

FARRINGTON GURNEY PARISH COUNCIL

Clerk: Robin Moss

Tel: 07543 626184

Email: clerk@farringtongurneyparish.gov.uk

Website: www.farringtongurneyparish.gov.uk

Minutes of the meeting of the Parish Council held at 7.30 pm on **Monday 21st September 2026** at the **Methodist Church, Farrington Gurney.**

COUNCILLORS PRESENT: Cllrs Wellman, Hedges, Radnedge, Dando, Barber, Heffernan, Koellner, Morgan (BaNES)

ALSO IN ATTENDANCE: Clerk & 7 members of the public.

Parish Council Minutes – 21st September

		Actions
1	Apologies for absence & welcome: Cllrs Jeffery, Adams	
2	Declarations of Interest: None	
3	Confirmation of minutes: Minutes of the July meeting were agreed as a correct record.	
5	Public participation: There was a lengthy discussion about the BaNES Local Plan proposals, to build an additional 500 houses in Farrington Gurney Parish. This is well in excess of the 50 houses seen as sustainable. The PC chair, Cllr Wellman, had spoken at the BaNES cabinet meeting where the decision to consult on this final draft was agreed. The next stage in the process is a 6 week consultation, then a BaNES Council meeting to approve the plan to go to independent inspection. It was noted that the consequences of not having a Local Plan in place could be a development 'free for all'. There was a discussion about the relationship between the Local Plan and the Neighbourhood Plan, while a Neighbourhood Plan cannot supersede a Local Plan it can have influence. It was AGREED : # The FG Neighbourhood Plan should be completed. # As it is likely that the 500 houses figure cannot be changed the focus in consultation should be on mitigation & improvements to infrastructure. # To cooperate with neighbouring towns & parishes to share research & work necessary. # Local Plan will be a separate agenda item at future PC meetings, so that work can be reported back.	
6	Councillor's Reports: BaNES: Cllr Morgan reported on work she has been doing in relation to the Local Plan, the progress on applying for a disability grant for a resident, there have been a number of safeguarding issues & also the work with Cllr Koellner of air quality. Playground: Cllr Dando reported that the bark chip will be delivered this week, also that there is some fencing that needs repair, which is in hand. Climate Emergency: An apple harvest festival will be held in October, which includes an apple press & a cooking competition. Footpaths: No specific issues to report this month. Hall & Social Club: The village hall continues to provide a range of events & is well used. The new floor & carpet is in place as is a new TV. There are about 4 teams using the playing fields, which are in good condition after the recent rain.	

