

North Cadbury & Yarlington Parish Council

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

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“Draft” Minutes of the Parish Council (PC) Meeting held in The Reading Room, North Cadbury on Wednesday 27th November 2019, commencing at 7.00pm

ACTION

Councillors Present: Cllr M Hunt (Chairman), Cllr A Bartlett (Vice-Chairman), Cllr S Gilbert, Cllr R House, Cllr A Keys-Toyer, Cllr A Montgomery, Cllr A Rickers, Cllr J Rundle and Cllr K Vaughan.

In Attendance: C.Cllr M Lewis, D.Cllr K Messenger, the Clerk and in excess of fifty members of the public.

Electors Question Time/Comments: Residents were advised that they would have the opportunity to comment at the invitation of the Chairman at item 19/204.

19/202. Apologies for absence: D.Cllr H Hobhouse.

19/203. Declarations of Interest: Cllr A Montgomery declared a personal interest at item 19/204 as his wife, Mrs J Montgomery, Brimble, Lea and partners, was acting on behalf of Mr Julius Longman of Down Ash Farm, and Mr Angus Macdonald of Galion.

19/204. Pre-consultation in respect of proposed development at Down Ash Farm, Sparkford for approx. 60 houses:

Mrs J Montgomery, Brimble, Lea and Partners (BLP) explained that following pre-consultation with South Somerset District Council (SSDC) they had drawn up preliminary plans, which they would present and be open to answer any questions or ideas raised. The proposal would enable Mr J Longman to move forward with replacing all of the dairy buildings at Down Ash Farm, situated between Sparkford and North Cadbury. Essentially, Mr J Longman continued to milk his herd on the north side of the A359, however, due to considerable pressure from the Environment Agency and the Red Tractor Farm Assurance Group, it was necessary to replace the farm buildings and completely modernise production, as well as deal with environmental considerations in order to continue and expand his business.

The proposal, therefore, is that a site to the north of the A359, which includes all of the site of the farm buildings, as well as some adjoining farmland, would be redeveloped to provide sixty dwellings, including the required affordable housing and some live/work space, located opposite the large and expanding employment site at Cadbury Business Park.

Mr J Longman would relocate his milking parlour to the farm site where permission had already been granted for the young stock building close to his house to the south of the A359. All agricultural buildings will therefore be concentrated in one location. They were looking at how the two sites would knit together and also link in to the village of North Cadbury. The development site would be away from the edge of the village, however, a footpath would be provided into the village in order not to swamp the character of the village or other neighbouring villages.

Mr Angus McDonald, Galion presented the Site Appraisal prepared by Orme Architects. The ethos of Galion was to use traditional materials in line with the characteristics of settlements throughout the Parish and also other nearby villages. The aim was to recreate a village/hamlet environment with plenty of green space. There would be a complete mix of accommodation from two-bedroom cottages to a Farmhouse, with high quality affordable housing and a Dutch barn with café/shop and work/hub. It would be a fully sustainable set up, with its own sewerage and municipal waste schemes. Mr McDonald anticipated that the project would be an exemplar for the area.

Mrs Montgomery believed the site could well provide a large number of houses that the Parish would currently have to provide following the revision of the South Somerset Local Plan (SSLP) 2016 to

2036 and suggested that they could 'tie in' with the North Cadbury and Yarlington Parish Council Neighbourhood Plan (NP). One of the changes proposed in the revised SSLP is the introduction of a new hierarchy of settlements to include 'Villages', into which North Cadbury would fit, as well as eleven other 'Villages'. These twelve 'Villages' are considered to be "sustainable" for housing growth during the 20 year period of the Plan and would be nominated for housing development under Policy SS1, potentially having to accommodate a minimum of sixty houses in each 'Village'.

Mr M Martin, spoke on behalf of the NP Working Group (WG). He advised that the NP WG could not comment on the proposed scheme until a Housing Needs Assessment had been carried out, which they hoped would commence in January 2020. However, he considered that any development commencing before 2021, prior to the approval of the revised LP, would not count towards the minimum of sixty houses allocated to each 'Village'. Mr Martin also wished to bring it to the attention of the PC and residents that the timing of approval for any potential development would affect the level of Community Infrastructure Levy (CIL) paid to the Parish; residential development is charged at £40 per sq. m. Town and Parish Councils are entitled to a "Neighbourhood proportion" (NP) of the CIL monies received by SSDC. The amount received depends on whether or not there is an adopted NP in place. If there is no NP, the Parish would receive 15% (capped at £100 per existing council tax dwelling in the Council's area). If there is an adopted NP the Parish would receive 25% of CIL receipts (uncapped).

