

# North Cadbury & Yarlington Parish Council

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“Draft” Minutes of Parish Council Meeting held on Wednesday 24<sup>th</sup> January 2024  
in The Reading Room, North Cadbury, commencing at 7.00pm.

## **Councillors Present:**

Diane Rickers (Chairman)  
Mareike Beyer  
Andy Keys-Toyer  
Alan Rickers

John Rundle (Vice-Chairman)  
Chris Jose  
Nerissa Northover  
Maria Viney

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

## **Public Session**

Clarification was sought about planning application 21/01455/OUT for the proposed development of 81 houses on land at Ridgeway Lane, North Cadbury (Clare Field) and the rumour that the owners had taken an Option Agreement out with a developer(s), which is believed to be true. The Option is believed to be linked to the potential of the land that leads to the access on the A359. Concern was expressed regarding access to the site post flooding, in addition to the current access concerns that are lodged. The role of the Neighbourhood Plan was discussed in relation to the site and the aforementioned points. The public and council once again asked why the Planning Officer had not made a decision; Cllr Henry Hobhouse agreed to follow this up.

Two other sites were then discussed in relation to the Clare Field Site:

- An exert was read relating to the Appeal Report for Pin Lane Cottage, Yarlington and its relevance to the Clare Field Site.
- Stonewood Development, Castle Cary, in this instance relating to the Section 106 and their appeal claiming the site was not going to generate the 15% profit and, therefore, the Community money was under threat. The meeting was informed that there was little point in appealing the decision

Church funding was mentioned and would be visited later on as an agenda item.

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

Arthur Cole reported as follows:

Wheelwrights Studio, Yarlington. Planning application recently submitted for refurbishment of Wheelwrights Studio. This will be repaired and renovated to provide a studio type workspace for a small business. No tenant agreed yet but we are talking to local businesses that it might suit.

Whitewoods Farm, Galhampton. We have received planning consent to replace the farm barns at Whitewoods Farm. Presently there are two poor quality old barns. These are to be replaced with one new good quality storage barn on the same location. It will be dark green metal cladding with a rounded roof.

Avalon Farm, Galhampton. Tree planting is currently ongoing around the new buildings at Avalon Farm as part of the approved landscape design.

The Newt Team. Two important new appointments made to The Newt team:

1. Village Steward, Robert Askew, who will join us in February to look after areas of the Estate that interact with our neighbours. In time we hope Robert will become a familiar face and a helpful point of contact for people in our locale.

2. Community Liaison, Zoe Young, will also join us in February with a new role leading a better outreach, communication and partnership with local businesses, schools, councils and other organisations as well as our near neighbours. Already through our local newsletter, "community matters" we have begun this initiative to build our links with local people.

Parsonage Farm, Yarlington. There have been some comments about bright lights at Parsonage Farm. These have been on whilst lambing, which is ongoing but the team have been asked to turn them off whenever they are not there.

Arthur was asked the following questions/issues, to which he would endeavour to collate the responses to the questions and report back to the PC before or at the next PC meeting.

- Stile broken – north of Lawn Lane, Galhampton, diagonal path to Mount Pleasant.
- Appears to be increase of traffic on main roads from Avalon Farm, why are they not using the internal concrete tracks?
- When is the bridge going to be ready? Preparations and prior communication need to be made ahead of the closure of the road on Galhampton Hill.
- Ditches bordering Newt land (that the Newt is responsible for) require digging out post storm and winter deposits – especially on Frog Lane, Galhampton.
- Stile broken (2) – at The Rag [Lambourne], Galhampton. Can the stile be altered to allow for dogs to pass through?
- Marylands, Galhampton – Update on what is happening there.
- What are Zoe's [Community Liasion] objectives? The community feels that they should be consulted to canvas their opinions on how her liaison role can be most effective.
- Contractors driving too fast down Frog Lane.
- The Newt's 'Community Matters' newsletter mentions Community Flood Response: please detail what has happened regards the Newt working alongside neighbours, local action groups and govt. agencies to investigate ways to mitigate the surface water flooding. Who from the Newt is leading this response?

### **Reports from Somerset Council**

Cllr Hobhouse reported as follows:

The Government today announced extra funding to address the national problem of rising costs in children's services and adults social care. For Somerset this is estimated to be around £5m, however, Somerset Council (SC) is facing a budget gap of £100m for next year.

