

# North Cadbury & Yarlington Parish Council

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“Draft” Minutes of Parish Council (PC) Meeting  
held on Wednesday 28<sup>th</sup> June 2023 in Galhampton Village Hall  
commencing at 7.00pm.

## **Councillors Present:**

Diane Rickers (Chairman)

John Rundle (Vice-Chairman)

Mareike Beyer

John Counsell

Nick Garrett

Chris Jose

Andy Keys-Toyer

Alan Rickers

Maria Viney

**In Attendance:** Somerset Councillor Henry Hobhouse, the Clerk and twelve members of the public.

## **Public Session**

A resident asked the PC if an unofficial sign, erected opposite the junction of Cox's Close, could be removed as she was unaware who had put it up. Cllr Rundle agreed to look into removing the sign.

Mareike Beyer reported on behalf of the 'Upper Cam River Project'. The community group was recently set up to work with the community and gather information on the recent flood event; anyone was welcome to join. As a community project it would benefit from funding and news from the group was circulated via NextDoor and WhatsApp.

## **Report from The Newt and Emily Estate**

The Clerk read out the report on behalf of Mr Paul Rawson:

“We look forward to further consultation with the local community regarding our proposed plans for Yarlington farm in coming weeks.

Our renovation works at Yarlington Lodge are now fully underway and the permanent construction access has now been completed meaning that from next week access will be through Lodge Hill Queen Street entrance as planned. Hopefully the interim period whilst that was being constructed did not cause any disruption.

The Estate have helped out last week with clearing up stream banks and fallen trees following flooding and will also be addressing other similar issues in Yarlington and other villages over coming weeks when we can. Thanks to others who lent a hand on the day.

The landscaping of earthwork at Avalon Farm is now in major part completed and makes a dramatic difference to the visibility of those buildings already even before any tree planting has been carried out this autumn.”

## **Reports from Somerset Council (SC)**

Councillor Henry Hobhouse reported that the £2 bus fare had been extended until 31 October to help passengers with the cost of living and to support vulnerable bus routes. From November 2024 the fare would increase to £2.50.

£4 million of government funding had been granted to SC to add 200 Electric Vehicle (EV) charging points around Somerset bringing the total of EV points to 317.

SC was considering undertaking a major transformation of how it delivers Adult Social Care in the county. The review identified opportunities to deliver recurring savings of £14.2m per year, stretching to a possible £17.2m, but with guaranteed recurring savings of £10m per year. An extra £5.4m of funding would be used to fix potholes and other road maintenance issues in Somerset.

**23/97. Apologies for Absence and to consider the reasons given.**

Council to receive apologies for absence and, if appropriate, to resolve to approve the reasons given.

**RESOLVED:** Apologies were received and accepted from Cllr Nerissa Northover.

**23/98. Declarations of Interest.**

Members to declare any interests they may have in agenda items that accord with the requirements of the Local Authority (Model Code of Conduct) adopted 11<sup>th</sup> May 2022. (NB this does not preclude any later declarations).

**RESOLVED:** None declared.

**23/99. Minutes.**

To approve the Minutes of the Annual Parish Council and Ordinary meetings held on 24<sup>th</sup> May 2023.

**RESOLVED:** The minutes were confirmed as a true record and signed by the Chairman.

**23/100. Parish Council Vacancies.**

To consider applications received and conduct vote to fill three casual vacancies on the Parish Council by co-option.

**RESOLVED:** There were two eligible candidates for two of the vacancies, Mrs Mareike Beyer and Mr Christopher Jose. The PC voted unanimously in favour of both candidates who were co-opted onto the PC and signed their Declaration of Acceptance of Office (DAO).

The Clerk agreed to re-advertise the last vacancy.

**23/101. Planning.**

a. To consider the following planning applications (PA) pending additional information:

i. **PA 23/01024/FUL.** 3 dwellings as betterment of consented 5 dwellings under application 22/01296/PAMB at Yarlinton Mill Farm, Stoke Lane, Yarlinton, BA9 8DW.

**RESOLVED:** Councillors considered the information provided by the Applicants and the response from Somerset Ecology Services and agreed unanimously to recommend **APPROVAL**.

ii. **PA 23/01247/HOU.** Erection of a two storey extension to existing dwelling at Lawn Cottage, Long Street, Galhampton, BA22 7AZ.

**RESOLVED:** Councillors considered the Agent's comments received on 26<sup>th</sup> June and were satisfied that the land within the curtilage of Lawn Cottage was domestic, not agricultural and that there would be no overlooking to the north-west from the proposed extension. Councillors agreed unanimously to recommend **APPROVAL**.

b. Somerset Council Decisions.

i. **PA 23/01108/HOU.** Alterations and single storey extensions to the main house and annexe (retrospective) at Woolston Barns, Woolston Road, North Cadbury, BA22 7BL – **APPROVED**.

ii. **PA 23/00914/HOU.** Convert part of the existing garage to form Utility Room at 8 The Courtyard, Cary Road, North Cadbury, BA22 7DJ – **APPROVED**.

iii. **PA 23/00662/FUL & PA 23/00663/LBC.** Demolition of existing paving slab on edge wall and erection of new 1.2m high natural stone wall on land Adjacent Old Hunt Farm, High Road (A359) Galhampton, BA22 7BA - **APPROVED**.

