

North Cadbury & Yarlington Parish Council

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“Draft” Minutes of Parish Council Meeting
held on 22nd July 2021 at 7.00pm
In Galhampton Village Hall

Councillors Present:

Malcolm Hunt (Chairman)

Karen Harris

Bryan Mead

Katherine Vaughan

Alan Bartlett (Vice Chairman)

Andy Keys-Toyer

Alan Rickers

Maria Viney

In Attendance: C.Cllr Mike Lewis, D.Cllr Henry Hobhouse, the Clerk and two members of the public.

In Memoriam for Mr Barrie Board and Mr Archie Montgomery

The Chairman wished to note the sad death of two ex-colleagues.

“Many will have learned of the very sad death of Archie Montgomery, in his sleep on the morning of Saturday 17th July. While sending our sincere condolences to Janet, Rory and the family, we should also recall how important Archie's life was for the life of our community. For him, North Cadbury has been at the centre of his being. He has committed his life to it in so many generous ways. He was not one for self-publicity and so many of his achievements may have gone unnoticed but we, who knew him, were aware of his work and commitment. We shall all miss his considerable service to the Community.

I am also very sorry to have to announce the sad death on Wednesday 21st July of Barrie Board, a respected and whole hearted former colleague on the Parish Council and also temporarily a member of the Community Plan and Neighbourhood Plan Groups. He was a person who cared deeply about the Parish and gave generously of his time for the betterment of our villages and the people within them. He was a cheerful, amusing and committed contributor to our considerations and he will, as a somewhat larger than life character, be sorely missed in the community.”

The Chairman asked for a short silence to reflect on Archie and Barrie's life and work.

Public Session

No comments.

Reports from County and District Councillors.

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

C.Cllr Mike Lewis reported on the recent announcement from the Secretary of State for Local Government who approved a single unitary authority (UA) for the future structure of local government in Somerset. There was only a short period for response until 2nd August 2021. It was important that Parish and Town Councils voiced their needs loudly, which should be heard. A local Community Network would be established to link in with the community. Elections may be held in May 2022 for the new UA, which would be dependent on responses received. The consensus was that the Secretary for State had not considered the polls taken by the district councils.

Cllr Lewis reported that the Boundary Commission consultation on parliamentary constituency boundaries would close on 2nd August 2021, which would affect those living in Bruton.

Somerset County Council (SCC) finances were on an 'even keel' although Covid will have an impact on future finances as will the new UA.

D.Cllr Hobhouse commented further on the recent announcement by the Secretary of State. He was concerned that, as the planning authority would relocate to Taunton and there would no longer be an Area East Committee, planning decisions would not be made locally.

Following a question from Cllr Keys-Toyer, D.Cllr Hobhouse confirmed that work on the emerging Local Plan would continue. He also gave an update on the recent appeal decision on planning application 19/03416/OUT for a proposed residential development at Manor Farm, Combe Hill, Templecombe: Ref: APP/R3325/W/20/326555. The appeal was dismissed, however, in presenting her findings on the five-year housing land supply (5YHLS), the Inspector concluded that using the standard method with a 5% buffer South Somerset District Council (SSDC) is able to demonstrate a 5YHLS of between 3.97 and 3.66 years. This conclusion primarily stemmed from her concerns over the impact of the uncertainty around phosphate mitigation solutions across the district on housing delivery. The Inspector did however accept that SSDC's calculations were consistent with the NPPF/PPG methodology. As a consequence of this decision SSDC accepts that it cannot currently evidence a 5YHLS. Cllrs expressed their concern that this may lead to an increase of speculative development. SSDC officers have begun the process of reviewing the published Five-Year Housing Land Supply 2020 to 2025. A revised report is expected to be published in early autumn 2021, this will cover the period 2021 to 2026.

21/81. 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 Cllrs Susan Gilbert and John Rundle. D.Cllr Messenger also tendered his apologies.

21/82. 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: None declared.

21/83. Minutes.

To approve the Minutes of the ordinary meeting held on 30th June 2021 and extraordinary meetings held on Monday 12th and Tuesday 13th July 2021.

