

North Cadbury & Yarlington Parish Council

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“Draft” Minutes of Parish Council (PC) Meeting
Held as a consultative virtual meeting via Zoom software on
Wednesday 24th June 2020 at 3.00pm

Councillors Present (remotely):

Malcolm Hunt (Chairman)

Alan Bartlett (Vice Chairman)

Sue Gilbert

Roger House

Andy Keys-Toyer

Bryan Mead

Archie Montgomery

Alan Rickers

John Rundle

Katherine Vaughan

In Attendance (remotely): D.Cllr H Hobhouse, D.Cllr Kevin Messenger, the Clerk and six members of the public.

Public Session

No comments.

North Cadbury and Yarlington Neighbourhood Plan Working Group (NPWG).

Cllr Keys-Toyer gave the following report on behalf of the NPWG:

Locality Grant: Grant approved for £9572, next application will be in Oct. 2020. This mainly covers the fees of Jo Witherden, the planning consultant and the Heritage Statement Document. It will also cover; Meeting room hire, Questionnaire publication, Land registry searches, 6 months Zoom licence, mapping software licence. (This doesn't cover Vat but we hope the PC can claim this back.)

Housing Needs Assessment: SHMA (Strategic Housing Market Assessment) Awaiting South Somerset District Council (SSDC) via David Clews to progress this.

Business/Employment and Facilities Surveys: Has been slow to get these all in, now need to process the responses.

Strategic Environmental assessment: Now we have the grant in place we are moving forward with this.

Call for Sites: AECOM are geared up to make a start on assessing these.

Heritage/Design guidance: We will be making a start on this.

Neighbourhood Plan Draft: Jo Witherden about to start on this now we have the funding.

Cllr Hobhouse agreed to look into NPWG queries. The Clerk agreed to send his email address to the NPWG.

Reports from County and District Councillors.

District and County Councillors may give short verbal reports on matters affecting the Parish.

D.Cllr Hobhouse reported that SSDC were £8 million in deficit. The Government initially promised to make up any additional expenses incurred due to Covid 19, however, they have since made a U-turn and informed District Councils that they will have to cover the expenditure themselves. To date, Covid 19 has cost SSDC £4 million, in addition there has been a considerable loss of income that would have come from car parking charges, theatre tickets etc. SSDC were currently putting plans in place for re-opening its offices and he hoped their working procedures would be back to normal within the next couple of months, however, they were still in response mode.

A resident queried how Covid 19 had affected SSDC's investments. Cllr Hobhouse advised that, with regard to the Council's energy investment, the connection had taken nine months to be put in place with Western Power and the National Grid, however, any lost income would be covered now that the system was up and running. He hoped that SSDC would realise its initial investment early on from income. With regard to rental income from Marks and Spencer, Yeovil, this was more uncertain as he could not answer what the future will be like for the UK high street, however, the Council had received 100% of April's rent and up to 90% of May to June.

20/41. 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: C.Cllr M Lewis gave his apologies.

20/42. 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) Order LO9-12 May 2018.

(NB this does not preclude any later declarations).

RESOLVED: Cllr A Rickers declared an interest in item 20/44.a.i. due to the proximity of Avalon Farm with his personal property, however, he had sought advice from SSDC who confirmed that he was entitled to participate in any discussion and vote.

20/43. Minutes.

To approve the Minutes of the Virtual PC Meeting held on 27th May 2020.

RESOLVED: The minutes were approved and signed as a true record.

20/44. Planning.

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

i. **PA 20/01357/FUL.** The erection of new butchery/charcuterie, food storage/delivery and workshop buildings (Use Classes B2/B8), erection of new warehouse/office building (Use Classes B8/B1) and associated access and landscape works on land adjoining Avalon Farm, Galhampton Hill.

Councillors previously carried out a site visit in order to be fully briefed on the proposal and its implications. The Agent, Mr M Harradine and his Client Mr P Rawson, attended the meeting remotely and gave a brief outline on the proposal. They advised that CPRE (Campaign for the Protection of Rural England) had written in support of the application and County Highways did not object to the proposal, subject to the submission of drawings showing the available visibility splay.

Cllr A Rickers addressed the meeting on behalf of residents from Galhampton who he had canvassed and were unequivocally opposed. It was noted that four letters of opposition from Parishioners had not been posted on the SSDC planning website. This is concerning and requires correction. Residents had three main concerns; noise, highway safety and visual impact:

- Residents in the vicinity of the site were already affected by noise, which continued outside normally operating hours and they were concerned this would be exacerbated by noise from the proposed vehicle repair facility, thus having a detrimental effect on their residential amenity.

- The A359 is a fast road with a high percentile of traffic exceeding the speed limit. There had also been a fatality in recent years. PA 12/01771FUL, Marl Pit Cottage, Galhampton Hill, opposite the site, was refused due to highway safety and visual impact.

