



## OVER STOWEY PARISH COUNCIL MEETING

Minutes of the Special Planning Meeting held on February 3<sup>rd</sup> 2026

Please note that these minutes are draft until approved at the  
February 18th 2026 Meeting of the Parish Council

Present:

Parish Councillors

P. Tully  
T. Lindley  
K. Barrow  
B. Bartlett  
R. Curtis

Somerset Councillors

M. Caswell

### 1. Apologies for Absence:

- Cllr Peaster

### 2. Members of the Public:

- One member of the public was in attendance

### 3. Declarations of Members Interests in Respect of Items on the Agenda

- None were declared

### 4. Minutes of the meeting of the Parish Council held on 15<sup>th</sup> December 2025

- **Proposed:** Cllr Barrow      **Seconded:** Cllr Curtis

### 5. Correspondence:

- a. Email received re Asset of Community Value application for Stowey Woods
  - After a discussion about the merits of the above it was agreed to support the application

**Proposed:** Cllr Barrow

**Seconded:** Cllr Curtis

### 6. Planning applications:

- a. **Application Number:** 40/25/00010  
**Proposal:** Siting of storage container (Retrospective) with amendments to external materials  
**Location:** Land adjacent to Streams, Bincombe Road, Over Stowey, TA5 1EZ

- After reviewing the amended application, this decision was unanimously agreed
  - Following a review of the amendments to the proposed external materials, Over Stowey Parish Council wishes to confirm that it continues to object to this application for the reasons set out below
  - Impact on the Quantock Hills National Landscape:  
The proposed development lies immediately adjacent to the boundary of the Quantock Hills National Landscape (formerly Area of Outstanding Natural Beauty), a nationally protected and highly sensitive environment. The Parish Council considers that the close proximity of the development raises significant concerns in respect of visual impact, erosion of landscape character and harm to the wider setting of the National Landscape. The introduction of a shipping container structure, even when clad in timber, is not sympathetic to this setting and fails to preserve or enhance the rural character of the area, which is of national importance. The proposal therefore conflicts with the fundamental purpose of designation and protection of the Quantock Hills National Landscape
  - Inappropriate Design and Materials:  
The proposal involves the retention and use of a shipping container as a permanent or semi-permanent structure, which is already in situ. The Parish Council considers this form of development to be wholly inappropriate in an open rural setting. Despite the proposed timber cladding, the structure remains out of keeping with the traditional character, appearance, and vernacular of the local landscape. The Parish Council is also concerned that approval of such a structure would set an undesirable precedent for future development in this sensitive area, potentially leading to the incremental encroachment of inappropriate and visually intrusive structures in the open countryside without sufficient planning justification
  - Outdated Ecological Appraisal  
The ecological appraisal submitted in support of this application appears to be a re-used document originally prepared for a previous application relating to a glamping site dated 2022. This raises serious concerns regarding the accuracy, relevance, and reliability of the ecological information provided. The Parish Council therefore requests that an up-to-date ecological survey, specific to the current proposal and site conditions, be undertaken and properly assessed by the Local Planning Authority prior to any determination of this application
  - Drainage and Flood Risk Concerns:  
The Parish Council has significant concerns regarding potential waste generation and drainage implications arising from this development. If the unit is genuinely intended for storage purposes, as stated in the planning statement, the Parish Council questions the necessity for the drainage infrastructure that has already been installed on site. Given the site's

proximity to the village of Nether Stowey, there is a risk that inadequate or poorly designed drainage provision could exacerbate surface water runoff, with potential downstream impacts on nearby properties and infrastructure. The Parish Council respectfully requests that the Local Planning Authority investigates these matters thoroughly before considering the application further

- For the reasons outlined above, Over Stowey Parish Council strongly objects to this application and urges the Local Planning Authority to refuse the proposal

**Proposed:** Cllr Lindley

**Seconded:** Cllr Bartlett

## 7. Financial Matters:

### a. Payments

i.	Online Rock Salt	Rock Salt	157.39
ii.	SLCC	Annual Membership	84.00
iii.	Scribe Finance	Annual Subscription	207.36
iv.	Defib World	Defibrillator Pads	72.19
v.	Parish Online	Annual Subscription	<u>60.00</u>
			<b>£580.94</b>

**Proposed:** Cllr Curtis

**Seconded:** Cllr Lindley

## 8. Date of next meeting:

Wednesday 18<sup>th</sup> February at 7.00pm at Over Stowey Village Hall

There being no other business the meeting adjourned at 19.25

Amanda McMurren - Clerk to Over Stowey Parish Council

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**Signed:**

**Dated**