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

21/84. Planning.

a. SSDC Decisions. None received.

b. PA 18/02776/FUL - Demolition and rebuild of two single storey barns to provide living accommodation for Emily Estate staff, associated works to the landscape and relocated vehicle access to the A359.

Emily Estate to provide update on the status of relocating the vehicle access to the A359.

Mr P Rawson was present and provided an update. "The condition upon the planning approval concerned hasn't been fully discharged and the accommodation is used by some of our young team members arriving in the area – many of whom don't have cars or even drive.

The proposed new entrance still has not received technical approval for its construction from SCC, despite this application having been submitted in early 2020. As part of the original application we proposed the separation of residential access from farm traffic, which, as the existing entrance to Hill View Farm is poorly laid out and badly situated, therefore entailed the introduction of a completely new entrance onto the A359.

For reasons of safety, security and the most effective site and vehicle management we do intend to apply to regularise the current situation with a new application to amend the layout of the parking amenities and the access route for residents.

That new application would propose that the staff accommodation parking be relocated to the south of the accommodation buildings with access via the existing main farm entrance, directly on the A359. All vehicles would therefore enter via this much safer junction while residential and farm traffic would have separate routes to follow once within the site. It means that the former Hill View entrance will be stopped up completely and indeed there would be no need for any further new junctions.”

RESOLVED: Following a full discussion, the PC agreed by a majority vote to report the breach of planning permission as the accommodation was in use prior to technical approval being received.

Questions were raised as to whether planning permission was required for the mobile aviaries erected on Smallway Lane, Galhampton. D.Dllr Hobhouse confirmed that aviaries did not require planning permission.

Mr Rawson also provided an update on the activities of the Emily Estate. He was pleased to inform Yarlington residents that they would no longer pursue the proposal for Yarlington Lodge to be used as a wedding/event venue. There were buildings on site that were in need of repair, however, a decision had not yet been made as to their future use.

The Emily Estate would shortly be submitting an application for landscaping of the garden area at the Shatwell House site, which would include a wall/landscaping to provide a walk from The Newt site to Shatwell House. They were also in the early stage of a proposal for Manor Farm, Castle Cary, which would be submitted for consultation with neighbours.

Mr Rawson agreed to provide regular updates on behalf of Emily Estates by attending every second or third PC meeting.

21/85. North Cadbury and Yarlington Neighbourhood Plan Working Group (NPWG).

Progress report.

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

Approval from the PC to proceed on the revised Draft Plan was received at a PC meeting on 12th July.

Pre-submission Consultation with Residents and Stakeholders. This started as planned on 16th July and will last for 6 weeks. It has been advertised by website newsletters, Facebook, North Cadbury Nextdoor etc. and by a pamphlet mail drop to every household in the joint parishes. A limited number of hard copies of the plan are available at the Village Store NC, Galhampton Country Store and by phoned request. Facilities for making comments are available online, by email to the website and by letter drop to boxes at the above locations. Thanks are due to all those that helped with this.

Village Hall events will take place at North Cadbury, Galhampton and Yarlington.

We would be grateful for help from Councillors to run these.

Galhampton Tues 10th. Aug. 6.00 – 8.00

North Cadbury Wed 11th. Aug. 3.00 – 8.00

Yarlington Thurs 12th. Aug. 6.00 – 8.00

Recently the SSDC's view that they have a 5YHLS has been successfully challenged by the appeal hearing at Templecombe, so the goal posts are on the move again. However, we will remain focused and determined to carry our NP through to completion.

21/86. Highways and Rights of Way (RoW) Report.

a. PC Representatives to provide progress reports.

RESOLVED: Cllr Vaughan presented her report, which can be found at Attachment 1. She advised that no progress had been made on any of the issues raised in her last report and wished to express her frustration at the ongoing difficulty of receiving a response from the agencies responsible for RoW and certain landowners.

