

NORTH CADBURY & YARLINGTON PARISH COUNCIL

Minutes of North Cadbury & Yarlington Parish Council (PC) Meeting held on Tuesday 26th January 2010 in the Reading Room, North Cadbury Village Hall.

Present: Mr R Crewdson (Chairman), Mr P Newth (Vice Chairman), Mr T Glass, Mrs P Wood, Mr K Northover, Mr H Russell, Mrs C Yates, Mrs J Montgomery and Mr M Hunt.

In Attendance: Mr J Crossley (District Councillor), Mr R Little (County Councillor), the Clerk and three members of the public.

1. **Apologies:** Mrs M Masters and Mrs E Carter.
2. **Minutes of the Previous Meeting** held on 3rd September 2009 and 12th November 2009 were agreed and signed as a true record.
3. **Police Community Support Officer Report:** Not present.
4. **Declarations of Interest:** Mrs Montgomery, non-prejudicial item 7, prejudicial item 8.a.
5. **Comments from the Public:** The Chairman welcomed and introduced Mr Robin Russell as the Chairman of the North Cadbury Village Hall Committee, to the meeting. A member of the public asked the Chairman for an update on the replacement of the Jubilee tree at the Catash Inn, which had to be taken down after it was severely damaged in the storms last year. The Chairman advised that the Tree Officer at South Somerset District Council (SSDC) had previously suggested a specimen for its replacement, which should have been agreed with the owners of the Catash Inn. The Chairman agreed to raise the matter with the Tree Officer.
6. **County and District Matters:** Mr Little informed the PC that there would be a press release advising that Somerset County Council (SCC) would freeze the Council Tax for 2010/11. He also advised the PC that SCC's Rural Services Fund had a budget of £75,000 to assist public projects during the period of recession for 2009/10. Mr Newth thanked Mr Little for his help towards ensuring the repair work to the drains in Cutty Lane, North Cadbury, which had been scheduled for the first week in February, and for letting all those concerned know in advance.
Mr Crossley informed the PC that the Area Committee was no longer 'Joint' and the County Councillors were no longer voting members. He advised the PC that the Area East Committee had a Retail Grant Committee that met regularly and could provide grants of up to 50% of total expenditure to small businesses, which could help towards accreditation etc.
7. **Review of the North Cadbury Conservation Area:** Mr Hunt thanked Mrs H Howcroft, who was unable to attend the meeting, for her invaluable assistance in the review of the conservation area. Mr Hunt presented the working party's findings. He explained that the criteria used were based on planning policy guidance which stated that there was a duty to periodically review the conservation area boundary. The trigger for the review was the Little Orchard Planning application which highlighted the fact that the boundary did not cover certain areas that should be better protected to help maintain the character and appearance of the village or enhance it. The working party were not required to look at individual buildings, but at the area as a whole, and the main priority of the review was to maintain the greener areas of the village and help protect the historic Somerset Orchards. Another priority was to ensure against further infilling and development to help maintain and enhance village life. Mr Hunt asked for the PC's endorsement of the working party's proposal (attached at Annex A). The Chairman thanked the working party for a very useful exercise. After much discussion it was decided that there were specific concerns and considerations which required addressing, such as the affect it would have on the permitted development rights of the properties within the proposed boundary. Mr Crossley advised the PC to show the proposal to the Conservation Officer and ask for his advice. It was agreed that following consultation with the Conservation Officer, the PC would reconsider the findings and ensure that there was appropriate public consultation before any formal application was submitted to SSDC.

8. **Matters Arising:**

a) Allotments. Mr Newth advised the PC that the application for the provision of allotments was in the balance as to whether SSDC would agree to vary section 106 which would allow the funds from the Montgomery development to provide the land for the allotments. He advised that the matter was likely to be put forward for discussion at an Area East Committee meeting. It had been suggested that the Section 106 funds could be used to provide further play equipment in the North Cadbury Village Hall playing field; however, general opinion was that the remaining open space was at a minimum and no further play equipment was required. If the Committee voted against the application, the PC still had a duty to provide allotments and would have to find the money from elsewhere which might be seen as unfair to Galhampton and Yarlington; the fairest way would be to use the bulk of the Section 106 money. Mrs Montgomery stated that the applicants were supportive of any contribution towards the Parish. (*Mrs Montgomery left the meeting at 8.10pm*). Mr Russell, Chairman of North Cadbury Village Hall, informed the PC that the Village Hall Committee were unanimous in the support of the provision of allotments and confirmed that there was no requirement for any further play equipment, however, the fence around the boundary of the playing field urgently required replacing. Mr Crossley informed the PC that he would ask for an update from Mr Simon Fox at SSDC. He advised that the best way the section 106 payment could be varied would be for the application to go before the Area East Committee, however he would need the PC's presence and support. Mr Newth believed that the fund would be large enough to share between the provision of allotments and the replacement of the fence; it would also be a suitable compromise. Mr Newth proposed that Mr Crossley take the matter to Area East to which the PC agreed unanimously. (*Mrs Montgomery returned at 8.25pm*).