Natural England recently met with the Wessex Water and it was admitted that the Phosphate Mitigation Schemes in the Somerset Levels and Moors Catchment Area were wrong. Cllr Hobhouse had been asked to organise a conference to bring together anyone who has an interest. Wessex Water would pay to reorganise and redesign a new program, which would be sponsored by NE and led by Cllr Hobhouse.

### **24/04. 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 John Counsell. Somerset Cllr Kevin Messenger also tendered his apologies.

### **24/05. 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.

#### **24/06. Minutes.**

To approve the Minutes of the Parish Council meeting held on 22<sup>nd</sup> November 2023.

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

#### **24/07. Parish Council Vacancy.**

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

**RESOLVED:** No applications received. The Clerk would continue to advertise the vacancy. Applications from Yarlington residents were desirable.

#### **24/08. Planning.**

##### **a. Somerset Council Decisions.**

- i. **PA 23/02674/S73.** S73 application to vary condition 2 (approved plans) of planning approval 23/01683/HOU for Erection of a new garage, entrance hall and garden room extension at Middle Lynches, Church Lane, North Cadbury, BA22 7BJ – **APPROVED.**
- ii. **PA 23/02092/HOU.** Proposed first floor extension at Rosemary Cottage, 31 Cary Road, North Cadbury, BA22 7DE – **APPROVED.**
- iii. **PA 23/02561/S73.** S73 application to vary condition 02 (approved plans of planning approval 23/01024/FUL (3 dwellings as betterment of consented 5 dwellings under application 22/01296/PAMB) to amend design of carports to include accommodation over. Increase in size and provision of balcony to Plot 3 at Yarlington Mill Farm, Stoke Lane, Yarlington, BA9 8DW – **APPROVED.**

#### **24/09. Finance.**

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

To report on Council's Bank Account.

**RESOLVED:** The Clerk previously circulated the PC's Accounts, which were agreed.

##### **b. Accounts for payment:**

To review and approve a schedule of items of expenditure:

i. Galhampton playing field maintenance grant Mar 22 to Feb 23	£1,224.58
ii. NC playing field maintenance grant Jan to Mar 23	£487.80
iii. Smith of Derby service of St Michael's Church Clock	£255.60
iv. Routine maint grant NC Village Hall	£200.00
v. Routine maint grant Galhampton Village Hall	£200.00
vi. Routine maint grant Yarlington Village Hall	£100.00
vii. Parish Online subscription	£81.00
viii. Microsoft 365	£59.99

**RESOLVED:** Items of expenditure approved unanimously

##### **c. Churchyard Maintenance Grants Policy.**

To review and approve the policy for the provision of churchyard maintenance grants.

The Clerk previously circulated news items from the Society of Local Council Clerks (SLCC), National Association of Local Councils (NALC) and Somerset Association of Local Councils (SALC) regarding parish council funding for places of worship. The Department of Levelling Up, Housing and Communities (DLUHC) reiterated that there is nothing in the 1894 Act prohibiting Parish Councils from funding the maintenance and upkeep of churches and other religious buildings should they wish to do so. A new section 19A has been inserted into the 1894 Act, which the Government says clarifies that councils can use their discretionary powers to fund church property, including that of non-Christian faiths. A new briefing note L02-23 has been issued and replaces briefing L01-18, which is withdrawn. LTN 31E (local council general powers) has also been re-issued to remove references to the prohibitions that no longer apply.

**RESOLVED:** Following a full discussion, the PC agreed by a majority vote to continue to provide financial support towards the maintenance of North Cadbury and Yarlington's

churchyards and to continue to meet the annual maintenance cost of St Michael's Church Clock and shared repair costs on a 2:1 basis with the PCC. The PC Policy for the Payment of Churchyard Maintenance Grants and Maintenance of St Michael's Church Clock, North Cadbury would be updated accordingly.

**d. To consider Budget & Precept figures for 2024/2025.**

To agree on a figure for the Precept. Proposal to increase precept from £17,800 to £22,850. The Clerk previously distributed the draft precept for 2024/2025 with supporting notes (Attachments 1 and 2), which was presented.

**RESOLVED:** Following a full discussion, councillors agreed unanimously to increase the precept from £17,800 to £22,850.

**e. To consider grounds maintenance quotes for North Cadbury Playing Field January 2024-December 2025, as circulated by Mr Morris, NC Village Hall Committee Member.**

**RESOLVED:** Councillors agreed unanimously to approve NC Village Hall's preferred choice of contractor 'AG Fenced It'.

### **24/10. Flash Flooding Events**

Reports and update on the formation of a River Cam flood warning group.

