

26/159 To discuss the meeting with Yeovil Without Parish Council (YWPC) and considers matters relating to Primrose Lane development community hall and agree steps to be taken.

**Report to Mudford Parish Council
Meeting date: 30th July 2026
Meeting with YWPC
Prepared by: Petra Galloway (Clerk)**

Introduction

This report presents the updates on the meeting with YWPC and provides the clerk's recommendations to support the council in deciding the next steps.

Clerk's recommendation

The clerk recommends that:

- the council notes the information provided by YWPC and the current uncertainty surrounding both the funding available and the future development of the site;
- the council maintains dialogue with YWPC and agrees that both councils keep each other informed of any significant developments, particularly the identification of a future developer for the land;
- the council defers any decision regarding adoption of the land or involvement in the community hall project until further information is available, including confirmation of funding and future development proposals;
- the council notes that YWPC will continue to seek clarification regarding the availability of the proposed funding.

Background

Yeovil Without Parish Council (YWPC) requested a meeting with Mudford Parish Council (MPC) to discuss the future of the community hall proposed as part of the Primrose Lane development (application 14/02554/OUT), following MPC's unsuccessful judicial review and subsequent decision not to pursue an appeal.

The Section 106 Agreement for the development identifies the proposed community hall site as part of the recreation land and requires that the land is first offered to the relevant parish council for a minimum period of 20 clear working days. Should the parish council decline the offer, the land may then be transferred to Somerset Council or a nominated management body.

YWPC discussions with Somerset Council have highlighted that constructing the hall ahead of wider development would require substantial enabling works, including ground levelling, drainage infrastructure and a pumping station. Temporary access arrangements would also be required through Wyndham Park, subject to agreement from Barratt Homes.

YWPC sought MPC's views on whether it may be willing to become involved in the project on a joint basis in the future. MPC representatives advised that they were not in a position to confirm any commitment at this stage. It was also noted that MPC already has a village hall serving its community and that there remains uncertainty regarding the size, specification and long-term viability of any new community facility. Concern was also expressed that the available funding may be insufficient to deliver even a modest building.