- SSDC Landscape Document emphasises the importance of retaining the existing views. The erection of such large buildings on Greenfield in a prominent position in the landscape would seriously affect the visual amenity of residents and users of the various Rights of Way (ROW) and highways.

A number of councillors and residents, who were present remotely, also expressed their concern that the proposed development involves the erection of a number of large structures on a highly visible site and were uncertain how they would sit in the landscape. The existing buildings were described as a 'massive eyesore from anywhere from the south' and Emily Estates would need to go further to shield the site with appropriate landscaping to include half grown trees.

The Parish Paths Liaison Officer (PPL0) advised that she had also received complaints from residents, mainly due to the blue light emanating from the site, which was visible from a distance. Work already been carried out on site, such as the new access road/tracks, were highly visible from a considerable distance across the escarpment and a resident was shocked at the views from the adjoining ROW, describing the tracks as a scar that spoiled the very prominent part of landscape.

The large scale of the buildings was questioned by councillors. Mr Harradine explained that the volume and footprint had to be spread to reduce the height. He believed the application to be a good example of how to integrate a large scale commercial business in a sensitive landscape.

Mr Rawson explained that they had received a temporary extension to operational hours while developing the land and that the blue LED lights were used to enhance propagation and germination. There would be minimal lighting; security on site after dark would be by infra-red cameras and any other lights controlled by proximity sensors.

Upon questioning, Mr Rawson confirmed that Emily Estate had no plans to expand the site or use it as a distribution hub for any additional future 'Newts'. The site would not creep further south as the land was not in ownership of Emily Estate. The site would be only be used for supporting The Newt in Somerset with its home deliveries, online orders, restaurants and cafes. Livestock would not be transported to site for slaughtering, other than game from the Estate such as its own Deer.

Mr Rawson explained that Covid 19 had been devastating for the hospitality industry and would change the landscape for years to come. There had been a significant loss of income due to the closure of The Newt Hotel and Spa during the pandemic. The Newt had to look into diversification and re-skill/train its staff into horticulture, agriculture and food production in order to retain those that were not made redundant and those that were furloughed.

Following a full and frank discussion, the majority of councillors considered that although visual impact was a major issue, the benefits to the parish in general, such as employment, would outweigh any harm. However, the Parish Council also had a responsibility to sustain the landscape of the settlement for future generations.

RESOLVED: The PC agreed by a majority vote to recommend that the application be **APPROVED**.

b. SSDC Decisions.

i. **PA 20/01215/HOU.** Erection of single storey with part two storey extension to rear of the dwelling at Roxburgh, 8 Long Street, Galhampton – **APPROVED**.

ii. **PA 19/01036/HOU.** Installation of a low profile domestic oil tank in front garden at The Coach House, Middle Street, Galhampton – **APPROVED**.

20/45. 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:
None

20/46. Local Government Reorganisation (LGR) in Somerset.

To consider the seven recommendations in the LGR report commissioned by (Somerset Association of Local Councils) SALC, Society of Local Council Clerks (SLCC) in order to form a response to be sent to the Leader of Somerset County Council (SCC), David Fothergill, Leader of SSDC, Val Ketich and copy to Mr J Robinson, SALC.

The Chairman reported that he had written to C.Cllr Lewis as he considered the LGR report to be long on words with no substance and no detail. C.Cllr Lewis copied the email to Cllr David Fothergill, Leader SCC, who responded directly to the Chairman.

D.Cllr Hobhouse advised that proposals from SSDC and the other four district councils were put on hold due to Covid and would be promulgated at a later date, however, SSDC favoured two much smaller unitary authorities.

RESOLVED: Following a brief discussion, it was agreed that the PC required more detail prior to forming any response and would await SSDC's proposal.

20/47. New Model Code of Conduct Consultation.

To consider the proposed new model member code of conduct and respond to the Local Government Association (LGA) consultation before the deadline of 17 August 2020.

RESOLVED: Noted, no strong views. The Clerk would monitor its progress.

20/48. Highways and Footpaths Report.

PC Representatives to provide progress reports.

RESOLVED: Cllrs Rundle and Vaughan presented their reports, which can be found at Attachments 1 and 2.

Cllr Montgomery agreed to assist Cllrs Rundle and Vaughan to identify land ownership in the parishes. Mr P Rawson agreed earlier in the meeting to look into registering Emily Estates interest in land with SCC and to send a copy to the Clerk.

