Huish Episcopi Parish Council

Clerk: Julie Ferguson

Tel: 07783 475200 E-mail: clerk@huishepiscopi-pc.gov.uk

Minutes of a meeting of Huish Episcopi Parish Council held at Huish Episcopi Primary School on Monday 21st September 2026 at 19:00hrs.

Present: Cllrs: Julia Gadd (Chair), Arwyn Harris, Edward Keirle, Barry Horsgood, Peter Porter, Jane Redfearn, Val Saunders, John Wood (8).

In attendance:

Clerk: Julie Ferguson
Somerset Councillors: Cllr Wilkins & Mike Stanton were present and a report had been circulated.
Members of the public: 8 members were present and subject discussed:
Illegal dwelling on agricultural land at The Quackery, Langport. Cllr Stanton agreed to investigate.
Act to Adapt Presentation - Hannah Phillips, a Wilder Communities Officer with Somerset Wildlife Trust gave a comprehensive presentation on the Act To Adapt project working within communities to create climate adaptation plans:

- Plan steps include:
  - 1st - Workshops on climate change to raise awareness.
  - 2nd - Consultation process to gather feedback.
  - 3rd - Draft climate plan.
  - 4th - Document launch, which is a live, editable, public document, consisting of suggestions with no fixed targets or timeframes.
- Focus on adaptation not mitigation.
- Focus on daily life effects bringing community and personal benefit.
- Focus on benefits of tree/hedge planting and wildflower meadows.
- Community Officer support for any resulting actions.
- Supported by Somerset Rivers Authority with a potential £1k seed funding.
- Currently working with local communities inc. Shepton Mallet, Porlock & Langport.
- Working to understand how to embed plans within Somerset Council.

19:34 – Meeting opened

26/37 APOLOGIES FOR ABSENCE *(LGA 1972 s85(1)).*

Cllr Rob Crumb - personal. Accepted.

26/38 DECLARATIONS OF INTEREST.

Cllr Horsgood - 26/43 item g. non-pecuniary.

26/39 MINUTES OF PREVIOUS MEETINGS. *(LGA 1972 sch12,para41(1))*

RESOLVED: To **APPROVE** and sign the minutes of the parish council meeting held on 20 July 2026.

26/40 CHAIRS REPORT.

Members **NOTED** the Chairs report:

a. To hear any update on CGR. Report is available on the SC Committee website, community consultation narrowly in favour of merger. Awaiting the result of the SC Committee Extraordinary meeting later that week with Cllr Gadd & LTC Chair (Cllr Dromgoole) in attendance. Next JCC meeting will report on the outcome.

b. Westover parking. WP meeting planned to discuss the O2i report. EA have upgraded the flood risk meaning that planning permission would be difficult on that site for a car park. Letter sent to SC planning requesting advice, received a response stating pre-planning advice to be provided on application with the appropriate fee. Next steps to be discussed at next JCC meeting.

ACTION: JCC

c. Finance WP. Focus on large grant recipients to understand their financial positions and how PC funding can best support local Charities and not-for-profit groups, with initial planned meeting to consider the Memorial Field. Meeting did not go ahead due to lack of supporting financial paperwork, despite

repeated requests. Cllr Keirle has offered to sit down with the committee to discuss efficiencies and understand some of the issues being faced by the Committee.

26/41 CLERK'S REPORT & CORRESPONDENCE.

Members **NOTED** the Clerks report:

a. Somerset LCN correspondence.
b. SC news and bulletins.
c. TRO notices (various).
d. Remembrance Day Service letter of invitation to include a donation to 'The Poppy Appeal'. **RESOLVED:** To **APPROVE** a £100 donation to RBL Poppy Appeal.
e. Local Government Service Pay Agreement 2026/27, backdated to 01/04/2026.
f. Consultation and Review of Draft Somerset Heritage at Risk Register.
g. SRA Community Flood Action Fund news + annual resilience day + report
h. SRA Catchment Flood Group Network Meetings

26/42 PLANNING MATTERS.

a. 26/01860/FUL. Proposed demolition of existing outbuildings, change of use of land to residential and erection of 2no. replacement dwellings. Old Mill Cottage Langport Road Huish Episcopi TA10 9QT
b. 26/01861/FUL. Proposed residential development of 7no. new dwellings. Old Mill Cottage Langport Road Huish Episcopi TA10 9QT.

RESOLVED: To **OBJECT** to the application, with comments: **(App 5).**

26/43 FINANCE MATTERS.

a. Members **NOTED** Receipts: July & Aug 26.

