

# 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](mailto:parishclerk@northcadbury.org.uk)

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

---

“Draft” Minutes of Parish Council Meeting  
held on Wednesday 22<sup>nd</sup> September 2021 at 7.00pm  
In North Cadbury Village Hall

## **Councillors Present:**

Malcolm Hunt (Chairman)

Susan Gilbert

Andy Keys-Toyer

Diane Rickers

Katherine Vaughan

Alan Bartlett (Vice Chairman)

Karen Harris

Alan Rickers

John Rundle

Maria Viney

**In Attendance:** D.Cllr Henry Hobhouse, D.Cllr Kevin Messenger the Clerk and five members of the public.

## **Public Session**

No comments.

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

Mr Paul Rawson gave his report on matters relating to The Newt and Emily Estate.

Yarlington Lodge. Following the consultation day on 14<sup>th</sup> August 2021 to present the Estate’s revised draft proposals for Yarlington Lodge, its adjacent Coach House, Gardener’s Cottage and the surrounding gardens, feedback received had been taken into consideration and they would shortly be submitting a formal planning application to refurbish the three existing buildings on the property to create three holiday homes for individual rental.

Proposed Improvements to Manor Farm and Avalon Farm at Emily Estate. The Estate wish to replace and relocate the present unsightly and poorly located cattle buildings with more attractive and better located cattle roundhouses. An overbridge would be created across the A359 to connect the two farms to move animals and farm machinery safely.

Avalon Farm. The Estate have submitted an application to regularise the current situation to amend the layout of the parking amenities and the access route for residents using the main entrance. An application would also be submitted for small extensions to the existing greenhouse and warehouse buildings at the centre of the site to increase growing space and storage. They were looking into submitting a further application for change of use of the building currently being used as a butchery/office/warehouse to incorporate additional food facilities in order to create a larger bakery to serve the Estate.

Landscaping. Cllr Vaughan had been contacted by Galhampton residents who expressed their concerns regarding the view towards Avalon Farm. Mr Rawson explained that the approved plans included landscaping and planting to screen the large warehouses, which would be planted in the autumn. He suggested those who are concerned contact him. Councillors wished to point out that if people are likely to be affected by a planning issue, it is important they attend site planning meetings and/or come to PC meetings to express their views.

Rights of Way (RoW). Following Cllr Rickers’ report that a resident had been prevented from walking a section of the Macmillan Way on the Estate, Mr Rawson confirmed that this should not have happened and they had no intention to block the MacMillan Way or any other RoW. Cllr

Rickers also reported a missing fingerpost at the entrance to footpath WN 22/21 at the electric substation on Galhampton Hill.

### **Reports from County and District Councillors.**

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

D.Cllr Messenger reported that the formation of the Unitary Authority (UA) was slowly progressing.

Covid cases have risen and currently stand at 245 cases per 100,000 in South Somerset as reported on the Somerset County Council (SCC) website.

SSDC would shortly be launching the popular 'Great Parish Tree Giveaway Scheme' in the coming autumn planting season.

SSDC had reduced its carbon footprint by 10% again this year, however figures may be slightly skewed due to Covid.

D.Cllr Hobhouse reported that under the new UA there would be no area planning authorities; the sole planning authority would most likely be located in Taunton. He believed councillors and residents should fight for area planning authorities. Councillors had not yet been informed of the proposed new boundaries. It was recently proposed that the number of councillors would be reduced from 100 to 80/85; each would cover approx. 7,500 residents in 3 wards. Details may not be known until at least December 2021. All officers at Somerset County Council (SCC) would stay in place.

### **21/107. 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 Bryan Mead. C.Cllr Mike Lewis also tendered his apologies.

### **21/108. 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 a personal interest at item 21/110 and would not vote as his wife had applied for the casual vacancy.

### **21/109. Minutes.**

To approve the Minutes of the ordinary meeting held on 22<sup>nd</sup> July 2021.

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

### **21/110. Vacancy on the Parish Council**

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

**RESOLVED:** There was one eligible candidate for the vacancy, Mrs Diane Rickers. The PC voted unanimously in favour of Mrs Rickers who was co-opted onto the PC and signed her Declaration of Acceptance of Office.

