment is required to be inspected following the re-surfacing that the FM is to rebook the inspection asap.

## **57. Surface Water/Drains/Highways**

- It was reported that the drains at the bottom of Crow Hill are blocking and that Andrea was going to look into it – FM to contact Andrea to see what progress is being made
- It was reported that the overhanging branches at the top of Lake Hill are an issue for larger vehicles. It was decided that residents should contact the Highways/ Council independently.

## **58. DALC Membership**

It was agreed that the Parish Council should re-instate the DALC Membership – FM to contact for costs and term of re-enrolment.

**59. Christmas Lunch**

Date set for 13<sup>th</sup> December 2025 – it was suggested that a member of the community could leaflet drop a poster with information for those that are eligible and interested should contact Dr Sue Ley to provide relevant details. Dr F Underwood offered to produce the leaflet.

**60. Matters from the Chairman**

A separate meeting to discuss the Parish Clerk payroll is required.

**44. Lloyds Bank – update**

A sum of £60 has been received as compensation for the tardiness of the Bank in sorting the signatories. Internet Banking authority has been approved and provided for the Chairman and Dr S Ley. It was decided that the council should request the re-imburement of the loss of interest incurred by Dr S Ley, FM to write a letter on behalf of the Chairman.

**45. Finance**

**1. Payments**

|                            |          |
|----------------------------|----------|
| Goodleigh Village Hall     | £ 33.00  |
| NDC – Dog Waste Collection | £ 126.83 |
| DR S Ley                   | £ 156.43 |

**Credit note Received**

|                |         |
|----------------|---------|
| Playsafety Ltd | £ 96.00 |
|----------------|---------|

The three accounts were approved for payment via internet banking.  
*The Chairman mentioned that the invoice from Alex had not yet arrived.*

**46. Items for the next Agenda:**

Free Bus Service, DALC Membership/ Training; Bench; Woodland Trust;  
(Christmas Lunch October Agenda)

**47. Date of next meeting:** Tuesday 2<sup>nd</sup> September 2025

There being no further business, the meeting closed at 8 pm.

Signed .....  
Chairman

Date .....

*Appendix Notes from the Planning Section Meeting with Acorn Homes' representative Donna Collier, Parish Councillors and members of the public.*

Ms Collier opened the discussion by explaining that the original 17 house approved planning application for the land adjacent to the Village Hall has viability issues. As the Community requested that affordable housing should be a major consideration for the village, the site now requires an additional 11 units to be constructed.

Acorn Homes has been working closely with NDC and this new proposal is currently being validated prior to being formally submitted. This new offer has an enhanced BNG (Biodiversity Net Gain) offer with additional fruit tree planting.

The build that started on Monday 4<sup>th</sup> August will initially consist of 5 units. These will then be sold and the affordable houses will not be constructed until Phase 2.

Welfare facilities for the workers are to be installed, along with the site drainage, The village hall pillars will be repaired in the coming weeks.

A question from the public – Are Acorn a member of the ‘Considerate Constructors Scheme’? This was unknown and Ms Collier will check this.

Concerns from both the Parish Council and the public were raised about the capacity of the SWW treatment plant at the bottom of the lane. Ms Collier assured the meeting that a specialist drainage report would be available to view when the application goes live on the planning portal.

There is consideration being made by Acorn Homes to redirect the VH sewerage pipe into the new drainage systems.

Right of access will continue to be available to SWW during the building works to enable access for the many and frequent tankers that are required to empty and dispose of the current effluent that is produced. There is a genuine concern that the current SWW treatment plant is overloaded. Ms Collier explained that there are alternative solutions for the sewage treatment for the site if necessary.

The Flood Risk Assessment and Drainage plan will also be available to view from the planning portal.

The value of the properties will be available from the viability study report and the affordable housing element will be marketed at 20% below current market values.

The timeframe for completion of the first 5 units is 12 months, with the affordable builds coming in the next phase.

Parking – each property has been allocated 1 if not 2 parking spaces plus garaging for some plots. There will be an additional 20 community parking spaces.

Ms Collier explained that under Section 73 the playing field from the current approved application can still be delivered whether the next application is approved or not.

There will be a gate across the existing track, that will be resurfaced, for the VH to have access to use the community parking as an overflow car park if required. The VH will ‘control’ the access of the gate.

Ms Collier was requested to check the size of the waste water removal trucks so that the new roads would continue to allow them easy access to the sewerage plant.

It was requested by a member of the public that ‘No Parking’ signs should be installed along the access roads when the build is complete.

Further discussion points can be addressed at the next meeting where the Build Manager would also be in attendance. A further meeting date is to be booked when the planning application is live.

The following email was received on 07/08/2025; some points raised have been addressed:

Further to the questions raised at this week's Parish Council meeting, I can confirm the following:

### **Affordable Housing –**

The Affordable Housing units are already consented and include:

- X3 2-bed terraces and
- x2 3-bed semi-detached

of which:

- X4 Socially Rented – the value of the rent would take into account local average incomes [*all terrace units and one semi-detached unit*].
- X1 Shared Ownership [*one of the semi-detached units*]

We are looking to get a Registered Provider to take these on but no one confirmed as yet.

It is unfortunately not possible to provide further affordable dwellings with the new units as this would only exacerbate the viability issue.

### **House values –**

The sale prices would be based on the local market at the point of sale.

However, by way of an indicator, most of the new dwellings are 3-beds and local agents had advised that many of the new units could be valued around £350,000 - £375,000 (depending on floor area, semi-detached/ detached etc.). The DV did also conclude similar figures for this size property. But this was a little while ago and the property market doesn't stand still.

### **Foul drainage –**

Having spoken with my colleagues, the build team have already been in discussion with South West Water in regards to the new dwellings and a foul drainage connection. They have indicated that there are plans to upgrade the facilities, which would allow for capacity for the new units and (if approved) aren't expected to be completed until after this date.

Should this not happen in time, 'Plan B' as I say would be to install an on-site system which would just serve the necessary houses.

### **Village Hall –**

If in the unlikely event that interruptions to services to the Village Hall are great enough to prevent bookings or result in cancellations, our MD has confirmed we can of course discuss any losses incurred.

*We are also looking to confirm that we can utilise the water connection for the village hall for the duration of the build, in which time Acorn would cover the cost of your water bills. Please can you confirm by return e-mail that you are happy to agree to this.*

I would be very grateful if you could pass this on to the relevant members.

Kind Regards,

**Donna Collier** | Planning Director

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