The aim of the NP WG was to have the NP ratified at the end of 2020, just after the approval of the revised LP. Following further discussion it was agreed that the NP WG would work with the developers in order to 'build trust' and maintain full transparency. The NP website would be operational by the end of 2019, through which residents could see the preliminary site plans and submit comments/questions to the developer.

There then followed a full public question and answer session. Amongst concerns raised was the issue of light pollution. Although the site was not considered to be in a skyline position, a number of residents could see the lights at Cadbury Business Park. The site would have a highway adopted lighting scheme with street lighting, which would need attention to detail otherwise there was the potential that North Cadbury residents would end up looking across to a 'town'. The PC were advised that conditions could be put on street lighting. Concerns were also expressed regarding the potential for the footpath link to be converted into a road. Mrs Montgomery and Mr Longman gave their assurance that this would not be considered in any event. It was also commented upon and agreed that the development would need to have its own link with public transport, which should be discussed with SSDC. The Chairman thanked Mrs Montgomery, Mr Longman and Mr Macdonald for bringing their proposal to the PC at the earliest opportunity and for agreeing to work closely with the NP WG.

19/205. North Cadbury and Yarlington Parish Council Neighbourhood Plan (NP) – Progress Report:

Mr M Martin reported that the NP WG met at least once a month. The WG were successful in their application for a Locality Grant and received £5,296 to cover printing/meeting costs, the NP website and consultant's fees etc. They would re-apply in March 2020 for the next FY. They were working closely with a specialist team to produce the Housing Needs Survey in January 2020. He hoped the NP Website would be operational very soon which would be used to publish all meetings in order to be fully transparent throughout the whole process. The WG would consult with all businesses in the parish and provide them with a specific survey template to complete and return. The WG would also be taking other matters into consideration, such as CIL, Heritage sites, flooding, highways and crash sites. The WG were aiming for a referendum on the NP by the end of 2020.

19/206. Reports from County and District Councillors:

a. C.Cllr M Lewis reported that all local councillors were now in purdah in the run up to the General Election on 12th December 2019. Avon and Somerset Police were accepting applications from its Road Safety Fund, which would provide grants up to £5,000 to help communities tackle road safety. C.Clr Lewis reported that the Audit Committee met last week and, dependent on the outcome of the General Election, SCC's finances were in much better shape than this time last year.

19/207. Highways and Rights of Way (RoW) Reports:

a. Cllrs Rundle and Vaughan previously circulated their detailed reports that can be found at Attachments 1 and 2.

19/208. Minutes of the Parish Council Meeting held on 23rd October 2019 were received, agreed and signed as a true record.

19/209. Co-option to fill casual vacancy on the Parish Council: The Clerk reported that she had received an application from one eligible candidate, Mr Bryan Mead, however, he was not present at the meeting. The Chairman reported that Cllr Darren Brown had tendered his resignation; he considered this to be a great loss to the PC as Cllr Brown contributed significantly during his tenure. **The Clerk agreed to advertise both vacancies to be filled at the next meeting on 22nd January 2020 and re-invite Mr Mead to attend.**

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19/210. The PC meeting dates in 2020 were agreed to be held on the fourth Wednesday of the month. Extraordinary meetings would be arranged for any urgent business during August and December if required:

- 22nd January – NC Reading Room
- 26th February – Galhampton Village Hall
- 25th March – NC Reading Room
- 22nd April - Yarlington Annual Parish Meeting and Ordinary PC Meeting, Yarlington Village Hall
- 27th May - Annual Parish, Annual Parish Council and ordinary PC Meeting NC Reading Room
- 24th June – Galhampton Village Hall
- 22nd July - Yarlington Village Hall
- 23rd September - NC Reading Room
- 28th October – Galhampton Village Hall
- 25th November – Yarlington Village Hall

19/211. Planning:

- a. South Somerset District Council (SSDC) Decisions:
 - i. **PA 19/02637/HOU.** Alterations and the erection of single storey rear extension at 3 Higher North Town Lane, North Cadbury – **APPROVED.**
 - ii. **PA 19/01904/FUL.** The erection of estate storage building (including 150kW roof PV panels) on existing storage yard, new greenhouse, extensions to existing agricultural greenhouses, erection of hydroponic growing building, livestock building, and associated landscape works at Avalon Farm, Galhampton Hill, Galhampton – **APPROVED.**
 - iii. **PA 19/01449/HOU.** The erection of two storey side extension with west facing balcony and the erection of a porch to north elevation of the dwelling at 6 Cutty Cottages, Cary Road, North Cadbury – **APPROVED.**

19/212. Finance and Accounts:

- a. The Finance Report for the period 23 Oct to 27 Nov 19 was circulated and approved.
- b. **The PC agreed unanimously to approve expenditure of approx. £300 from the RoW improvements reserve to carry out repairs on RoW in Galhampton.**

c. Payments Approved:

Jo Witherden – Dorset Planning Consultant Ltd.	£948.36
Smith of Derby - St Michael's Church Clock service	£222.00
WesternWeb ltd – Neighbourhood Plan Website	£208.80
CPRE Membership Renewal	£36.00
SALC – Cllr Essentials Trng 19 Sep 19	£25.00
Clerks Expenses Nov 19	£22.15

19/213. Maintenance and repairs to St Michael's Church War Memorial:

Following Cllr Bartlett's comments at the last PC meeting on the poor condition of the North Cadbury War Memorial, the Clerk received an update from Mr M Martin, Church Warden. He advised that he had asked Wells Stonemasons to return and repair their previous repair of the

memorial, which they refused to do. Therefore, he asked Amberstone Stonemasons to carry out the repair work and was awaiting their quotation. He confirmed that maintenance of the War Memorial is the responsibility of the Parochial Church Council who held approx. £750 remaining from an appeal made some years ago.

19/214. SSAFA The Armed Forces Charity request for local mayors, leaders and chairmen of Town and Parish Councils to take the lead in VE Day 75 celebrations 8 – 10 May 2020:

Following a brief discussion Cllr Rickers advised that Galampton Village Hall Committee were considering organising an event to mark VE Day 75. **Cllr Rickers agreed to provide an update at the next PC meeting, which the Clerk agreed to include on the Agenda until an event was confirmed in the Parish.**

19/215. Items of Report and Future Business:

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a. Cllr Rundle reported that he had exchanged correspondence with a resident regarding tree planting schemes in the Parish. He recently attended a presentation at North Cadbury Gardening Club by Mike Burks of The Gardens Group Sherborne, after which he spoke with Mr Burks concerning the possibility of planting some trees alongside North Cadbury Village Hall. Mr Burks stated that he would very much like to be involved in any tree planting schemes in the village and would be prepared to come out and talk to a group of interested parties at any time. They would also be interested in making a substantial contribution towards the cost. **Cllr Rundle agreed to liaise with Mr Burks in the New Year. The Clerk agreed to forward information on grant schemes from which funds may be available for tree planting.**

b. The Clerk reported that the six week moratorium period had lapsed and no eligible community group had come forward as a potential bidder to purchase the Catash Inn, North Cadbury. The Catash had since been purchased by Admiral Taverns and the current tenants would give their three months notice at the start of December 2019. If the PC wished to re-nominate the asset, which expired on 4th February 2020, the Clerk would need to liaise with SSDC towards the end of January 2020. **The Clerk agreed to include possible re-listing of The Catash Inn on the Agenda for consideration at the next PC meeting.**

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c. Cllr Keys-Toyer reported that Emily Estate had offered to replace the historic fingerpost at the Three Ashes Junction in cast iron, which the Parish Council very gratefully accepted. He also reported that a replacement plastic finger had been ordered for the fingerpost at Smallway Lane, Galhampton.

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d. Cllr Vaughan reported that two volunteers would attend training provided by Avon and Somerset Police for the Community Speed Watch (CSW) Scheme.

e. Cllr Keys-Toyer reported that he attended the Somerset Prepared Community Resilience Day on 24th October 2019. He considered that there was no need for the PC to embark on writing an Emergency Plan at present.

