LOXTON PARISH COUNCIL

MINUTES OF THE MEETING ON TUESDAY 15th SEPTEMBER 2026
AT 7.00PM

In attendance: Chairman Shipton, Cllr Bassett, Cllr Davies, Cllr Eden.
and 2 members of the Public.
The Minutes were taken by Clerk, Sally Ferguson. The meeting opened at 7.02 p.m.

32/26 The Chairman welcomed everyone to the meeting.
33/26 Apologies for absence- Unitary Cllr. Tristram and Mr D. Southwood sent apologies**.**
34/26 Declaration of Interests – None declared.
35/26 Minutes of Last Meeting – The minutes of the Meeting of the Parish Council on 28th July 2026 were resolved as accurate and signed by the Chairman.
36/26 Public Speaking-
The meeting was closed at 7.05 p.m. to allow members of the public to speak. There was an update on further misuse of the bridleway by vehicles headed to the campsite at Loxton Farm. The surface was now being eroded. There had been disturbing instances of electric scrambler type bikes ridden by masked youths at all times of the day and night. The Police had been in attendance on one evening.
The meeting opened at 7.11 p.m.
37/38 Correspondence
The Chairman had posted the planning notice for application 26/P/1716/TRCA below .
38/26 Planning:

26/P/1569/LDE Cattle barn and hay barn on land at Loxton Hill, Christon Road Loxton. Certificate of Lawfulness for the conversion of agricultural barn to C3 residential dwelling. (Please note that due to there being no meeting in August, a response has been sent to North Somerset Council under delegated powers to the Clerk). **This response is as follows:**

The purpose of this statement is to respond to Mr Levy's assertion that he should be granted a Certificate of Lawful Development in respect of residential use of the barn on the land, on the basis that he and his predecessor, the late Mr Richard Dibble, had previously lived there.

There is evidence which calls that assertion into question.
At a Parish Council meeting held on 18 March 2026, Mr Levy was asked, in the presence of several people, whether he lived in the caravan on the site. He replied:

"No, it's for welfare purposes."

This exchange is consistent with the position recorded in Minute 87/25 of the meeting. The minute records that the Council discussed the presence of non-agricultural caravans and vehicles on the land, some of which appeared to be being used for residential purposes. The Council questioned the need for two caravans for welfare reasons and requested clarification as to how their presence related to the landowner's farming operations.

The Council specifically sought assurance that:

- Caravans were genuinely required for agricultural welfare purposes;
- the business operations justified their presence in this sensitive area; and
- No residential occupation was taking place, as this would require a Change of Use planning application.

Mr Levy's response that he did not live in the caravan, but that it was there for welfare purposes, is therefore relevant when considering the question of residential occupation of the site.Evidence concerning the previous owner

There is also substantial long-standing local knowledge concerning the use of the barn by the previous owner, the late Mr Richard Dibble.

Surviving relatives of Mr Dibble, who had close knowledge of his farming activities and assisted him with farm work during his later years, have stated unequivocally that the barn was not used as a dwelling before Mr Levy's occupation.
Two close relatives who assisted Mr Dibble with the farm work in his later years have confirmed that the barn in question was being used to house cattle up until Mr Dibble's death. They have further stated that Mr Dibble did not live in the barn and that he "wouldn't have lived there as there were no facilities."
This evidence is significant because it comes from individuals who have direct knowledge of Mr Dibble's circumstances and his use of the land during the relevant period.
If the barn was being used to house cattle up until Mr Dibble's death, and Mr Dibble himself did not live there, this directly conflicts with any suggestion that the barn had previously been occupied as a residential dwelling by him.

Observations by local residents

There is also wider local evidence concerning the use of the barn and the site.

Several people have described attending village celebrations and other events held on the land. This includes the event held on 2 June 2022, when a beacon bonfire was lit. The date of this event has been verified by reference to a photograph.
Those present have reported that, despite attending the site on such occasions, they saw no evidence that the barn was being lived in.
Taken together, these observations provide further evidence that there was no apparent residential occupation of the barn during the period in question.

