



OVER STOWEY PARISH COUNCIL MEETING

Minutes of the Special Planning Meeting held on June 17th 2026

Please note that these minutes are draft until approved at the
July 8th 2026 Meeting of the Parish Council

Present:

Parish Councillors

P. Tully
T. Lindley
K. Barrow
B. Bartlett
R. Curtis
D. Peaster
N. Bond

Somerset Councillors

M. Caswell

1. Apologies for Absence:

- None received

2. Members of the Public:

- No members of the public were present

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

- None were declared

4. Planning applications:

a. **Application Number:** 40/26/00003

Proposal:

Variation of Condition 2 of Planning Permission 40/20/00018
(Variation of Condition 5 of Planning Permission 40/85/00007
(The change of use and conversion of stables at Bincombe
House, Over Stowey into a holiday cottage) to allow the
holiday cottage to be occupied all year round and for periods
longer than 3 months) to allow for the use of the barn as both
holiday accommodation and ancillary annexe accommodation
to the main dwelling

Location:

Rosies Barn, Bincombe Road, Over Stowey, Bridgwater,
TA5 1EZ

- The application was reviewed and it was unanimously agreed to support the application for the following reasons:
 - The Parish Council is not aware of any objections or concerns having been raised by local residents in relation to the proposed variation of condition
 - The application looks to provide greater flexibility by allowing the building to be used either as holiday accommodation or as ancillary annexe accommodation associated with the main dwelling
 - No further development is proposed
 - The Parish Council considers that the proposal represents an appropriate and sustainable use of an existing rural building
 - The development would not result in any material change to the external appearance of the property, nor would it adversely affect the character and appearance of the surrounding countryside, landscape quality, residential amenity, highway safety, or the historic environment
 - The Parish Council also notes that the proposed annexe accommodation would remain ancillary to the principal dwelling

Proposed: Cllr Bond

Seconded: Cllr Curtis

5. Update re cemetery wall and next steps:

- It was agreed unanimously that the work undertaken has been completed to a very high standard and that payment should be made and the grant awarded is claimed as soon as possible
- The Clerk will action both the above

6. Date of next meeting:

Wednesday 8th July 2026 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