19/216. Date and time of next meeting: will be held on 22nd January 2020 in the Reading Room, North Cadbury, commencing at 7.00pm.

There being no further business the meeting closed at 9.05pm.

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

North Cadbury and Yarlington Parish Council Rights of Way Report – November 2019

Works in Hand

Footpath reference:

- WN 19/98 Signpost, obstruction and locked gate. Eve Wynn, The Rights of Way Warden, has spoken to the landowner. At the junction between WN19/38, WN19/29 and WN19/40 (close to Hewlett's Mill) there is a broken stile which poses a health and safety risk to people attempting to use it. This is on land which is now owned by the Emily Estate. At the last meeting it was felt that a letter from the PC to the Emily Estate would be appropriate, however, in the interim, Eve Wynn has instructed her contractor to attend to this due to the safety of users.
- WN19/101 Signpost missing on A359 – as above. Currently a temporary mobile home obscures the footpath.
- WN19/105 A fast track alternative to a TRO was identified by SCC. The landowners either side are content for removable bollards to be installed. A form has been completed and sent to SCC and the work should be undertaken in the next 6-8 weeks. Funding has been allocated for the renovation of the surface of this route once the bollards are installed. Still awaiting a response from County Hall re. installation of the bollards.
- WN19/17 Stiles to be repaired/rebuilt. Eve Wynn is working with the landowner to get these done ASAP.
- WN19/6 Stile to be repaired/rebuilt – as above.
- WN27/32 Large bridge to be removed/rebuilt. Eve Wynn has permission from the landowner to access the bridge from his land.
- WN19/72 Stile/sleeper bridge to be replaced. Landowner has completed this work.
- WN19/80 Bridge to be replaced. Stiles still broken, new hedging plants planted across path. Three electric fences across line of path between the stile near Woolston Road, (missing handgrips on electric fences) and broken bridge /stiles. Work completed by landowner.
- WN19/96 Waymark post needed at eastern end of 19/96 at junction with 19/81 and 19/82. Rights of Way Warden is aware.
- WN31/7 A waymark was needed at a corner of the field (concrete post) just by Yarlington House. Work completed.

Additional Identified Problem Areas

Yarlington

- WN31/8 This has been redirected. Also missing finger posts and lack of way marking in yard.
- WN31/10 There is an obscured gate with concrete posts and no way marking to indicate the route.
- & WN31/9 Electric fences with no protection and too close to boundary to allow for passage. Also no way marking in farmyard at the southern end. Eve Wynn had tried to contact the landowner by e.mail to arrange a site meeting but has had no response.
- WN19/67 Runs from Manor Farm past the backs of houses in Cutty Orchard. The camber on the footpath slopes quite steeply towards the brook running alongside and poses the danger that walkers might slip and fall down a dip into the brook. A wooden railing, similar to the one close by, would

provide support for walkers and prevent accidents. At the junction of WN19/67, WN19/107, stagnant water, probably run off from Manor Farm, overflows the bridge and washes away the surface. Stagnant water is likely to be an issue for the Environment Agency.

Footpath Routes

Faults are still to be rectified by the Rights of Way contractor who is employed for only one day a week. When the faults on the circular walks are corrected, the routes can be publicised. Currently the walking group is not meeting because of difficulties on the routes. It is possible that Carl from the Ramblers Volunteers may be able to help with this.

Stiles and Cross Compliance

As reported at the last Parish Council Meeting, work is currently under way to identify suitable packages of work to clear rights of way and rebuild stiles. The team, directed by the Rights of Way Warden, hope to undertake 5 days of work. 3 days are defined below.