Cllr Hobhouse reported that the river water level monitoring devices were being installed with the device in Yarlington fitted today. Forty people had contacted him from the Queen and West Camel areas who had been flooded and wanted to meet to learn how to protect their properties from future flood events. Cllr Hobhouse would arrange a meeting in March and anyone else who was interested should contact him at [henry.hobhouse@somerset.gov.uk](mailto:henry.hobhouse@somerset.gov.uk).

The inaugural meeting of the River Cam Flood Project was scheduled for 31<sup>st</sup> January 2024 at 7.00pm in Queen Camel Hall, as part of the project to link all the PC's along the river to improve communication and coordinate mitigation measures and river monitoring. Two representatives from each PC were invited to attend as would Somerset Rivers Authority (SRA) and the Environment Agency (EA). He hoped that the SRA would fund the purchase of the remaining water level monitoring devices. The Project was mentioned in the House of Commons and a question was asked as to why other divisions were not implementing such schemes.

During the last three months, the River Cam had burst its banks on five occasions.

Cllr Beyer reported that there had been more rain and floods in the area with more ditches still blocked. Water was rising in the ditches, which were full of debris and detritus. It was important that landowners maintain their ditches and clear them regularly. She recently attended the Emergency Workshop on 15<sup>th</sup> January 2024, at which the need for Emergency Plans was discussed. At the very least there should be four people in the parish who are willing to act as emergency POC and confirmed annually. They should be contactable in the case of an emergency and be the communications link between the community, emergency services and other relevant bodies/authorities. They should also ideally have keys for any designated safe places (i.e. village halls) or at least know how to get access to keys. Cllr Hobhouse advised that the resident who had drafted Queen Camel PC's Emergency Plan had offered to help other parishes and this would be discussed further at the meeting on 31<sup>st</sup> January.

Cllr Viney reported that the EA had indeed installed the river level monitoring gauge in Yarlington. Yarlington had also benefited greatly from Emily Estate carrying out major ditch clearing of ditches on their land. There was an issue with springs appearing on the hillside and they had contacted Wessex Water to ascertain if there were any pipes that they were not aware of. Yarlington had trialled an 'Emergency Plan' using phone contacts, which worked but next steps need to be agreed!

### **24/11. Highways and Rights of Way (RoW) Report.**

PC Representatives to provide progress reports.

**RESOLVED:** Cllr Rundle presented his Highways report, which can be found at Attachment 3.

**24/12. North Cadbury and Yarlington Neighbourhood Plan.**

Update from the NP Monitoring Group.

**RESOLVED:** Cllr A Rickers reported that they would continue to monitor the development at the Harvester Works site, Galhampton.

**24/13. Local Community Networks LCNs)**

Cllr Keys Toyer reported that the minutes from the last LCN meeting held to discuss SC Finances would be circulated prior to the next LCN meetings scheduled for 22<sup>nd</sup> February 2024 at which Working Groups for Highways, Footpaths and Flooding was on the agenda for discussion.

**24/14. Items for Report and Future Business.**

- a. Change of Date. The date for the next meeting of the PC was changed from 28<sup>th</sup> Feb to 21<sup>st</sup> Feb 2024.
- b. Website Training. Cllr A Rickers offered to hold in person training for councillors on the PC Website and would arrange a session in Galhampton meeting room for those who were interested.
- c. What3Words to be used in addition to postcode for location of planning meetings. As the Clerk was not given any contact information other than the address on the planning notice, it was agreed that this would not be feasible.
- d. Bus Routes. A number of bus routes in Somerset are at risk of being cut and the South West Coaches Service no.1 had gone out to contractors.
- e. Dimmer Recycling Centre. SC were considering closing Castle Cary (Dimmer), Cheddar, Crewkerne, Dulverton and Williton recycling sites to make savings as they are in a financial emergency. Residents and councillors are encouraged to write to Cllr Hobhouse with their views on the proposed closures, which he would put before the Executive Committee.
- f. Blocked Footpath. A resident present commented that they could not access the footpath WN 19/88 in Woolston, which the PC had previously reported to the landowner. The Clerk agreed to write again to the landowner and SC planning officer re planning condition to maintain the footpath.

**Next meeting:** to be held on 21<sup>st</sup> February 2024 in The Reading Room, North Cadbury.

There being nothing further to report the meeting closed at 8.55pm.

Signed .....

Dated .....Chairman