

**Minutes of the Finance and Resources Committee on
Tuesday 16 June 2026, at 7.30pm in Bruton
Community Hall.**

Councillors present: Cllrs Anderton, Bateman, Coulter, Fradley, Hood, Jones, Wright.

In the Chair: Cllr Anderton.

Officers present: Town Clerk.

Public Session: not required

Meeting started: 7.30pm.

Minutes

FR26/01: Election of Chair.

It was proposed, and seconded that Cllr Stuart Anderton is the Chair of this committee.

It was RESOLVED [7-0-0] [for-against- abstain] that Cllr Anderton is elected Chair of the Finance and Resources Committee.

FR26/02: Election of Vice Chair.

It was proposed, and seconded that Cllr Ewan Jones is the Vice Chair of this committee.

It was RESOLVED [7-0-0] that Cllr Jones is elected Vice Chair of the Finance and Resources Committee.

FR26/03: Apologies for absence (LGA 1972 s85(1)).

To receive and approve any apologies of absence and to approve the reasons given.

No apologies received.

FR26/04: Declarations of interest.

Declarations of Interests Members to declare any interests, including disclosable pecuniary interests, they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct and to consider any written requests from members for dispensations that accord with the Localism Act 2011 s33 (b-e) (This does not preclude any later declaration).

Cllr Coulter declared a non-pecuniary interest in agenda item F26/09.

FR26/05: [Minutes of the last meeting](#) held on 14 April 2026 (LGA 1972 sch 12 para 41 (1)).

To agree the minutes from the meeting on 14 April 2026 as a true and accurate record of the meeting.

It was RESOLVED [6-0-1] to receive, approve and sign the minutes of the Finance and Resources Committee on 14 April as a true and accurate record of that meeting.

Cllr Anderton signed the minutes.

FR26/06: Clerk's Report.

To receive a short oral report from the clerk, [a summary](#) of which can be found on the town council website.

Noted.

FR26/07: Earmarked Reserves.

To note the [earmarked reserves balances](#) to 31 May 2026, after the end of year transfers and after transfers from the budget in the current financial year.

Noted.

The clerk overviewed the SALC Health and Wellbeing Grant balance, which will be reviewed at the end of the year when earmarked reserves are reviewed by the town council.

Community Infrastructure Levy (CIL) earmarked reserve. Consideration is required regarding the 5 year limit for spending CIL funding. The clerk is to circulate

information about the CIL funding held to councillors for consideration at a future meeting.

FR26/08: Risk Register.

To review the following:

- a. Risk Register.

The Risk Register was reviewed with no change.

It was RESOLVED [7-0-0] that the Risk Register is reviewed with no change.

FR26/09: Astro Turf Pitch – Asset of Community Value.

To discuss supporting the Expression of Interest (EOI) for the Astro Turf Pitch, by Pitcombe Parish Council.

Cllr Jones provided a short summary of the status of the Asset of Community Value (ACV) and shared that Pitcombe PC are submitting an EOI to purchase the Astro turf pitch.

The ACV was discussed. Cllr Jones proposed that town council writes a letter of support to Pitcombe PC regarding the EOI. As the town council have previously resolved to support the ACV application, the clerk can proceed with writing the letter. A further resolution is not required.

FR26/10: County Fields.

- a. To discuss the Heads of Terms of lease, and any next actions.

The summary of the clerk's meeting with Somerset Council recently to discuss the Heads of Terms of the lease was discussed and the following points raised (in no particular order).

- The trees that have already been planted by Somerset Council mean that the town council cannot use the entire area of the land, due to the location of the trees. There has been little or no maintenance of the trees since planting, and they are now in a very poor condition, if indeed any have survived.
- The trees were planted by Somerset Council as early phosphate mitigation for the adjacent piece of land that was the subject of a planning application, which required a long term management plan. Somerset Council have undertaken this 'in house', whereas the management plan for the phosphate mitigation should have been the subject of a S106 agreement. It is unlikely that the necessary paperwork is in place (a Memorandum of Understanding was mentioned by Somerset Council during the tree planting).

- The planning consent on the adjacent land expires in early September 2026. If the consent expires, then the maintenance programme for the trees (which will be for a substantial period of time) may not be an issue. The Somerset Council surveyor is exploring the planning consent and the management plan for the trees further, to establish where the trees and the maintenance sit within the Heads of Terms of the lease.
- Should the clerk obtain legal advice regarding the trees, before the Heads of Terms is agreed, to ensure that the town council is protected from the possible long term maintenance programme for the tree?
- Does the boundary of the land to be leased need to be adjusted to take into account the area where the trees are located (to remove that area from the land that is leased)?

The clerk is meeting with Somerset Council next week, to discuss the Heads of Terms.

- Councillors agreed that there needs to be a provision for the tree maintenance within the lease. The simplest way of moving forward would be to the planning lapse on the adjacent plot, therefore there would be no requirement for the phosphate mitigation. But if the plot has been sold with a view to the planning consent being fulfilled (which means that the phosphate mitigation needs to move forward) then the town council needs to seek advice about how provision is made for this within the Heads of Terms, and subsequently the lease for the land.
 - When the clerk meets with the surveyor, establish if the adjacent plot has been sold. If the plot has not been sold, let the planning lapse. If the plot has been sold, the clerk needs to make it clear that the phosphate mitigation needs to have a provision within the Heads of Terms. The clerk will then need to seek legal advice about the trees to protect the town council interest in the field.
- b. To consider the quotes from solicitors to manage the lease with Somerset Council, in order to make an appropriate recommendation to full council.

This discussion has been deferred until after the Heads of Terms has been agreed.

FR26/11: Devolution of assets from Somerset Council.

To discuss communication received from Somerset Council regarding the Expression of Interest of devolution of assets and services.

The clerk summarised the recent communication from Somerset Council seeking confirmation from the town council any interest previously expressed in the devolution of various Somerset Council assets in Bruton to the town council.

- County Fields. The clerk has already confirmed that the lease for County Fields is currently being progressed. It would be more straightforward and cost efficient to transfer the title to the town council.
- A positive response was discussed, to ensure that the town council are approached when Somerset Council reach the stage of dealing with those assets.
- The clerk is to respond positively to the communication, and await a response from Somerset Council.

FR26/12: Community Office and Dovecote Building.

To discuss the recent email regarding the recent Fire Risk Assessment conducted by Somerset Council, and requests made of Bruton Town Council. To consider the next steps, if any.

Somerset Council conducted a Fire Risk Assessment of the Dovecote Building recently, and a number of actions for the town council have been communicated. Officers are working on a Fire Risk Assessment for the Community Office.

FR26/13: Staffing.

To note that the Town Clerk's annual review took place in May 2026, conducted by Cllr Hood.

Noted.

FR26/14: Date of next meeting.

The next meeting is scheduled for Tuesday 13 October 2026, 7.30pm, in Bruton Community Hall.

Agenda items to the clerk by 2 October 2026 please.

Ended 8.11pm.

END OF MINUTES