20/49. Items for Report and Future Business

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

- a. Website. Councillors thanked Cllr Rickers for initiating and implementing the revised North Cadbury and Yarlington Parish Website, which was a source of useful information, news items and links to SSDC, SCC etc. Cllr Rickers advised that there had already been 2056 visits to the website. Following a brief discussion, it was agreed that there would be no charge at present for local businesses to advertise on the website, however, this would be revisited in twelve months.
- b. Village Halls. Cllr Ruddle advised that the social distance restrictions required in order to comply with Covid 19 remained so great that North Cadbury Village Hall Committee had decided not to open the Reading Room or Hall for at least a couple more months. Cllr Rickers advised that Galhampton Village Hall Committee had reached the same conclusion.
- c. Remote Meetings. A resident questioned whether the PC would consider recording PC Zoom meetings and post them on the new Parish Website. Cllr Rickers agreed to look into this. Cllrs agreed that as restrictions were easing with more residents returning to work, PC meetings would return to commencing at 7.00pm with immediate effect, but continue remotely.
- d. Parish Council Vacancy. Cllr Keys-Toyer enquired as to the status of the extant vacancy. The clerk advised that at the start of 'lockdown' SALC recommended Parish and Town Councils suspend co-options until further notice. The Chairman agreed to ask SALC at his remote Chairman Forum on 29th June 2020, whether the PC Can now re-advertise the vacancy.
- e. Abandoned Car. Cllr Montgomery reported that the police had traced and contacted the owner of the abandoned car on Parish Hill, which has since been removed.

There being no further business, the meeting closed at 5.30pm.

Signed
Chairman

Dated

Attachment 1

North Cadbury & Yarlinton Parish Council Highways Report June 2020

Herewith my monthly report on the state of the highways throughout the parish - it is brief as there have been few developments since last month.

In my last report I highlighted certain areas which should receive priority treatment as soon as possible following the pandemic shutdown and I duly reported the following :-

Potholes in Sandbrook Lane North Cadbury (in front of Hollytree Farm and Bridge Cottage)

Potholes in Hearn Lane Galhampton (on the corner next to the Manor House)

Road edge collapse in Frog Lane Galhampton (just before the entrance to Marylands Farm)

Road edge collapse in Dodinals House Lane Woolston (on the left hand side just past Hill Ash Farm)

These reports were acknowledged by the County Council and I have subsequently received notification that they have been surveyed and are now in a planned programme of reinstatement. According to the council guidelines a pothole that is 40mm deep should be repaired within 28 days.

An early indication that work is imminent is that the pothole is highlighted with florescent paint ahead of the repair team attending. Work is due shortly on Cary Road and High Street North Cadbury.

I have not been able to discover who was responsible for the recent oil spillage on Sandbrook Lane North Cadbury but I notice that constant traffic flow has cleared most of the stain.

Once we are out of these pandemic restrictions it will be necessary to report some of the lesser used roads where deterioration is evident (eg the far end of Crockers Hill Yarlinton) but at the present time it is unlikely that the council will treat these with any priority.

John Rundle

Attachment 2

North Cadbury and Yarlington Parish Council Rights of Way Report – June 2020

Works completed or in process.

- WN 19/60 & Electric fence across path. Removed
- WN 19/69/70/74 Paths have been sprayed out.
- WN 19/84 Stile has been repaired.
- WN 19/72 Landowner has erected a sign post, map and notices requesting walkers to divert from this path until October when potato crop will be harvested.
- WN 19/60 Stiles have been installed over electric fences.
- WN 19/96 Footplate on stile has been repaired.
- North Town Land here has recently been purchase by Emily Estate. Immediately after a discussion with Nick Fone, Jeremy Angel requested a meeting with SF and KV to survey the footpaths. He has reinstated paths WN 19/44, WN 19/45, WN 19/54, WN 19/55, WN 19/56, WN 19/103 and part of WN 19/48. He has re-sited signposts in their correct positions. We await waymark signs.

Outstanding Issues

- WN 19/69 Collapsed stile should be removed and entrance through hedge cut back.
- WN 19/105 Restricted byway. Extremely poor state. Installation of bollards refused.
- WN 19/95 Bridge to be removed/rebuilt.
- WN 19/96 Dangerous stile where path crosses concrete track.
- WN 19/78 Way marking needed. Path on other side of sleeper-bridge impassable because of earthworks.
- WN 19/48 Footpath blocked by barbed wire fence across field. This path links to other paths and is useful for circular walk. Stile has been promised by landowner.
- WN 19/1 (Smallway Lane east) access overgrown, broken stile, no finger post and southern end at junction with Frog Lane no access, overgrown, no stile or way marking.
- WN 19/43 (Opposite Brickhouse Farm) Wobbly stile.
- WN 19/91 (Woolston) at northern end of path unofficial signs posted asking walkers not to use footpath. An unofficial stile has been erected leading to diversion along field.
- WN 19/27 at junction with 19/97 Dangerous stile.
- WN 19/101 Gate at eastern end is dangerous. It drops on its hinges and latching post is beginning to collapse. Eve Wynn has been informed.
- WN 19/80 2 electric fences without hand grips.