July & Aug 2026 Receipts				
Inv	Payee	Particulars		Amount
1	GTH	FBT22.56ACRE	£	1,300.02
2	GTH	FBT-5ACRESPI	£	248.94
		Total	£	1,548.96

b. **RESOLVED:** To **APPROVE** the Payment Schedule (Aug & Sept 26).

Aug 26 Payment Schedule					
Inv	Payee	Particulars	Invoice No.		Amount
1	Timeback Accounts	Payroll fee June26	Inv. 7702	£	6.00
2	Somerset Landscapes Ltd.	Ranger Jul26	SLL 37038	£	1,414.02
3	Mr B Meredith	Reimburse allotment sundries		£	22.96
4	Langport Town Council	50% reimburse of O2i costs - Car park	11	£	426.33
			Sub-total	£	1,869.31
Payments for Report					
4	None			£	-
			Sub-total	£	-
			Total	£	1,869.31

September 26 Payment Schedule					
Inv	Payee	Particulars	Invoice No.		Amount
1	Timeback Accounts	Payroll fee Aug26	Inv. 7746	£	6.00
2	Somerset Landscapes Ltd.	Ranger Aug26	SLL 37136	£	848.41
3	Mr B Meredith	Reimburse allotment sundries & water pump	n/a	£	132.63
4	PKF LittleJohn	External Audit Fee	SB20261358	£	504.00
			Sub-total	£	1,491.04
Payments for Report					
4	None			£	-
			Sub-total	£	-
			Total	£	1,491.04

c. RESOLVED: To NOTE the External Audit Report 2025/26 and CONSIDER any 'except for' matters (App1). No 'except for' matters had been raised. The AGAR S3 and Notice of Conclusion of Audit had been posted on the website.

d. RESOLVED: To DEFER a grant application from the Langport Boating CIC for £2000 (App2). It was considered that this should have been brought to the PC as a joint project with LTC (LTC have already granted £5K as detailed on the application). Cllrs agreed for this to be discussed at the next JCC meeting to consider all the issues:

i. Flood Risk Activity Permit (FRAP) or any other permissions required.
ii. Ownership of the pontoon.
iii. If the facility will be able to be used by other boats.
iv. Ongoing financial commitment to a merged council.

ACTION: JCC

e. RESOLVED: To APPROVE a grant application from the Langport Area Business Group for an equivalent amount to any grant awarded previously in the 2026-27 FY by LTC, upto a maximum of £900 (App3).

f. RESOLVED: To DEFER a grant application from Langport and Huish Memorial Field for £5000 (App4). The clerk reported that there were several issues with the application that had been notified to the applicant but remain unresolved:

i. Written confirmation that the issue for which the grant was being requested was not covered by the applicant's insurance policy.
ii. Application was not submitted using the current, approved PC grant application form, which was available on the PC website.
iii. Supporting documents had not been provided.

26/44 PARISH MATTERS

a. To CONSIDER any actions to report over-sized, speeding agricultural vehicles on parish roads. Concern over large agricultural vehicles routinely driving through Langport. Cllr Saunders reported that Transition Langport were planning a lorry watch day and would report at a future meeting.

26/45 REPORTS.

a. Committees or Working Parties. None.

b. Parish Councillors.

Cllr Redfearn requested an update on the reported encroaching verge between roundabout and Kelways Garden Centre. Cllr Harris was waiting on a site meeting with Cllr Stanton to understand the problem.

ACTION: Cllr Harris

Cllr Wood – Cllrs APPROVED a cost of £15 for a replacement Remembrance Day flag.
Cllr Keirle – Gave an update on work carried out on Wagg Rhyne to alleviate a future flood risk.
Cllr Gadd offered to speak to Lloyds Animal Feeds asking them to repair their road frontage of the Trading Estate unadopted access road.

ACTION: Cllr Gadd

26/46 ITEMS FOR THE NEXT AGENDA.

Nothing raised at this time.

26/47 DATE OF THE NEXT MEETING.

Monday 19 October 2026 at 7.00pm, Huish Epsicopi Primary School, Langport, TA10 9RW.
All agenda items to be notified to the clerk by Fri 9 Oct 2026.

21:05 – Meeting closed.

