

# North Cadbury & Yarlington Parish Council

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“Draft” Minutes of Parish Council Meeting  
held on Wednesday 24<sup>th</sup> November 2021 at 7.00pm  
In North Cadbury Village Hall

## **Councillors Present:**

Malcolm Hunt (Chairman)

Karen Harris

Bryan Mead

Diane Rickers

Katherine Vaughan

Alan Bartlett (Vice Chairman)

Andy Keys-Toyer

Alan Rickers

John Rundle

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

## **Public Session**

No comments.

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

Mr Paul Rawson (PR) gave his report on matters relating to The Newt and Emily Estate:

Change to Opening Hours. The Newt would be open from 9.00am to 4.30m this winter.

New Years Eve (NYE) and Future Events. There would be no fireworks on NYE on Emily Estate.

Next year was thoroughly action packed with a schedule of small events, which were available for booking on the website.

Planning. PR thanked the PC and residents for their support regarding the recent planning applications at Yarlington Lodge and extension at Avalon Farm. There was still an outstanding matter of the access to Avalon Farm. Further applications were due for the replacement of Manor Farm, Castle Cary, which was recently submitted but not validated yet. The application for a bridge to link Avalon Farm to Manor Farm was submitted and on South Somerset District Council's (SSDC) planning portal. Additional applications should be expected for the ongoing construction project for food production at Avalon Farm, to include the change of use of a warehouse for food production.

Access to Avalon Farm. Following a question from Cllr Rundle, PR did not consider that a third lane up Galhampton Hill to ease the traffic flow into Avalon Farm was necessary. However, he agreed that signage could be improved and was looking into it.

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

D.Cllr Hobhouse reported that the elections for the new Unitary Authority for Somerset would most likely be slipped by one year to 2023. The current proposal is to use existing Somerset County divisions with 2 members in each. This would reduce the number of councillors from 240 to 110, which would be further reduced to 80 following the Local Government Boundary Commission's review of Parliamentary constituencies, due to report July 2023. **(D.Cllr Hobhouse left the meeting at 7.15pm).**

D.Cllr Messenger wished to thank the PC on behalf of Castle Cary Town Council for its support in opposition to the appeal for 200 houses to be built on land to the north of Ansford Hill, Ansford, Castle Cary, next to the train station, which was suspended until 29<sup>th</sup> March.

**21/140. 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 Maria Viney. C.Cllr Lewis also tendered his apologies.

**21/141. 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.

**21/142. Minutes.**

To approve the Minutes of the ordinary meeting held on 27<sup>th</sup> October 2021.

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

**21/143. Planning.**

a. South Somerset District Council (SSDC Decisions.

The following applications have been determined:

i. **PA 21/02805/HOU & 21/02806/LBC** – Alterations to lean-to to enclose the space & make it watertight to create a workshop/store on the ground floor & store on the first floor including new windows & doors at Higher Farmhouse, Woolston Road, North Cadbury - **APPROVED.**

ii. **PA 21/02272/LBC.** Removal and replacement of wheat reed thatch, repair to C16th roof structure and insertion of new rafter roof structure at 5 Woolston Road, North Cadbury – **APPROVED.**

iii. **PA 20/01941/COL.** Certificate of Lawfulness for proposed occupancy of dwelling with agricultural occupancy at New Park Gate, Gibbet Road, Maperton – **WITHDRAWN.**

**21/144. North Cadbury and Yarlington Neighbourhood Plan Working Group (NPWG).**

Cllr Keys-Toyer gave his progress report on behalf of the WG, which can be found at attachment 1. Cllr Keys-Toyer gave a thorough and detailed explanation on the origins of the NP and how the WG reached the proposals within the Regulation 15. Draft NP. There followed a lengthy question and answer session for all councillors.

**RESOLVED:** Cllr Keys-Toyer agreed to investigate producing a computer generated indicative scheme of development on land identified within the Draft NP, which could be shown at an informal onsite meeting.

The Chairman confirmed that the PC would hold an extraordinary meeting on 8<sup>th</sup> December at 7pm in North Cadbury Village Hall for councillors to consider and approve the Regulation 15. Draft NP. The meeting would be a 'dialogue', being open to members of the public who are encouraged to attend and ask questions.

**21/145. Highways and Rights of Way (ROW) Report.**

PC Representatives to provide progress reports.

a. Highways. Cllr Rundle had nothing significant to report since his last report as there had been little activity on highway improvements, however, John Nicholson (JN), SCC Highways visited today and was driven around most roads in the Parish. JN took away some issues, which he may be able to arrange for remedial work to be undertaken.

i. Slip road onto A303 at Chapel Cross. Will not be completely resurfaced in next couple of years in view of the major dualling works taking place on the A303, however, patching work can be undertaken; inspection to take place shortly.

ii. Drainage clearance on Parish Hill. SCC just taken delivery of second jetting machine. The blocked culvert along the side of Parish Hill is expected to be cleared before Christmas.

iii. Blocked drain on junction of Hearn Lane and Long Street, Galhampton. Jetting identified the need to excavate part of Hearn Lane; work scheduled to be undertaken in the next couple of months, which will require Hearn Lane to be closed for a short period.

