BISHOPS LYDEARD & COTHELSTONE PARISH COUNCIL

Clerk to the Council: David Richards, 37 Stawell Road, Bishops Lydeard, TA4 3FA
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Minutes of the CIL Working Group meeting held in the Church Centre, Bishops Lydeard on Tuesday 15th October 2025.

Present: Cllrs Lewin-Harris (Chair), Hunt, Roberts, Warmington and supported by David Richards (Clerk)

Absent: None

5 members of the public were present.

Agenda Item 1 – C01/25 Apologies: To receive apologies and to approve reasons for absence
None

Agenda Item 2 – C02/25 Declarations of Interest to items on the agenda

There were no declarations of interest in relation to items on the agenda.

Agenda Item 3 – C03/25 Comments from members of the public

A member of the public said she had two points to raise. The first is that during football matches people are parking in Darby Way and the residents are not happy about that. It is chaos coming out of the car park. Can the football club risk assess what is happening as there are cars coming out of Darby Way and down through the village? She understood that we will spend money on the Roads and Traffic project, but have we got the right site if we are only having one.
Cllr Lewin-Harris said that there are proposals to increase the size of the car park. The member of public said that people don't want to park there even if it was bigger.

The second point the member of the public wanted to raise was regarding the school nursery. With new housing in the village and more to come it is most important to give money to the school for the nursery. She understands that a skatepark is being considered near the train station, but she has concerns about that such as vandalism as it is out of the way.

Agenda Item 4 – C04/25 Adoption of the minutes of the CIL Working Group meeting held on 29th October 2024

The minutes were approved as an accurate record of the meeting by the councillors present and signed by the chair.

Agenda Item 5 – C05/25 CIL Budget and Spend report

The clerk provided reports as follows:

CIL Spend 2024/25

CIL Spend 2024/25 Report		
Whisky Trail	£228.80	Paid
BL Player Lighting	£5,000.00	Paid
Solar SIDs	£4,679.98	Paid
Village Hall Playground Grant	£10,000.00	Paid
Football Club Shelter	£4,610.00	Paid
Silent Disco		Removed
Road & Traffic RSA Report	£8,509.00	Paid
	£33,027.78	

CIL Spend 2025/26

CIL Spend 2025/26 Report		
Road & Traffic Outline Design GW 1	£12,506.00	Outstanding
Streamside Path	£29,207.20	Paid
Noticeboards - deposit	£1,403.50	Paid
Noticeboards - final payment	£1,403.50	Outstanding
Road & Traffic Project		
	£44,520.20	

CIL Income and Expenditure

Year	Income	Expenditure	Running Total
2018-2019	£22,246.68	£0.00	£22,246.68
2019-2020	£12,027.17	£1,349.28	£32,924.57
2020-2021	£186,245.33	£53,342.00	£165,827.90
2021-2022	£572,264.58	£95,398.16	£642,694.32
2022-2023	£2,760.39	£58,257.96	£587,196.75
2023-2024	£0.00	£57,327.00	£529,869.75
2024-2025	£0.00	£33,027.78	£496,841.97
2025-2026	£0.00	£44,520.20	£452,321.77
Total	**£795,544.15**	**£343,222.38**	**£452,321.77**

The reports were reviewed and noted.

Agenda Item 6 – C06/25 Update on the Roads & Traffic project

The clerk provided a report as follows:

Road & Traffic Project Update

- Road & Traffic Calming Project
  - Earmarked Budget is £375,000
  - NOTE: This was approved during the meeting held on 10th May 2023 (ref: 019/23)

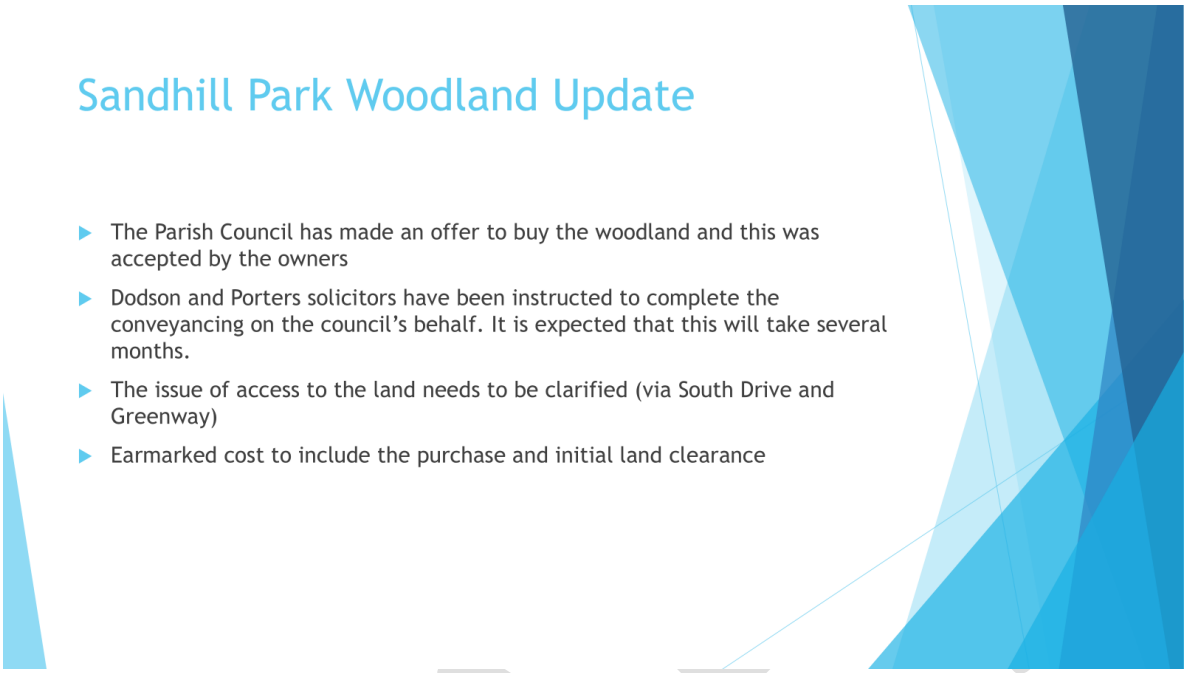
It was recommended to reduce the scope to the sites below:

- Phase 1 – Site 14 (Village Gateway and Crossing Point on Cothelstone Road)
  - Somerset Council total estimate to complete this site is £102,968 including contingency of £18,454
  - No response for request for quotations from M Lambe and R K Bell Civil Engineering
- Phase 2 – Sites 3 (Mount Street - Village Hall to Hither Mead), 4 (Hither Mead Bridge) and 9 (Cothelstone Road - Delta Rise to Glanfield Close)
  - Developed Brief expected from Somerset Council by 24 October 2025.

The report was reviewed and noted.

Agenda Item 7 – C07/25 Update on the purchase of Sandhill Park Woodland

The clerk provided a report as follows:



The report was reviewed and noted. Access to Sandhill Park Wood was discussed. Cllr Lewin-Harris said that access via South Drive must be confirmed by the solicitor, and the clerk should confirm access via Greenway with Somerset Council. Cllr Bainbridge said that there is access via the Whisky Trail.

Agenda Item 8 – C08/25 Update on Devolution of the Play Area located at the end of Westridge Way, Bishops Lydeard and the Woodland Walk aside the A358

The clerk reported that there has been no further information from Somerset Council on the devolution of these assets. No timeframe has been provided, and the Parish Council is waiting for clarification on the next steps.

Agenda Item 9 – C09/25 Update on the School Nursery Application

James Dakin (Headteacher of Bishops Lydeard Church School) provided a comprehensive report on the demands on the school for additional places and the urgent need to have additional accommodation. The total cost of renovating the building to create new space was estimated as £370,000 for the building works plus £80,000 to £100,000 for fit out. He said that a second Department of Education (DoE) grant had been submitted for £150,000 which the school trust will match. The short fall of £70,000 will be met by the Trust in the next financial year's budget. If the DoE grant is successful, then he will revise the CIL application and request a grant for the fit out. If the DoE grant is not successful, then he will request £150,000 contribution to the building works. It was also noted that there will need to be

another tender process following the grant application which will provide up to date fully itemised costings.

Agenda Item 10 – C10/25 Review and recommendations on CIL applications

The working group recommended that the following CIL projects are supported:

1. Road & Traffic project:
    a. Site 14 proceeds as agreed at the parish Council meeting held on 8th October 2025; however, it is recommended that the full Parish Council authorise Somerset Council to proceed with the detailed design and build as there has been no response from request for quotations from the two contractors suggested. Also, involving additional contractors will significantly increase the risk and potentially the cost.
    b. Sites 3, 4 and 9 proceed subject to design and cost estimates from Somerset Council.
    c. It is recommended that the total earmarked budget for this project is reduced from the originally agreed budget of £375,000 to £160,000 (to be finalised when the cost of sites 3, 4 and 9 are known) as the scope has been significantly reduced.
2. Sandhill Park Woodland proceeds subject to access being confirmed by the solicitor. It is recommended that an earmarked budget of £130,000 is set to include the purchase price, solicitors' costs and initial land clearance.
3. It is recommended that a cost of £100,000 is earmarked for the school nursery project on the assumption that the DoE grant of £150,000 is awarded and the CIL request is for fit out only. If the DoE grant is not successful, then we understand that James Dakin will submit a new application.
4. It was recommended that the football club car park application for £15,000 is not supported.
5. The other CIL projects including the Play Area by the station, Wheels/ Skatepark, A358 woodland walk are looked at again in future when we know the outcome of the recommended CIL projects and any remaining budget. It was noted that grants may be available to support some of these projects in the future.
6. It is recommended that the clerk confirms with Somerset Council if the 5-year CIL spend period is waived. The working group's understanding that this is the case, but it needs to be clarified.

The financial position with these recommendations is as follows:

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Spend since 01/04/2025:					
Road & Traffic Outline Design GW 1					£12,506.00
Streamside path refurbishment					£29,207.20
Noticeboards - deposit					£1,403.50
Noticeboards - final payment					£1,403.50
					£44,520.20
Remaining to be spent or committed				£452,321.77	
Funds Earmarked:					
Roads & Traffic Project					£160,000.00
Sandhill Park Woodland					£130,000.00
School Nursery					£100,000.00
					£390,000.00
				£62,321.77	

Agenda Item 11 – C11/25 Any Other Business
None

The meeting closed at 20:15

The next meeting date to be advised.

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