APPENDIX 1

Section 3 – External Auditor's Report and Certificate 2025/26

In respect of **Huish Epsicopi Parish Council – SO0146**

1 Respective responsibilities of the auditor and the authority

Our responsibility as auditors to complete a **limited assurance review** is set out by the National Audit Office (NAO). A limited assurance review is **not a full statutory audit**, it does not constitute an audit carried out in accordance with International Standards on Auditing (UK & Ireland) and hence it **does not** provide the same level of assurance that such an audit would. The UK Government has determined that a lower level of assurance than that provided by a full statutory audit is appropriate for those local public bodies with the lowest levels of spending.

Under a limited assurance review, the auditor is responsible for reviewing Sections 1 and 2 of the Annual Governance and Accountability Return in accordance with NAO Auditor Guidance Note 02 (AGN 02) as issued by the NAO on behalf of the Comptroller and Auditor General. AGN 02 is available from the NAO website – https://www.nao.org.uk/code-audit-practice/guidance-and-information-for-auditors/

This authority is responsible for ensuring that its financial management is adequate and effective and that it has a sound system of internal control. The authority prepares an Annual Governance and Accountability Return in accordance with *Proper Practices* which:

- summarises the accounting records for the year ended 31 March 2026; and
- confirms and provides assurance on those matters that are relevant to our duties and responsibilities as external auditors.

2 External auditor's limited assurance opinion 2025/26

On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.

Other matters not affecting our opinion which we draw to the attention of the authority:

None.

3 External auditor certificate 2025/26

We certify that we have completed our review of Sections 1 and 2 of the Annual Governance and Accountability Return, and discharged our responsibilities under the Local Audit and Accountability Act 2014, for the year ended 31 March 2026.

External Auditor Name

PKF LITTLEJOHN LLP

External Auditor Signature  Date 28/08/2026

APPENDIX 2

Huish Episcopi Parish Council
Clerk: Julie Ferguson. **Tel:** 07783 475200
E-mail: clerk@huishepiscopi-pc.gov.uk

COMMUNITY GRANT APPLICATION FORM

Name of the organisation	Langport Boating CIC
Address of website, if available	duchessofcocklemoor.co.uk
Bank account details	Langport Boating CIC [redacted]
Name of person(s) submitting the application	Clive Achard
What is your position in the organisation?	Director
Contact address, including phone number & email address	[redacted]
Geographical area covered (delete as appropriate)	Langport is the operations location of Langport Boating CIC, realistically, passengers and volunteers are predominately from numerous parishes and surrounding towns, including Huish Episcopi.
Aims, objectives or activities of the organisation	To provide inclusive, affordable boating activities that respond to local needs. To create opportunities for people to take part, volunteer and contribute to the running of the CIC. To work with local partners to make better use of community resources. To reinvest any surplus income back into community benefit.
Do you target a specific age range? If so what is it?	There is no specific targeted age range, yet realistically, the majority of our passengers are aged 50+
Do you target disabled groups?	At present, the current berthing facility is considered too dangerous to enable people struggling with disabilities to access our vessel. The inclusion of a berth will make access much easier for people with disabilities. An ambition is to purchase and operate a wheelie boat which will allow access for people in wheelchairs.
How much funding are you applying for?	£2,000
What is the funding to be used for? 1. Name of the project 2. Brief description 3. Need for the project	1. River Parrett – Berth 2. Access to the River Parrett was greatly improved

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	following the installation of four pontoons. However, safe access for passengers to larger craft is difficult, as there is no suitable berth or mooring. The intention is to install a new berth in the area known as The Gas Works Inlet, on Cocklemoor in the centre of Langport. The short inlet is currently silted and needs to be dredged. A bridge will be installed which will accommodate a pontoon which will enable vessels where passengers enter at the bow and have a safe passage. The intention is to extend the fleet in due course to a Wheelie Boat where passengers with disabilities or in wheelchairs can safely board. *Please see the design brief which accompanies this application.* 3 The current method of mooring is inadequate and dangerous. In time, there is likely to be an accident as passengers currently scramble down a muddy bank, which when wet becomes slippery. The Town Council want to make the river accessible to all, including people with disabilities and less mobile. The Duchess of Cocklemoor CIO trustees are particularly keen to improve access and have pledged financial support to assist with the installation. The Environment Agency has recognised the importance of improving access to the river and has verbally supported the project. A FRAP application has been submitted to obtain formal consent.
Please clearly state how the funding you are applying for will benefit residents of Huish Episcopi?	Many of our existing passengers are from Huish Episcopi parish. There are currently restrictions associated to accessing our vessel, which in turn prevents people who may be a little frail or have disabilities enjoying the river. Having completed this project, our ambition of enabling access to all people, including many residents of Huish Episcopi will have moved a long way forward.
Do you currently receive funding from other sources and, if so, from where and how much?	Our service is provided through the income generated through hiring the vessel and the fares collected. We do not receive a regular income from any other source. A incident of vandalism resulted in a call for financial contributions, which resulted in many thousands of pounds being raised to enable repairs to be undertaken and the service resumed.
Are you applying to other funding organisations for support and, if yes, who are they?	Langport Town Council is leading this project and we have pledged to make a financial contribution. The costs associated to the project are considered to be: • Purchase of a steel bridge structure £2,000