	Allotments: Cllr Radnedge provided a written report, covering a number of issues related to specific plot holders. It was agreed that plot holders who had been given a warning about the lack of use on their plots, but who had completed some work would not be given this opportunity a second time. The tenancy agreement will be amended to reflect this. Highways: There was a discussion about the placement of the speed indicators, the new Toucan crossing being proposed and a maintenance parking bay that was seen as unnecessary. Health & Wellbeing: Cllr Koellner reported on a number of local issues, in particular the ongoing work she is doing with Cllr Morgan to continue to monitor air quality in the parish, it appears that existing NO2 monitors are still in place, as well as the Zephyr monitors. There is a planned meeting with BaNES to discuss future plans. A Health & Wellbeing questionnaire has been distributed & there will be a public meeting held in November to discuss the findings. There are also plans for a 'skills exchange' for local residents. Clerk: The clerk reported on a number of issues, including: # Finance & cashflow. # Work on street lights. It was also agreed to investigate transferring these to BaNES. # Bark chip has been ordered for the playground. # Clerk also explained that he had given notice & was planning exit & handover as appropriate.	Clerk																																				
9	Planning: a. Applications – <table><tr><td>26/03356/FUL</td><td>The Hawthorns Ruett Lane BS39 6UP</td><td>Erection of a single storey self-build dwelling</td></tr><tr><td>26/02736/FUL</td><td>Thornton House Bristol Road BS39 6TQ</td><td>Erection of Single storey rear extension</td></tr></table> No comments were made on either application. b. Previous applications <table><tr><td>Reference</td><td>Location</td><td>Description</td><td>FG recommend</td><td>BaNES Decision</td></tr><tr><td>26/01926/FUL</td><td>Keswick, Marsh Lane, BS39 6TT</td><td>Demolition of existing conservatory, erection of a replacement</td><td>No comment</td><td>Pending</td></tr><tr><td>26/02422/FUL</td><td>Hillside Cottage Marsh Lane BS39 6TT</td><td>Provision of ancillary annexe accommodation</td><td>No comment</td><td>Permitted</td></tr><tr><td>26/02271/FUL</td><td>Gurney Winds Rush Hill BS39 6TP</td><td>Erection of Single storey rear extension</td><td>No comment</td><td>Permitted</td></tr><tr><td>26/01926/FUL</td><td>Keswick Marsh Lane BS39 6TT</td><td>Demolition of existing conservatory & erection of extension</td><td>No comment</td><td>Permitted</td></tr><tr><td>24/00883/FUL</td><td>The Cottage, Marsh Lane BS39 6TT</td><td>Change of garage use</td><td>Unauthorised use</td><td>Permitted</td></tr></table>	26/03356/FUL	The Hawthorns Ruett Lane BS39 6UP	Erection of a single storey self-build dwelling	26/02736/FUL	Thornton House Bristol Road BS39 6TQ	Erection of Single storey rear extension	Reference	Location	Description	FG recommend	BaNES Decision	26/01926/FUL	Keswick, Marsh Lane, BS39 6TT	Demolition of existing conservatory, erection of a replacement	No comment	Pending	26/02422/FUL	Hillside Cottage Marsh Lane BS39 6TT	Provision of ancillary annexe accommodation	No comment	Permitted	26/02271/FUL	Gurney Winds Rush Hill BS39 6TP	Erection of Single storey rear extension	No comment	Permitted	26/01926/FUL	Keswick Marsh Lane BS39 6TT	Demolition of existing conservatory & erection of extension	No comment	Permitted	24/00883/FUL	The Cottage, Marsh Lane BS39 6TT	Change of garage use	Unauthorised use	Permitted	
26/03356/FUL	The Hawthorns Ruett Lane BS39 6UP	Erection of a single storey self-build dwelling																																				
26/02736/FUL	Thornton House Bristol Road BS39 6TQ	Erection of Single storey rear extension																																				
Reference	Location	Description	FG recommend	BaNES Decision																																		
26/01926/FUL	Keswick, Marsh Lane, BS39 6TT	Demolition of existing conservatory, erection of a replacement	No comment	Pending																																		
26/02422/FUL	Hillside Cottage Marsh Lane BS39 6TT	Provision of ancillary annexe accommodation	No comment	Permitted																																		
26/02271/FUL	Gurney Winds Rush Hill BS39 6TP	Erection of Single storey rear extension	No comment	Permitted																																		
26/01926/FUL	Keswick Marsh Lane BS39 6TT	Demolition of existing conservatory & erection of extension	No comment	Permitted																																		
24/00883/FUL	The Cottage, Marsh Lane BS39 6TT	Change of garage use	Unauthorised use	Permitted																																		
8	Finance: a) The financial report was approved. b) Payments agreed: <table><tr><td>Payee</td><td>Description</td><td>Amount</td></tr><tr><td>D.Porch</td><td>BMX track maintenance</td><td>£150.00</td></tr></table>	Payee	Description	Amount	D.Porch	BMX track maintenance	£150.00																															
Payee	Description	Amount																																				
D.Porch	BMX track maintenance	£150.00																																				

	R.Perkins	Community Fridge	£127.46	
	FG Village Hall	Consultation Day	£87.50	
	R.Moss	Salary June July Aug (incl annual pay award & office expenses	£1541.17	
	HMRC	Payroll deduction	£294.11	
9	Information/ Items to raise at the next meeting: No specific items.			
10	Date of next meeting: The date of the next meeting will be Monday 19 th October 2026 7.30pm at the Methodist Hall.			

Signed:

19.10.2026