

North Cadbury & Yarlington Parish Council

Clerk: Mrs Rebecca Carter, Portman House, North Barrow, Somerset, BA22 7LZ

Tel: 01963 240226

e-mail: parishclerk@northcadbury.org.uk

<http://www.northcadbury.org.uk>

Minutes of Parish Council Meeting

held on Wednesday 25th June 2025 in
Galhampton Village Hall, commencing at 7.00pm

Councillors Present:

Nick Garrett (Chairman)
Caroline Bowen
Andy Keys-Toyer
Nerissa Northover
Richard Rundle

John Whitehead (Vice Chairman)
Chris Jose
Clare Leavold
John Rundle
Maria Viney

In Attendance: Somerset Councillors Henry Hobhouse and Kevin Messenger, the Clerk and nine members of the public.

❖ Public Question and Comments:

Hedges. A resident asked for an update on the overgrown hedges in North Cadbury that were impinging on the highway. Cllr Rundle reported that there was an historic land dispute between one of the landowners and Somerset Council (SC) as to ownership responsibility. The second landowner had been sent an enforcement letter from SC but to date had not cut back the hedge. The Clerk previously reported the lack of enforcement action to Tracy Harris, SC Assistant Highway Service Manager who had taken over from John Nicholson, but to date had not received a response.

Action: Cllr Hobhouse reported that he would be visiting various locations within his ward with Tracy Harris to identify the landowners against whom enforcement action will be taken.

Wessex Water. A resident asked if the PC had received a response from WW regarding the sewage overflow issues at Mitchells Row, Brookhampton. The Clerk advised that she had finally received a response with an offer of £100 compensation for the late response, which she read out as follows:

We've carried out CCTV surveys of the sewers in the area and found there is a significant amount of groundwater getting into the system, causing it to overflow during heavy rain. To help stop the flooding, we've sealed some manhole chambers where it has happened before, and in some cases, we've removed the chambers completely. In 2024, we carried out work to line and seal parts of the sewer, and more of this is planned moving forward. This will make sure any joints or cracks are watertight, preventing groundwater from getting in or wastewater from leaking out. It also helps lower the risk of flooding. We will keep you updated as we progress with this work. We're really thankful to residents for reporting problems directly to us as they occur. This helps us to understand if the flooding only happens during heavy rain or if there are other reasons for this happening. Please be assured that we're working hard to resolve the current problems, so the sewer system is more reliable for the future.

Following a brief discussion it was agreed that this was an unsatisfactory response. The historic work does not relate to the current situation. What have WW done to fix the problem and what is proposed going forward?

Action: Cllr Hobhouse agreed to arrange a meeting with WW and a small delegation from the PC with representation from the Developers. The Clerk would reply to WW as above. [Following further discussion later in the meeting, it was agreed that the PC would not accept the £100 in compensation].

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

Zoe Young, Community Liaison Officer reported as follows:

- Avalon Open Morning. An invitation to the parish to join us for a tour of Avalon Farm on the 5th July with tours at 1000 and 1100hrs. If interested please drop an email to zoe.young@thenewtinsomerset.com.
- Farm Build. All pre-commencement checks have been met and as such building will begin shortly with the access track as a priority. Next week signs will begin to go up ensuring any construction traffic enters through Avalon. The Yarlington councillors applauded and wished to thank the Newt on behalf of Yarlington who were delighted!
- Succulent Garden Proposal. For information, we are conducting planning consultation with Shepton Montague and Pitcombe parishes for an enclosed Succulent Garden proposal. More details to follow in due course.
- Shatwell Farm/ Farmyard extension. This planning application has been resubmitted with information to address queries and comments made by consultees during the first consultation period.

❖ **Reports from Somerset Council:**

Cllr Hobhouse reported as follows:

Budget. The Scrutiny Committee met today and announced that SC was £35m under budget. The Government 'loan' for Special Educational Needs (SEND) had been rolled over to be paid back in 2028, plus interest. With accumulative interest, SC currently owes £61m, which will be £100m next FY et cetera, et cetera.

Cllr Messenger reported as follows:

Water Butts. SC were encouraging all residents to have two water butts to help towards reducing surface run off into the sewage system.

25/86. Apologies for absence:

To receive any apologies for absence.

RESOLVED: None received.

25/87. Declarations of Interests:

Members are reminded of their obligation to declare any Pecuniary or Other interests they may have under the Localism Act 2011 and NALC Model Code of Conduct adopted May 2022. (NB this does not preclude any later declarations).

RESOLVED: None received.

25/88. Minutes:

To approve the minutes of the Annual Parish Council meeting held on Monday 19th May 2025.

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

25/89. Planning:

a. **Somerset Council Decisions:**

- i. **PA 25/00914/HOU**. Single storey extension at Stonehaven, Mayfield Close, Galhampton, BA22 7AX – **APPROVED**.
- ii. **PA 24/01203/FUL**. Demolition of existing agricultural buildings and associated yards and landscape restoration of cleared area; replacement farm buildings and yard area with

associated new access link to existing farm track, drainage infrastructure, and landscape works at Manor Farm, Pound Lane, Yarlington, BA9 8DG – **APPROVED**.

b. **Brookhampton Development:**

Update on workshops with Origin and residents.

RESOLVED: Cllr Rundle gave his update, which can be found at attachment 1.