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	• Preparation of 3D drawings £ 420 • Desilting the Gas Works Inlet £1,700 • Creation of pontoon from bridge £1,800 • Footings preparation £1,600 • Pontoon installation £ 750 • Contingency 20% £1,654 *Anti slip paint, signage, lifebouys etc* **Total £9,924** Funding Langport Town Council £5,000 (secured) Inland Waterways Association £1,900 (applied for) Local benefactor £1,000 (secured) Huish Episcopi PC £2,000 (applied for) **Total £9,900**

Please return this form to Julie Ferguson - Parish Clerk (email)

The following documents must be included with your application form. Scanned or electronic copies are acceptable. Incomplete submissions will be returned for completion.

Document	***Please indicate to show that you have included it***
A copy of your constitution	Articles of Association attached
A copy of your certified audited accounts for the last two years. In the case of smaller organisations, income and expenditure statements for the last two years certified by a qualified accountant may be submitted instead. Where such statements have not been certified, they must be signed by two persons from within the organisation who have been appointed to act as auditors	The company was incorporated on 22 December 2025 and no accounts have been prepared. A management report is attached,
A business plan or something similar that sets out what activities you have planned over the next three years and how they will be funded	Attached
Last 3 Months of bank statements	Attached

Successful applicants will be expected to provide a report at the Annual Parish Meeting in May each year.

Signature of applicant .....[redacted].....

Date ..... 29 JUNE 2026

APPENDIX 3

Huish Episcopi Parish Council

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COMMUNITY GRANT APPLICATION FORM

Name of the organisation	LANGPORT AREA BUSINESS GROUP
Address of website, if available	N/A
Bank account details	*(as appears on statements)* NATWEST [redacted]
Name of person(s) submitting the application	RACHEL SMITH (CHAIR)
What is your position in the organisation?	CHAIR
Contact address, including phone number & email address	c/o BANK CHAMBERS 07753 538171 CHEARSIDE LANGPORT labginfo@gmail.com
Geographical area covered (delete as appropriate)	LANGPORT
Aims, objectives or activities of the organisation	To promote the town
Do you target a specific age range? If so what is it?	NO Age Range_____
Do you target disabled groups?	NO
How much funding are you applying for?	£900
What is the funding to be used for?	CHRISTMAS FIREWORKS DEC 5TH
Please clearly state how the funding you are applying for will benefit residents of Huish Episcopi?	The residents of HE attend the xmas fireworks
Do you currently receive funding from other sources and, if so, from where and how much?	NO
Are you applying to other funding organisations for support and, if yes, who are they?	Langport Town Council

Please return this form to Julie Ferguson - Parish Clerk (email)

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COMMUNITY GRANT APPLICATION FORM
ONE-OFF GRANT

Name of the organisation	Langport and Huish Episcopi Memorial Field
Address of website, if available	
Bank account details	[redacted] Name of Account Holder: LANGPORT AND HUISH EPISCOPI MEMORIAL FIELD COMMITTEE
Name of person(s) submitting the application	Amiee Stone
What is your position in the organisation?	Secretary/ Treasurer
Contact address, including phone number&email address	[redacted]
Geographical area covered (delete as appropriate)	Huish Episcopi / Huish Episcopi & district / wider area
Aims, objectives or activities of the organisation	A Charity set up to provide safe playing/recreation facilities for all age groups and abilities, Meeting Room, catering and bar area to provide a social meeting and games area for the residents in the wider area. Changing and storage area for sports organisations. Children's Playground and safe enclosed area with seating and equipment for children up to 12 years of age.
Do you target a specific age range? If so what is it?	Age Range_All ages
Do you target disabled groups?	The Senior citizens who hire the facilities have disabled members as well as the sports and social club have disabled members who also use the building.
How much funding are you applying for?	£5,000'
What is the funding to be used for?	We have had to replace the existing drainage from the

	top manhole all the way down to the bottom. After having repeated blockages we had a CCTV survey on therun of drainage which runs along the track. When we got the results back we found that the drain had collapsed in some areas causing the constant problems with the drains.
Please clearly state how the funding you are applying for will benefit residents of Huish Episcopi?	It will ensure the facilities are able to be used without constant disruption to the toilet facilities as well as cut out the amount being spent of unblocking the drains ever 2 months
Do you currently receive funding from other sources and, if so, from where and how much?	Huish Epsicopi Parish Council 14,000
Are you applying to other funding organisations for support and, if yes, who are they?	We have sec section106 monies for the new changing rooms