**23/102. Finance.**

**a. Balance of the Councils Bank Account & Bank reconciliation.**

To report on Council's Bank Account.

**RESOLVED:** The Clerk previously circulated the PC Accounts which were received and approved.

**b. Accounts for payment:**

To review and approve a schedule of items of expenditure:

- i. NC Village Hall Annual Parish Meeting Expenses & Hall Hire £71.79
- ii. Parish Strimmer = Bulldog grass hook/scythe £26.66

**RESOLVED:** Items of expenditure approved unanimously.

**c. To Review the revised Parish Council Assets Register.**

**RESOLVED:** The Clerk previously circulated the revised Assets Register following recommendations at the Annual Parish Council meeting, which was reviewed and approved.

**23/103. Transfer of the Galhampton Village Hall and Playing Fields to the Galhampton Village Hall and Playing Field CIO.**

To review and approve the request from Galhampton Village Hall, as the management trustees, to transfer the playing field as a trust property held by the PC, as the custodian trustee, to Galhampton Village Hall and Playing Field Committee as a Charitable Incorporated Organisation.

**RESOLVED:** Councillors agreed unanimously to approve the transfer.

**23/104. Flash Flooding Events 9 May 2023**

To review and report on the proposed actions from the ordinary PC Meeting held on 24<sup>th</sup> May and update from Somerset Council's 'Community Drop In' event at North Cadbury Village Hall on 12<sup>th</sup> June 2023.

**RESOLVED:** The Chairman reported that Tim Cook, SC Locality Manager, confirmed that there was nothing further the PC could do until SC, as the Lead Local Flood Authority (LLFA) for Somerset, had produced the Section 19 report following investigation under the Flood and Water Management Act 2010.

There then followed further discussion on the flooding events. There was no meteorological report that could confirm details of the event other than two thunderstorms merged and could not move on from the Hadspen area.

Cllr Hobhouse agreed to follow up outstanding issues regarding phone interviews with Tim Cook and highways with Neil McWilliams, SC Highway Service Manager. He also wished to clarify that sluices were not closed at the mills. He was aware that other parishes were looking into adding river level monitoring devices as early warning alarms.

Residents and councillors wished to thank Cllr Hobhouse for helping homeowners whose houses were flooded with their insurance. Although insured, many homeowners were yet to have any remedial work carried out and any work was not being done quickly by the contractors. Cllr Hobhouse was in contact with Points West and asked those households who were having difficulties with their insurers to contact him.

Thanks were also expressed to the Newt who helped the community and lent out dehumidifier/s. Cllr Rickers confirmed that the Parish Website was set up for data collection and photos of the flooding.

**23/105. Highways and Rights of Way (RoW) Report.**

PC Representatives to provide progress reports.

**RESOLVED:** Cllrs Rundle (Highways) and Garrett (RoW) presented their reports, which can be found at Attachments 1 and 2 respectively.

**23/106. North Cadbury and Yarlinton Neighbourhood Plan.**

Update from the NP Monitoring Group.

Cllr A Rickers reported that he and Cllr Counsell continued to look into how the Newt plans fitted in with the NP commercially. Cllr Hobhouse reported that he had proposed to Mr Koos Bekker, owner of the Newt and Emily Estate, that he produce a '5 Year Plan'. The Newt had not yet made a decision where the new dairy yard would be built, whether adjoining Manor Farm, Yarlinton or elsewhere. Mr Bekker was willing to meet informally with small groups of residents to listen to their concerns. An informal gathering had already been arranged with more to follow. Councillors expressed their concern that representatives from the PC should be present in order to ensure that the opinions of residents from the whole parish were put forward, not just of those present at the gatherings.

**RESOLVED:** Cllr Hobhouse agreed to speak with Mr Bekker to arrange further gatherings to include a parish councillor from both Galhampton and Yarlinton.

The Clerk agreed to send copies of the minutes to neighbouring parishes also 'affected' by the Newt.

**23/107. Local Community Networks LCNs**

Update and report from the Wincanton Area LCN Board on Thursday 22<sup>nd</sup> June, 7pm at Queen Camel Village Hall.

**RESOLVED:** Cllr Keys-Toyer gave his report on the meeting from which the minutes would be circulated upon receipt.

**23/108. Items for Report and Future Business.**

- a. Cllr Counsell reported on the meeting held on 26<sup>th</sup> April 2023 to discuss A359 Traffic Issues within the five affected villages. Actions from the meeting included holding speed watch at the same time and day in each of the affected villages and co-ordinate through the LCNs. They would also look into purchasing other speed trap/capture devices.
- b. Cllr Keys-Toyer reported on the SALC Training event "How Councils can more effectively engage with young people". The outcome from the training he believes would be for the PC to look into how it could improve its social media skills and he recommended interested councillors attend the remaining sessions in August, September and October.

**Next meeting:** to be held on 26<sup>th</sup> July in The Reading Room, north Cadbury

The meeting closed at 9.05pm.

Signed .....

Dated .....

Chairman