25/90. Finance:

a. **Balance of the Council's Bank Account & Bank reconciliation:**

To receive the full council accounts and bank reconciliation.

RESOLVED: The Clerk previously circulated the PC's Accounts, which were agreed and Lloyds Bank balances at 6th June 2025 in the Community Account £97.20 and Business Bank Instant Account of £54,500, reconciled, approved and signed.

b. **Accounts for payment:**

To review and approve a schedule of items of expenditure:

i. North Cadbury Annual Parish Meeting expenses	£48.18
ii. Yarlington Village Hall hire 23 Apr 25	£25.00
iii. SALC training inv 2108 Code of Conduct	£25.00
iv. NC Reading Room hire 19 May 25	£19.00

RESOLVED: Items of expenditure approved unanimously.

25/91. Speed Mitigation in the Parishes:

a. To discuss email from resident of March Lane, Galhampton re the speed in which cars, vans and lorries go through the village. It was agreed that these were the same issues as previously reported. There was an accident/disaster waiting to happen. Lack of police visibility/enforcement. Cllr Hobhouse was discussing the use of speed cameras with the Police and Crime Commissioner and there would be four more police officers for the area.

RESOLVED: Cllrs Hobhouse and Messenger to discuss all issues at their upcoming meeting with the Area Neighbourhood Police Manager

b. Speed of agricultural vehicles in Yarlington. Cllr Viney reported that there had been no more incidents now that agricultural vehicles had slowed down. A lot of traffic will shortly now be going down The Newt's internal road, which is being extended to the Yarlington farm site, from Avalon Farm, which would further reduce the volume of traffic.

RESOLVED: 'Informal' signs would be erected on private property asking for vehicles to slow down.

25/92. North Cadbury and Yarlington Neighbourhood Plan Monitoring:

Update.

RESOLVED: Cllr Keys-Toyer reported that the Working Group were progressing well.

25/93. Highways and Rights of Way (RoW) Report:

PC Representatives to provide progress reports.

RESOLVED:

a. Highways. Cllr Jose presented his report, which can be found at attachment 2.

b. ROW. The Chairman presented his report, which can be found at attachment 3 and includes a very comprehensive report from the PPLO. The Newt representative was once again pressed, as a Landowner, to ensure that RoW were cleared through crops both by themselves and by their tenants.

25/94. Cam Community River Project (CCRiP) reports:

PC representatives to provide progress reports. Request for funding from CCRiP totalling £312.50 for 12.5hrs work by Lorne Thompsen, Yeovil Rivers Community Trust, to carry out a survey of rivers regarding future clearance.

RESOLVED: Cllr Whitehead presented his report on behalf of CCRiP, which can be found at attachment 4. Following a brief discussion, councillors agreed to fund the survey of the rivers by Lorne Thompson, but would reject the offer of £100 compensation from WW, which the Clerk previously suggested could be a contribution towards the fees.

Cllr Hobhouse reported that Martin Lilley was carrying out water quality testing beyond the North Cadbury sewage works. He strongly advised that residents do not allow their dogs in the river downstream of the works.

25/95. Local Community Networks LCNs:

Reports.

RESOLVED: Cllr Keys-Toyer reported that there had been no meeting recently and the next meeting would be held in Queen Camel on 16th July at which he agreed to attend with Cllr Northover.

The Chairman asked councillors to read and be aware of the Enhanced Highways Maintenance Pilot scheme, which the Clerk previously circulated. It was agreed that the scheme would be more appropriate for medium to large parish and town councils.

25/96. Consultation on Draft Recommendations for Division Boundaries in Somerset Council:

Local Government Boundary Division for England now welcoming comments on its draft recommendations for new divisions, division boundaries and division names for Somerset Council – closing date 11 August 2025.

RESOLVED: The Clerk agreed to respond on behalf of the PC to confirm that councillors approved the proposal for the parish to remain within the Cary Ward.

25/97. Items for Report and Future Business:

a. Mailchimp – newsletter distribution. The Clerk was liaising with WesternWeb and would report when Mailchimp was set up.

c. Revised Model Standing Orders and Financial Regulations. The Clerk would review and circulate the revised orders and regulations for approval at the September meeting.

d. Model Publication Scheme. Clerk to review.

e. Full Fibre Broadband for North Cadbury. In April 2024, Wessex Internet (WI) was awarded a new contract under the UK government's Project Gigabit programme enabling a number of properties in North Cadbury to be given access to gigabit-capable full fibre broadband direct to their home or business premises and be eligible for a free installation from WI. In addition, WI have commercial plans to roll out full fibre to many additional properties in the area that were not included in the contract. WI are invited to attend on the PC meeting on 24th September and will confirm their attendance. Residents can email any questions to Ben Heath on ben.heath@wessexinternet.com. WI rural planners will begin planning the build in the coming weeks.

Action: The clerk agreed to ascertain WI's plans and coverage.

f. Parish Emergency Plan. The Clerk had now received the EPs from the three village halls, which will be used to form the Parish EP.

g. PC Vacancy. There remains one vacancy on the PC. Residents are encouraged to apply, especially if they live in Galhampton.

Please notify items to the Clerk at least 24hrs before the meeting.

Next meetings: Ordinary meeting to be held at 7.00pm on Wednesday 23rd July 2025 in Yarlington Village Hall.

There being no further matters for discussion, the meeting closed at 8.55pm.

Signed

Dated

Chairman