Faults to be funded by Somerset County Council 3 days at £150 per day

(All in North Cadbury)

- WN19/60 broken stile next to electric fence at crossing with track.
- WN19/84 broken stile just after wooden bridge at junction of WN19/84 & 85
broken stile where WN19/84 turns north at field boundary.
- WN19/38 broken stile repairs and insert step (Hewlett's Mill). This is a priority,
- WN19/88 no access, overgrown and stile repairs
- WN19/42 bridge repairs (Leyland Trail)
- WN19/6 (onto A359) replacement stiles
- WN19/101 clear and possibly replace finger post off A359
- WN19/5 replace stile

As confirmed at the last Parish Council meeting there are currently sufficient funds in the PC budget this financial year to support 3 additional days of work. Two days of potential work are defined below:

Faults requested to be funded by North Cadbury Parish Council 2 days at £150 per day

(All in Galhampton)

- WN19/1 (Smallway Lane east) access of lane overgrown, broken stile, no finger post
- WN19/1 southern end at junction with Frog Lane no access, overgrown, no stile or way marking
- WN19/54 bridge and stile broken and overgrown (in field boundary at west end of first section)
- WN19/43 re site finger post of Corkscrew Lane
- WN19/81 & 96 & 82 finger post way mark at junction of these 3 paths.

Mendip Ramblers have replaced the stile at North Town on WN19/58. The work is excellent. We are working on the assumption that Mendip Ramblers will be able to provide a team to undertake work totalling 3 days. Their tasks need to be defined.

North Cadbury & Yarlington Parish Council Highways Report - November 2019

Drains in Lower Back Way/ Sandbrook Lane North Cadbury

Following improvements to the drainage in the lane patching work will be considered from April 2019.

Lower Back Way Opposite Sycamore Cottage North Cadbury

As above. Patching will be considered from April 2019

Sandbrook Lane Right of Way Erosion

On the stretch of lane leading past the “Cabbage Patch” water is leaving the lane through the hedge into the field in two places on the east side, making the footpath (part of the Leland Trail) impassable. SCC need to determine where the local gullies outfall to then identify a solution.



Highway Erosion in Sandbrook Lane North Cadbury

The edges of the lane are eroding in a number of places. The latest response from SCC is that the verge erosion remediation would be arisings placed and compacted and the verge re-established on top of that.



This is awaiting a budget allocation.

Drains in Hearn lane and March Lane Galhampton

Drain pipe damage close to the junction of Galhampton Manor will benefit from repairs in the near future. Work is pending this financial year.

Highway Erosion in Hearn Lane and March Lane

Patching will be considered from April 2019

Removal of damaged road sign near A303 slip road on the North Cadbury side

This partly destroyed sign has been lingering on the roadside for 12 months or more with the temporary



solution of placing some road barriers around it. Removal required as soon as possible.

Large Oak Tree on highways land - north side of Chapel Lane North Cadbury

There is evidence of a number of dead branches some of which overhang Chapel Lane. This road is now more frequently used following the establishment of a staff car park for the school so it would be appropriate for a tree inspection to be undertaken (in conservation area and the tree was last inspected some 5 years ago)



Highway Erosion in Stoke Lane in the vicinity of Yarlinton Mill Farm

The lower part of Stoke Lane is periodically cleaned on a planned program and sometimes cleaned reactively however SCC are now aware that works are required. Funding will be available during the financial year ending March 2020 to effect repairs. This will include underground filter drains to try to capture the springs which seem to be there.



Further up the hill part of the surface water drainage outfalls to here however the ditch is the riparian responsibility of the landowner (Emily Estate) and needs to be cleaned by them. The estate have agreed that the hedgerows and ditches will be attended to. This is programmed for 6th to 17th January 2020 with appropriate road closures.

Yarlinton Pound Lane

This lane is showing signs of deterioration and would benefit from patch repairs in due course.

Yarlinton roads in general

A drive around the village reveals signs of deterioration in numerous places and areas prone to flooding particularly on West Street and Crockers Hill. All to be considered on a review with the highways engineer in the near future.

Highways Remedial Work Now Completed

Bridge on Sandbrook Lane North Cadbury

Following the destruction of the handrail on the west side of the bridge SCC have now completely repaired/replaced the rails and have also shored up the bank on the southern end of the bridge. A much better job overall.



Lower Woolston Road resurfacing

The whole of Lower Woolston Road from the junction with Woolston Road to the bottom of the hill has now been completely resurfaced.



Useful Links

Details of pending works <https://www.travelsomerset.co.uk/roadworks/>

Where to report miscellaneous issues such as overgrown verges/hedges causing visabiliy problems:

<https://www.somerset.gov.uk/roads-and-transpot/report-an-overgrown-verge-or-hedge-on-the-road/>