### **21/111. Planning.**

#### **a. South Somerset District Council (SSDC Decisions.**

The following applications have been determined:

i. **PA 21/01882/HOU.** Construction of an outbuilding measuring 10m x 7m at Hewletts Mill, Sandbrook Lane, Galhampton – **APPROVED.**

ii. **PA 21/02068/DPO.** Discharge of S52 Agreement dated 22nd September 1982 referring to approved planning application 820789 (Manor Farm Cottage). Agricultural dwelling at Manor Farm, Pound Lane, Yarlinton – **APPROVED.**

- b. **PA 21/02255/FUL.** Erection of a detached single storey building to be used as a holiday let on land at Mancroft Farm, Long Street, Galhampton. The Chairman advised that a Galhampton resident had contacted the PC asking if councillors were aware that the existing equestrian facility, where the holiday let is proposed to be built, has a non-commercial use condition applied to it from PA 17/02505/FUL 'in the interests of residential amenity'. Councillors in attendance at the onsite meeting, believed the condition applied to the barn and ménage and not the land on which the proposed holiday let would be built and this would be a material planning consideration to be decided by the planning officer.

**Action:** The Clerk agreed to reply accordingly.

**21/112. North Cadbury and Yarlington Neighbourhood Plan Working Group (NPWG).**

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

Pre-submission Consultation with Residents and Stakeholders. This started as planned on 16<sup>th</sup> July and closed on 31<sup>st</sup> August. 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 were available at the Village Store NC, Galhampton Country Store and by phoned request. Facilities for making comments were available online, by email to the website and by letter drop to boxes at the above locations.

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

Just over a hundred comments forms were received back in addition to other letters and emails all of which will now need to be considered before moving on. Thank you to all those who attended and responded.

**21/113. Highways and Rights of Way (RoW) Report.**

- a. PC Representatives to provide progress reports.

**RESOLVED:** Cllrs Vaughan and Rundle presented their reports, which can be found at Attachments 1 and 2. In addition Cllr Rundle reported on the poor state of the slip road from the A303 to Teals Orchard. SCC advised that they would have to close the slip road for a number of days to carry out the work.

**21/114. 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:

Dorset Planning Consultant Ltd – Invoice 0667 (NP)	£799.56
Somerset Community Foundation (surplus grant refund)	£636.39
PrintStreet – NP Posters	£418.60
PKF Littlejohn External Auditor Fees	£240.00
WesternWeb Ltd. invoice 22604 (Circular Walks)	£126.00
Grant – Friends of Castle Cary Library	£100.00
SW Broadband – northcadbury.org.uk domain renewal	£53.88
Galhampton Village Hall Rental Aug 21 (NP)	£41.00
Galhampton Village Hall Rental Jul 21 (PC)	£29.00
Helen Isaacs – Facebook update	£30.00
SALC – Councillor Essentials Training 20 Jul 21	£25.00
Plastic folders for Circular Walks Instruction Leaflets	£21.00

**RESOLVED:** Items of expenditure approved unanimously.

- c. To consider providing a grant of £500 in FY 2022/23 towards the purchase of a toddler see saw for North Cadbury Village Hall playground.

**RESOLVED:** Approved unanimously.

d. To consider applications received for SSDC's 'Opening up Safely and Reconnecting Communities' Fund.

The Clerk advised that all parishes were encouraged to initially apply for up to £1,500 of funding. It was likely that some funding would be left unallocated at the end of September, therefore, parish and town councils were able to submit an additional application, at the same time as their first, for more than £1,500 should they wish to do so.

The Clerk advised that the PC had received two applications from both Yarlington and North Cadbury Village Halls. Yarlington Village Hall (YVH) applied for funding towards building a roof over the patio at the Hall to enable residents who were concerned and nervous of venturing out during the pandemic, especially into enclosed buildings, to attend events at the Hall – total project cost £9,600.