b) Youth Worker. The Clerk had received no further correspondence regarding the provision of a Youth Worker.

c) Parish Website. Mr Newth reported that the revised website was up and running, however, it was still not being fully utilised. Mr R Russell asked if the Village Hall pages on the website could be further enhanced to include their diary entries direct from their Excel Spreadsheet. Mr Newth agreed to discuss this with Mr Channon. The Chairman asked if Galhampton Village Hall were willing to provide information for inclusion on the website. Mr Glass advised that he had discussed the matter with the person responsible for the Galhampton website, unfortunately they were only willing to provide a link to their website. The Chairman thought this was disappointing as the Galhampton website mainly related to the Party in the Park.

9. **Reports on Meetings:**

a) Core Strategy Workshops Briefing – 16th Nov 09. Mr Newth gave a report on the Cluster Meetings he attended. The Cluster meetings were SSDC's method of retrieving the PC's opinions to enter into the Core Strategy Development document which formed part of the Local Development Framework. The PC had initially agreed to be included in both the Ilchester and Cary/Bruton Clusters, however, Mr Newth reported that the Ilchester cluster meeting was very much dominated by Yeovil's issues and he believed the PC would gain most from the Cary/Bruton cluster meetings.

b) Proposed Changes to Planning Criteria - Village Limits and Affordable Housing. Mr Newth advised that he reported to the 16th November meeting on behalf of the PC that development within North Cadbury and Galhampton was probably complete as far as the PC would like it to go. He advised that there was possible scope for sensible infilling and brown field conversions within the Parish. There was also the possibility of improving and extending Cadbury Business Park, which should be considered, but only when a need was proven such as for small businesses; this should be welcomed rather than opposed. Following on from the Parish Plan, a case should be made for the provision of allotments especially as the PC had been asking for them for some time. Facilities were also need for the younger generation other than the provision of play equipment.

Mr Newth was concerned over two points which had arisen. The first matter of concern was that, under instruction from Whitehall, development limits would be abolished. The second matter of concern was that SSDC had been working with Stakeholders and been permitted to highlight on a map where they would like to see development take place without consultation. Three sites had been suggested within the parish. The first site was the land between the A359, Long Street and Middle Street in Galhampton, the second site was a piece of glebe land adjacent to North Cadbury Church, currently used for overflow parking. The third site was land to the west of the Montgomery Home

Farm Development, which had since been withdrawn. Unfortunately PC's had not been consulted, neither had the public who owned the land, or those who it might affect. Mr Newth informed the PC that this draft proposal formed part of the Core Strategy Document which would be published for consultation this summer. However, all of this depended upon the Regional Spatial Strategy, which would be abolished if the Conservative party were elected.

The Chairman informed the PC that the next Cluster Outcomes Workshop would be held on 23rd February 2010 [*the date has since changed to 4th March 2010*] and he thanked Mr Newth for his attendance at the Cluster meetings. As to who initiated the development proposals, Mr Newth proposed that the PC made a Freedom of Information request on the land proposed for future development in North Cadbury and Galhampton. It was agreed that Mr Newth would draft a notice to be posted on the Parish website and in the Excalibur magazine.

c) State of the District Meeting – 22 Nov 09. The Chairman reported that it was a very interesting meeting. During the meeting SSDC explained how it managed funding and was attempting not to make any drastic cuts. Each department within SSDC were looking into ways of cutting down costs by budget prioritisation.

10. Damage to Bridle ways and Footpath Repairs: The Chairman reported that the bridleway that ran from Lower North Town had become badly damaged by a 4x4 vehicle that had been using the bridleway at night. The vehicle, which had been identified and reported to the police, belonged to an employee of the landowner Wessex Farms. The Chairman explained that in this case, the landowner's rights took precedence over public rights and the PC could not enforce remedial action, however, the landowner had made some attempt to repair the surface. The Chairman had discussed this matter with the Rights of Way Officer who would look into replacing the gates and nearby stiles that had been removed to allow access for vehicles.