Please return this form to Julie Ferguson - Parish Clerk email or post (details above)

The following documents must be included with your application form. Scanned or electronic copies are acceptable. Incomplete submissions will be returned for completion.

Document	***Please indicate to show that you have included it***
A copy of your constitution	Already submitted
A copy of your certified audited accounts for the last two years. In the case of smaller organisations, income and expenditure statements for the last two years certified by a qualified accountant may be submitted instead. Where such statements have not been certified, they must be signed by two persons from within the organisation who have been appointed to act as auditors	
A business plan or something similar that sets out what activities you have planned over the next three years and how they will be funded	
Last 3 Months of bank statements	Attached to email

APPENDIX 5

Huish Episcopi Parish Council

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26/01860/FUL. Proposed demolition of existing outbuildings, change of use of land to residential and erection of 2no. replacement dwellings. Old Mill Cottage, Langport Road, Huish Episcopi, TA10 9QT.
26/01861/FUL. Proposed residential development of 7no. new dwellings. Old Mill Cottage, Langport Road, Huish Episcopi, TA10 9QT.

Huish Episcopi Parish Council OBJECT to the application with the following reasons:

1. Surface water drainage. Despite the existence of a flood zone at the site entrance and immediately adjoining the site, surface water mapping which identifies these areas more specifically and a long history of severe surface water flooding to dwellings and the road in the immediate locality, (including the Rose and Crown Public House), the application has not included a surface water drainage strategy, but relies solely on an expectation that soakaways will deal adequately with the issue, despite an apparent lack of percolation tests. The application must surely demonstrate that all extra surface water run-off generated because of the development, is managed, on-site.

2. Heritage impact. The Rose and Crown pub, known locally as Eli's, is a Grade II listed building. It's understood that the protection afforded to listed buildings extends not only to the structure itself inside and out, but also to all external areas forming part of the listed building site, as well as protection to its setting over a wider area, regardless of whether there is any direct intervisibility between these buildings and open areas, or not.
A previous application several years ago, was made to develop the southern part of these application sites with various domestic and commercial storage buildings, which was refused partly on adverse heritage impact grounds resulting from the proposed buildings. A subsequent appeal was dismissed on the same grounds, concluding that the open playing fields adjoining the pub formed an integral part of its setting within a countryside wedge and that this adverse impact was not outweighed by any benefits to the community, the economy or the environment.
The application does not appear to contain any formal or specialist heritage impact assessment.

3. Highways. The proposal to alter Eli's access by giving their car park a spur off the proposed new estate road is understood to have been submitted without any consultation with the owners. Whilst this is accepted to be a civil, legal matter, the proposed new access arrangements would have significant impact on the pub's customers and business, with large vehicle events being held in addition to the regular custom. The application is missing much detail on how the access would work for upto 500 vehicles occasionally entering and leaving the venue, taking into consideration visibility, ground levels and turning ('swept path') for the very largest vehicles. The access does not appear to be satisfactory for the existing business to facilitate these long-standing events, with verges and footpaths certainly being encroached upon, creating a safety issue at this location

4. Residential amenity and visual impact. Should this application be approved, the residents of the newly built properties will be exposed to significant noise and disturbance from the many musical and sports events held at Eli's, this being a crucial element of their thriving, community business. Loudspeakers are currently directed towards the proposed site, respecting the existing residential properties. The new houses will be very close to the existing car park with no sound protection measures proposed to help with this issue.

5. In conclusion, all these issues are concerning not only for the business owners, but also to parish residents, as Eli's is recognised as a historical and hugely valued community asset. The last true pub in Huish Episcopi and Langport at a time when public houses are in sharp decline across the whole country.

Huish Episcopi Parish Council unanimously stands behind the business, its owners, staff and customers and **OBJECT** in the strongest terms against any future development that risks damaging that legacy.