Conclusion

The evidence available does not support the assertion that the barn was historically occupied as a dwelling by the late Mr Richard Dibble.

On the contrary, there is direct evidence from his surviving relatives that the barn was used for cattle until his death, that Mr Dibble did not live there, and that the barn lacked the facilities that would have been required for residential occupation. This is supported by the long-standing local knowledge of people who attended events on the site and observed no signs of residential use.
Furthermore, at the parish council meeting on 18 March 2026, when specifically asked whether he lived in the caravan on the site, Mr Levy stated that he did not and that it was there for welfare purposes. This statement should be considered alongside the evidence concerning the alleged history of residential occupation of the barn.
In the view of Loxton Parish Council, the available evidence raises substantial doubt about the assertion that the barn had previously been occupied as a residential dwelling and should therefore be carefully considered when considering Mr. Levy's application for a Certificate of Lawful Development.
In addition, the Clerk was asked to send the Parish Council Minutes, to the Planning Officer, as some of the comments online referenced these.

- 26/P/1716/TRCA Hilltop Cottage, Hillview Road, Loxton, BS26 2XJ. T1-24 ash trees are suffering with as die back; all have less than 50% foliage cover. All require felling as are in reach of

footpath and therefore a danger to the public. T2-ash tree at rear of 3 Hill view Road, crown lift to 2.5 m, to allow space below for access. This application is by the Parish Council in the interests of safety for the Public therefore supported.

39/26 Update on Planning Enforcement

There had been several email updates from Officers at North Somerset pertaining to the bridleway and wild campsite at Loxton Hill farm.

40/26

It was resolved to grant a sum of £100.00 to Contact magazine.

41/26

It was noted that the National pay agreement has been confirmed at a 3.3% increase, backdated to 1st April 2026. The Clerk requested a review of hours as her timesheets are consistently over the allocated 12 hours a month. It was agreed to increase to 14 hours a month with effect from October and to ratify this as an Agenda item at the November meeting.

42/26

The new requirement for holiday records for Officers to be kept from 1st April 2026 was noted, and the Clerk will action this.

44/26

Finance and to approve payments since last meeting-

It was resolved to approve the payments since last meeting and acknowledge those due before the next meeting in November 2026. Please note the second tranche of the Precept has now arrived.

- Salary August =£223.52
- Clerk Home Allowance = £26.00
- Tax/N.I.= £56.00
- Cllr. P Davies (expenses for fingerpost work= £30.00 - £10.00 from collection box) = £20.00 to be paid.
- Bank Charges= £4.25
- Clear Councils -Annual Insurance = £545.36
- Malwarebytes= £29.99

  September payments:
- Salary September (including backpay) = £197.10
- Clerk Home Allowance = £26.00
- Tax/N.I.= £49.20
- Bank Charges= £4.25

Bank Balances after September payments are:

- Current Account = £526.78
- Deposit Account = £13,148.25
- VAT (To reclaim) = £157.88

44/26 Reports:

1. **Unitary Councillor** –There was no report this month.

2. **Highways/Footpaths** – Some cutting back of hedgerows reported. The Clerk had received an email regarding the condition of the footpath from Biddesham to Loxton.

3. **Parish Acre** – The replacement bench is now in place. Thanks to Cllrs. Shipton and Davies and Harley Walker for installing this.

4. **Parish Orderly** -Nothing to report.

5. **Community Hub** – Cllr Davies reported the Hub had it's biggest attendance for a steak evening where the chef served over 50 meals in one night.

45/26 Items not covered elsewhere and items for the next agenda:

- Budget 2027-2028
- To ratify increase in hours of Clerk from 12 -14 per month from 1st October 2026.

Next meeting: of the Parish Council,
Tuesday 10th November 2026 at 7 p.m.

Meeting closed at 7.33 p.m.