



MINUTES OF PROPERTY & INFRASTRUCTURE COMMITTEE MEETING

held on Monday 23 February 2026 at 7.00pm

Councillors present: Philippa Biddlecombe (Chair), Margaret Bebbington, David Bright, Gavin Crisp, David Gill, Judi Morison, Trevor Oats, Angela Piggott

In attendance: Lisa Davis, 2 members of the public

Before the meeting started, Philippa Biddlecombe reminded all Councillors of the Civility and Respect pledge that has been approved by CCTC.

Open session

Two residents spoke about their concerns about the lack of information available regarding the defibrillators in the local area and that additional equipment had not been installed on the new developments further away from the town centre. They asked CCTC to support their efforts to raise awareness and to identify possible locations for additional defibrillators.

The meeting started at 19:15

2025

PI16 Apologies for absence

Apologies were received from Frances Alden, Linda Ball, Pek Peppin.

PI17 Declarations of personal or pecuniary interest (these must be declared BEFORE the agenda items concerned are discussed. Persons with a declared pecuniary interest must leave the meeting room when these are discussed).

There were no declarations of interest.

PI18 Approval of Minutes of Property & Infrastructure Committee meeting on Monday 27th October 2025

RESOLVED: It was proposed and agreed (6 – for, 0 – against, 2 – abstained) that the minutes of the meeting on 27th October 2025 be approved to be signed by the Chair at a later time.

PI19 Action points from previous meetings Nothing to report

PI20 Pavilion & Donald Pither Memorial Field

a) **Update on Pavilion project** There was no further update.

PI20 Pavilion & Donald Pither Memorial Field

a) **Update on Pavilion project** Philippa Biddlecombe reported that a meeting had taken place with the Architect regarding the next steps.

RESOLVED: it was proposed and unanimously agreed to instruct the Architect to collate the tender documents

b) **To note play inspection reports** Noted

PI21 Infrastructure

- a) **Update on re-painting of fingerpost signs** Trevor Oats reported that the fingerpost at Torbay Road had been refurbished by South West Heritage Trust with support from Somerset Council at no cost to CCTC. It was agreed to check with SLR regarding the requirements for the other signs and if it was feasible for them to be removed or if the re-painting needed to be done in situ.
- Action 262302/1: Town Clerk*
- b) **To consider any areas where parking should be removed during A371 road closure in September** It was agreed that this would be raised at the LCN Highways meeting on 3 March to identify possible options and to seek clarification regarding a weight restriction being implemented during the road closure.
- c) **Somerset Council's Consolidation and Consultation Strategy for Effective Dog Control - review details of existing dog control PSPOs and discuss any suggested new areas** It was agreed that the existing 'no dog' and 'dogs on leads' areas should remain and to request that the Millenium Wood is added.
- d) **To discuss request for bus shelter at Churchfield Drive** The request was discussed and concerns were raised about limiting access from the Bowls Club if a bus shelter was installed. It was noted that the bus drivers are aware of the local area and make efforts to ensure that passengers have time to cross the road. It was agreed not to progress the request at this time.

PI22 Market House

- a) **Update on Market House project** Judi Morison reported that Battens had refused the grant application from the Museum. The first survey responses for the Market House were collected at the Coffee morning on Saturday.
- b) **To consider quote for lighting in the Billiard Room** It was agreed to look at an alternative design for the lighting and obtain a new quote.
- c) **To consider quote for electrical testing at the Market House**
RESOLVED: it was proposed and unanimously agreed to accept the quote for electrical testing
- d) **To discuss chimney following inspection by Stonewood and consider applying for Listed Building Consent to remove the chimney** Trevor Oats reported that he had asked the contractors to look at the chimney before the scaffolding was removed on the building next door. They identified that there is a crack in the chimney. It was agreed to get quotes for re-pointing.
- e) **To consider quotes for Evac Chair for the Market House** Quotes for a bespoke evac chair for use on the stone staircase had been received. It was agreed not to purchase a bespoke chair as there was no legal requirement for a chair but that a standard use chair would be purchased for the metal staircase if funding could be sought.

PI23 Policies

- a) **To review Health and Safety Policy**
RESOLVED: it was proposed and unanimously agreed to re-adopt the Health and Safety policy subject to an amendment to the wording of 6.1.2.1

The meeting closed at 20.24

The next meeting of the Properties and Infrastructures Committee will be held on Monday 27th April 2026 at 7.00pm. Any items for inclusion on the agenda should be forwarded to the Town Clerk by Thursday 16th April 2026.