North Cadbury Village Hall (NCVH) applied for funding towards carrying out a full clean of all spaces to include carpets, soft furniture and curtains (including stage), approx. £300. In addition to this, the increased provision of hand sanitisers, surface cleaners and wipes plus fabric sanitiser approx. £200 – total cost £500

**RESOLVED:** The PC agreed unanimously to submit applications for the first tranche of funding for YVH - £1,000 and NCVH - £500. A second application would be submitted for YVH for additional funding - £5,000.

e. To approve funding £80 (plus VAT) approx. towards Brushcutter Training from the RoW Fund for a potential 'Strimmer' role.

**RESOLVED:** The PC agreed unanimously to fund the training for Mr M Gilbert who expressed an interest in volunteering as a 'Somerset Strimmer' to help maintain the parish RoW.

#### **21/115. Future Parish Elections**

To discuss Somerset County Council (SCC) and 'One Somerset's request for parish and town council's views on whether the 2023 town and parish council elections should be moved forward to 2022 to remain in sync with principal authority elections going forward.

**RESOLVED:** Councillors agreed unanimously that bringing forward the PC elections to 2022 was preferable as costs would be shared with the principal authority. The Clerk agreed to respond accordingly. *(D.Cllr Hobhouse left the meeting at 8.20pm)*

#### **21/116. Parish Warden.**

To consider Sparkford PC's suggestion of investigating options for a Parish Warden that could be possibly a joint project with surrounding parishes general maintenance/clearance such as mowing, strimming, hedge cutting etc.

**RESOLVED:** Due to the expression of interest from Mr Gilbert to volunteer in the 'Strimmer' role, the parish may not need the services of a Parish Warden. The Clerk agreed to respond accordingly but would also ask to be kept informed of any other possible maintenance options.

#### **21/117. Business Continuity Motion to Council**

In light of the Coronavirus (Covid-19) pandemic this Council resolves that:

a. Should the Council be unable to meet for whatever reason, the Clerk be given delegated authority to progress all ongoing matters and projects and authorise all regular payments and incur expenditure in line with the council's agreed budget.

b. Any decisions taken under resolution (a) above will be taken, whenever possible, in consultation with the Chairman and Vice Chairman of council and the relevant Committee Chairman (if appropriate). A record of all decisions and expenditure incurred under delegated authority will be kept and reported to members when the council next meets.

c. The authority to decide the Council's response to planning applications be delegated to the Clerk, in consultation with the Chairman and Vice Chairman of the Council. Members of the Council will be informed of applications out for consultation and whenever possible invited to

attend an informal remote meeting of the Council to be held via zoom software and invited to submit comments to the Clerk on such applications to which informal remote meetings members of the public and press will also be welcome to attend and make representation.

d. The provisions outlined in resolutions (a-c) above will override any requirements to the contrary in the council's standing orders, financial regulations or terms of reference.

**RESOLVED:** Motion approved unanimously.

**21/118. Items for Report and Future Business**

a. Cllr Rickers discussed the possibility the Parish Website (PW) hosting an 'Event Calendar' that the various village halls, incl. South Cadbury, (Camelot Halls Association) could publish events in order to prevent village events clashing. It was agreed that it would be preferable for the village halls to have their own links to the PW, as historically organisations forget to update the PW calendar.

b. Cllr Rundle reported that he had received a number of complaints concerning the overgrown laurel hedge alongside Cutty Lane, which had grown too high and wide with the risk that the roots could eventually damage the boundary wall and cause access problems into Cutty Lane.

**Action:** The Clerk agreed to write to the homeowner of Woodforde Cottage

c. The Chairman updated the PC that discussions were ongoing regarding the possibility of relocating The Harvester Bus Stop, opposite The Orchard Inn, Galhampton, into the grounds of Galhampton Country store, with a footpath running to Hearn Lane. This would prevent the more vulnerable residents of Galhampton having to cross the busy, fast A359 road in the dark and in adverse weather conditions.

**Next meeting:** to be held on Wednesday 27<sup>th</sup> October 2021 at 7.00pm in Galhampton Village Hall.

There being no further business, the meeting closed at 8.50pm.