Cllr Vaughan was also disappointed to report that one of the recently erected circular walk boards at Stoke Lane, on Emily Estate land, had been pulled up and dumped in the hedge. She reported this to Sue Seager, Emily Estate Manager, to ask if she had any knowledge of the incident. Paul Rawson also agreed to take this matter up with colleagues. **(D.Cllr Hobhouse left at 8.05pm)**

21/87. Finance.

a. To consider an update to the PC Facebook site to link to the PC planning and circular walks portals on the parish website. £45. No VAT.

RESOLVED: Approved.

b. To promote the planning and circular walks portals on the main site. Moving them from footnote up onto the main page with larger icons. £30 + VAT.

RESOLVED: Approved.

c. 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.

e. Accounts for payment

To review and approve a schedule of items of expenditure:

Dorset Planning Consultancy Ltd. - NP	£799.56
SALC Affiliation Fee 2021/22	£310.43
Print Street – 500 booklets for NP	£165.00
WesternWeb Ltd. invoice 22569	£90.00
Clerk's Expenses July 2021	£39.78
Galhampton Village Hall Rental June 21	£29.00

RESOLVED: Items of expenditure approved unanimously.

21/88. Items for Report and Future Business

a. Cllr Mead reported that his gardens at Roselea, Yarlinton would be open over the weekend to raise funds for Yarlinton Village Hall.

b. Cllr Viney suggested that information on the Parish Website could be presented at the NP open days to promote awareness and encourage people to use it.

Next meeting: to be held on Wednesday 22nd September 2021 at 7.00pm in North Cadbury Village Hall.

There being no further business, the meeting closed at 8.15pm.

Signed

Dated

Chairman

Attachment 1

North Cadbury and Yarlington Parish Council Rights of Way Report – July 2021

Outstanding Issues

- WN 31/10 Broken gate at Manor Farm.
- WN 19/106 Debris under the low bridge. Reported to Environment Agency. (June 2021)
- WN 19/106 Danger of dead branches falling on path. Paul Longman contacted. (June 2021)
- WN 19/72 & 19/95 Closed until at least Nov. 27th for repairs to bridges.
- WN 19/1 (Smallway Lane east) access overgrown, broken stile, no finger post. No access at junction with Frog Lane no stile or way marking. ROW officer aware. Not a priority at this time. (Has been an issue since before Sept. 2019)
- WN 19/2 Fingerpost down. (Reported Dec. 2020)
- WN 19/78 ROW officer has agreed to replace gate at southern entrance to this footpath.
- WN 31/7 Tree down and foliage blocking path. (Reported July 2020)
- WN 19/105 Siting of bollards has been agreed. Metal signs prohibiting vehicles have been erected.
- WN19/27 Maize harvested but crop for sheep fodder sown. No path. Landowner unknown.
- WN 22/16 Maize harvested but path not reinstated. Land owned by The Newt.
- WN 19/91 Exit to Woolston Road continues to be unofficially diverted. Electric fence has been erected around field. Unprotected wire crosses unofficial stile. (Reported summer 2020 and again directly to ROW officer Feb. 2021)
- WN 19/74 Gate mechanism at Cary Rd. end is very stiff. (Reported April 2021)
- WN 19/65 ROW has been unofficially diverted for many months. (Reported Feb. 2021)
- WN 19/106 Churned up by vehicle. Deep ruts. Drainage ditches overflowing and full of debris. Membrane supporting path showing through in many place. (Reported March 2021). No action to be taken on this issue.
- WN 19/25 (Galhampton) Cross piece on stile adrift. Barbed wire exposed. (Reported April 2021)
- WN 19/24 Unstable stile by telephone box at Hearn Lane. (Reported April 2021)
- WN 19/103, 53,54,55,56, 33 Not cut in. (Reported April 2021) Several reminders sent to Sue Seager.
- WN 19/44 Maize planted. Path not cut in. (Reported July 2021)

Circular walks project

Susan Fone arranging for QR codes to be put on maps. The four display boards have been erected. One on Emily Estate land (Stoke Lane), one on James Buxton's land (Hearn Lane), one outside North Cadbury Village Shop, one along Woolston Lane at entrance of WN 19/84 (both Montgomery land).