11. Correspondence:

a) The Chairman had received notification from the South Somerset Area Highway Office that work would start to repair the drains in Cutty Lane, North Cadbury on 1st February 2010.

b) The Chairman reported on the proposed joint operation with East Devon District Council. The final decision would be made whether SSDC would merge with East Devon, however, the merge would be for upper management only which would save thirty-five posts and approximately £2.5million per annum.

c) The Chairman asked the Clerk to publish in Excalibur from a SCC recent press release the telephone number to report potholes following the recent freezing weather.

d) The Chairman asked the Clerk to publish in Excalibur the closure of the A303 from 15th February 2010 to carry out the next stage of road repairs and to put up notices on the notice boards. Mr Newth agreed to post a map on the website with the proposed works and suggested diversion.

12. Future Meetings:

a) Flood Awareness – 20 Jan 10. Meeting held, no one present had attended.

b) Area East Community Forum – 23 Feb 10, Ansford, 6.15pm. No Volunteers.

c) Cluster Outcomes Meeting – 4th March 10, Ilminster, 7.00pm. Mr Newth and Mrs Yates to attend.

13. Planning:

a) Received:

PA No.	Details of application	P.C. Comments
09/04171/FUL 09/04172/LBC	The Grange, Cary Road, NC – Demolition of existing lean-to extension & the erection of a replacement single storey extension.	Support
09/04432/FUL	Stags Inn, Yarlington – Retention of a modular bldg for use as a cold store	Support
09/04240/FUL	Squirrel Cottage, Middle St, Galhampton – Demolition of existing rear porch & outbuilding & the erection of a single storey rear extension	Support

09/04655/FUL (Retrospective)	Home Farm, Cary Rd, NC – Construction of a swimming pool & the installation of a portable telescopic glazed enclosure over swimming pool	Support
09/04701/S73	Land rear of 32 Home Farm, Cary Rd, NC – Vary condition 2 of approval 05/02442/FUL to allow for recreational infrastructure to include provision of allotments	Support
09/04561/FUL	Ridgeway Cottage, Ridgeway Lane, NC – Erection of a single storey garden room extension & the erection of a two storey detached carport and studio	PC asked for plans to be corrected

b) Decisions:

P.A. No.	Details of application	Area East decision
09/03548/FUL	Elvet, Cary Rd, NC – Erection of a conservatory	Granted
09/04093/TPO	Castle View House, Cadbury Business Park – Fell 3 Polar trees known as Group 66 in SSDC TPO 1985	Granted
09/03897/LBC	Home Farm, Cary Rd, NC – The alterations, extension & conversion of barn to form 2 dwellings	Granted
09/04016/FUL	Chapel Farm, Long St, Galhampton – Alterations & the conversion of existing agricultural barn into a dwelling	Granted

14. Finance and Accounts:

- a) Transaction Report and Budget Statement for the period 13th November 2009 to 7th January 2010 were distributed.
- b) Approval of items of expenditure not previously authorised was given unanimously.
- c) Risk Assessment – The Chairman advised the PC that the Auditors had asked the PC to carry out a Risk Assessment. Mr Russell and Mr Glass agreed to review the current Assessment in line with an example provided by the Chairman.

15. Change of Date for Next PC Meeting: It was agreed to change the date to 11th March 2010 in Galhampton Village Hall.

16. Items of Report and Future Business:

- a) The Chairman advised the PC that funding was available for Speed Indicator Devices, however, no one believed that the devices would prove of any benefit in North Cadbury, Woolston or Yarlinton and would be too expensive to maintain. It was agreed that the speedwatch team in Galhampton were an adequate deterrent.
- b) The Clerk asked the PC for approval to buy a new filing cabinet. Mr Little offered to donate his spare cabinet to the PC.

There being no further business the meeting closed at 9.30pm.

SIGNED..... DATED.....

NORTH CADBURY & YARLINGTON PARISH COUNCIL

ACTION SHEET

Relating to the meeting held on 26th January 2010

ITEM NO.	ACTION AGREED	BY WHOM	DEADLINE
5.	Discuss the replacement of the Jubilee Tree with the Tree Officer	Chair	ASAP
7.	Consult with the Conservation Officer on the proposed change of boundary	Working Party	ASAP
8.c	Discuss including the Village Hall diary pages on the parish website with Mr Channon	Peter	ASAP
9.b	Make a Freedom of Information Request on land proposed for future development in Galhampton and North Cadbury. Draft a notice to be posted on the website and for Excalibur	Peter	Before 15 th Feb (to be included in Excalibur)
11.c	Publish phone no. to report potholes	Clerk	ASAP
11.d	Publish closure of A303 for next stage of road repairs	Clerk	ASAP
12.c	Attend Cluster Outcomes Meeting, The Shrubbery, Ilminster	Peter and Cynthia	4 Mar 10
14.c	Review the PC's Risk Assessment	Hamish and Terry	ASAP