Signed .....

Dated .....

Chairman

## Attachment 1

### North Cadbury and Yarlington Parish Council Rights of Way Report – September 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). RoW dept. will attend to this when bollards on WN 19/105 are installed.
- 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. 27<sup>th</sup> for repairs to bridges. Latest information – repairs may take a couple of years. Each will cost in excess of £10,000. JR to take this up with Highways.
- 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. Installation of bollards to take place late summer.
- 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 19/25 (Galhampton) Cross piece on stile adrift. (Reported April 2021)
- WN 19/24 Unstable stile by telephone box at Hearn Lane. Dangerous. (Reported April 2021)
- WN 19/44 Maize planted. Path not cut in. (Reported July 2021)
- WN 19/30 Path overgrown. Large root crop emerging making surface uneven and slippery. (Reported Sept. 2021)
- WN 19/30 Tree limb over bridge at junction with WN 19/42. (Reported Sept. 2021)
- WN 19/38 Path has not been cut in. (Reported Sept. 2021)
- WN 19/77 Gate on exit to Ridgeway Lane will not close as gate and post no longer meet.
- WN 19/68 Finger post down. (Reported Sept. 2021)
- WN 19/54 Stile broken and overgrown at Sandbrook Lane end.

#### Circular walks project

Display cases at Stoke Lane and on WN 19/19 reinstated. SS (Emily Estate) has promised repairs to adjacent stile. New signs denoting footpath numbers and mid-field posts have been erected on walks 3,4,6. Printing errors on large maps – corrections being made. Final report has been submitted to Somerset Community Foundation.

## Attachment 2

# Highways Report September 2021

## Highway Maintenance

In March Somerset County Council's main contractor Skanska was sold to the M Group and the latter established a new road maintenance arm called Milestone Infrastructure Ltd.

Milestone have now been appointed the new contractor to SCC and have similar contracts with Devon County Council, Oxfordshire and Cambridgeshire Councils.

We wait to see how much improvement in service this change will bring although I have been told that there was a large backlog of work outstanding so it will inevitably take time to see a difference.

## Potholes

I am pleased to say that numerous potholes have been filled over recent weeks and only yesterday contractors were out in Yarlinton making repairs on Lodge Hill.

Holes have been repaired on Cary Road and Cutty Lane North Cadbury, Sandbrook Lane, the Corkscrew, Woolston Road and Frog Lane Galhampton.

We still have some areas that are in dire need of repair, particularly the junction of Hearn Lane and Long Street Galhampton (adjacent to the Manor) and the long outstanding bend on the Corkscrew where badgers have caused the road to collapse, see below.



Badger Bend Corkscrew Lane

The problem here is that repair will have to follow the removal/relocation of a badger set which entails various reports/ permission before any work can be done.

Having just spent some time in Cambridgeshire/Norfolk I would say that our country roads seem to be generally in a better condition than many that I travelled on over the last week.

### **Signage**

Last month I had a visit from Gary Warren who is responsible for signage at SSDC and we drove around the parish.

Firstly I complained about the fact that the new signage through Woolston has not been completed and in fact Gary tells me that some of the signs that have been erected are in correct, particularly the tall ones on double posts. He has promised to put a new order in place to get this situation sorted as soon as possible including SLOW road markings.

I have placed an order for a new danger sign to be installed on the north end of the Three Ashes junction.

I have also discussed the parking restrictions immediately adjacent to North Cadbury School and Gary is to look at possibly restricting parking here during the period when children are being dropped off/collected but allowing parking at other times. We are, of course aware that a new speed restriction coupled with flashing lights is to be installed shortly.

### **Hedges**

Now that we are past the 1st September the embargo on hedge trimming comes to an end so we should expect to see hedges trimmed over the coming months. As we know this is now the responsibility of the landowners with the council responsible for trimming verges. Many of our hedges are of hazel and therefore growing rapidly - some roads particularly Cary Road, parts of Woolston Road and Sandbrook Lane are becoming very narrow. Farmers are particularly busy on the land at present but hopefully will be in a position to commence this work shortly.

John Rundle