

# North Cadbury & Yarlington Parish Council

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**Minutes of the Parish Council (PC) On Site Planning Meeting  
held on Wednesday 11<sup>th</sup> January 2023 at 2.00pm to consider PA 22/03398/REM –  
Reserved Matters application for approval of access, appearance, landscaping,  
layout and scale following outline approval 19/02235/OUT for erection of 5 dwellings  
with associated landscaping and parking at  
North Town Farm, Higher North Town Lane, North Cadbury, BA22 7BX**

**Councillors Present:**

Diane Rickers (Chairman)  
John Counsell  
Nerissa Northover  
John Rundle

Andy Keys-Toyer (Vice-Chairman)  
Malcolm Hunt  
Alan Rickers  
Maria Viney

**In Attendance:** The Agent, Shaun Travers, Boon Brown and six members of the public.

**23/01. Declarations of interest:** None.

**23/02.** The meeting opened with the Agent clarifying the points made by a member of the public in a letter format. The areas clarified are as follows:

Parking – Parking meets County standards for size and shape. The usage of the garage space will be determined by the owner once purchased.

Gardens – The size and shape of the gardens differ and are commensurate with new builds of a similar size. There is no regulation in the Neighbourhood Plan for garden size or shape.

Contamination – There are currently no slurry tanks on site. There is a need for further reporting to the Local Flood Authority in relation to contamination and drainage.

Rookery – There were no issues identified in preserving the rookery.

Conservation – Natural species of flora and fauna to be planted to encourage biodiversity. The installation of bird and bat boxes can be undertaken.

Access – This is not a consideration in Town and Planning and is an issue which Highways have considered and have no objections. JC clarified with the agent the issues around access.

There were no other questions from the PC. A member of the public raised concerns around a 200-year-old pond that has been filled in leading to issues and there is a need for a more in-depth Surface Water Drainage Plan. The PC members agreed with this.

A member of the public raised concerns around Policy 2 in the Neighbourhood Plan around the layout of the site. In relation to the following wording

***POLICY 2. CHARACTER AND DESIGN GUIDANCE New development should respond to the area's local character and history to reinforce the sense of place, and create places that are safe, inclusive and have a high standard of amenity.***

**The layout of development should respect the predominantly linear street layout of the settlements in the area (and strong presence of historic farmsteads), and include a range of plot sizes, shapes and orientation that respect local character and ensure that gardens and living areas within people's homes have a reasonable degree of privacy.**

The concerns raised were around the fact that the development is not of a linear nature. This was in relation to the barns on the site and other dwellings along the access road. After careful consideration, the PC were happy with the layout of the plans and are in line with a variety of plot sizes, shapes and orientation. The policy uses the word predominantly in relation to linear street layout. The development is not on the main village thoroughfare and is set back from the road. On leaving the site the PC noted that dwellings are of different orientation along the access road.

Further concerns were raised about the access road and encroachment of the site onto the access road. The agent informed the member of the public that the development would not encroach onto the access road as this would not be lawful. The agent suggested that instead of bushes a fence or a wall could be used.

Concern was also raised that the boundary line is infringing onto another property.

The agent asked that the details be emailed to him along with copies of the deeds for the property concerned.

There were no further questions.

Cllr Hunt proposed that any decision on the application be subject to the following condition: Further information be submitted to the Local Flood Authority for consideration. This was seconded by Cllr Northover.

**23/03. Resolution:** Taking into consideration the condition proposed, councillors resolved by a majority vote to recommend **APPROVAL** of the application.

The meeting closed at 2.35pm.

Signed.....

Dated.....