iv. Badger sett damage on the Corkscrew. Natural England are required to issue a permit to the ecology department at SCC before any work can be done to repair the section of road above the badger sett. These permits are only issued between July and November and have, therefore, just missed out this year. The steel plate over the sett is standing up well, therefore, SCC will patch either side of the plate and along the edge of the tarmac road as a temporary solution.

v. Flooding along Frog Lane. Works to clear the ditches on both sides of the lane are being arranged, which should alleviate the problem.

vi. Entrance/approach to Avalon Farm, Galhampton. Cllr Rundle discussed the possibility of introducing a third lane up Galhampton Hill to ease the traffic flow into Avalon Farm at a recent on site planning meeting. JN considered this to be of benefit, however, as it would involve widening the road alongside land owned by Emily Estate, the initiative would have to come from the Estate. A similar scheme put in place at the entrance to The Newt was fully funded by the Estate.

vii. Hedge trimming. JN advised that on country roads there is only a requirement for landowners to trim to a height of 4.5m so that any trees overhanging more than that do not have to be trimmed.

b. Cllr Vaughan presented her ROW report, which can be found at Attachment 2.

#### **21/146. 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 0696 (NP)	£799.56
Smith of Derby – St Michael's Church clock service	£314.40
Blake Training Ltd – 50% costs for brushcutter trng	£93.00
Signs Made Here Ltd – composite signs circular walks	£73.00
Galhampton Village Hall Hire Oct	£29.00
SALC Training 25 & 28 Oct 21	£50.00

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

#### **21/147. Dates of PC Meetings for 2022**

a. To agree the following dates for PC meetings to be held in 2022:

26<sup>th</sup> January, 23<sup>rd</sup> February, 23<sup>rd</sup> March, 27<sup>th</sup> April, 25<sup>th</sup> May, 22<sup>nd</sup> June, 27<sup>th</sup> July, 28<sup>th</sup> September, 26<sup>th</sup> October and 23<sup>rd</sup> November, commencing at 7.00pm. Venues as circulated.

**RESOLVED:** Dates agreed. Extraordinary meetings would be held if necessary to consider urgent business and planning applications in August and December.

b. To confirm dates and timing of onsite planning meetings as the second Tuesday of the month, commencing at 2.00pm.

**RESOLVED:** Agreed.

#### **21/148. Community Project – River Cam Survey**

To consider initiating a community project to survey the water quality in the River Cam. Cllr Keys-Toyer gave a brief overview of how 'Community Scientists' (CS) would test the PH and

phosphate levels in the river, preferably monthly, using tests provided free of charge from the West Country River Trust (WCRT). The results are recorded online and can help identify issues. Two residents present discussed their roles as volunteer CS, however, more volunteers were needed. If there was enough interest in the parish, WCRT would visit to provide instruction to the volunteers. All that is required is access to the internet.

**RESOLVED:** Councillors agreed unanimously to ascertain whether a volunteer group could get together to carry out a more effective survey of the River Cam.

**21/149. The Queen’s Platinum Jubilee (2022)**

Update on celebrations, which will be held locally across Somerset, as well as nationally, with a specific focus on the bank holiday weekend of the 2<sup>nd</sup> - 5<sup>th</sup> June 2022. Events to include Platinum Jubilee Beacons – 2<sup>nd</sup> June, Big Jubilee Lunch/Street Party – 5<sup>th</sup> June and Queen’s Green Canopy – Plant a Tree for the Jubilee.

**RESOLVED:** Cllr D Rickers reported that she had emailed North Cadbury School and the Village Halls (VHs) and was awaiting a response from Yarlington. She had also contacted Mr Ed White, Project Manager at The Newt, to see if there was any interest in lighting a beacon at Avalon Farm or in Yarlington. Galhampton VH were proposing to hold an afternoon tea on Saturday 4<sup>th</sup> June 2022. A meeting would be held to bring the VHs together to gauge any interest for events. The School had no concrete plans yet, however, as the Jubilee was in half term, there would be no school events that week. Cllr D Rickers would also contact the pubs in the parish. Cllr Mead suggested that Yarlington could tie the opening of the new structure at the rear of the VH with the Jubilee celebrations.

**21/150. Items for Report and Future Business**

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

a. Dementia Awareness. Cllr D Rickers reported that Galhampton Village Hall were hosting a ‘Dementia Friends Open Session’ on 22<sup>nd</sup> February 2022, from 7.00 to 8.30pm, run by Dementia Champions Steph Agbo (Health Coach, Castle Cary Surgery) and Philippa Biddlecombe. The aim of the free one-hour course was to learn more about dementia and the small ways you can help and make a difference to those with dementia. Teas and coffees would be provided.

b. Rewilding Somerset. Cllr Harris gave a brief report on the Rewilding Somerset meeting held on 19 Nov 21. She suggested that possible areas for rewilding could include the grass verge opposite NC village shop; a 2-meter edge around recreation grounds and areas of church yards where the grass is only cut one mowers width around each gravestone. SSDC have launched The Great Parish Giveaway where local parishes or projects can request FREE wildflower seeds and trees from [SSDCEnvironment@southsomerset.gov.uk](mailto:SSDCEnvironment@southsomerset.gov.uk) Suitable signage would be available from SSDC to show where wildflowers are planted and should therefore not be cut until the end of the season, which would be carried out by the CC.

**Next ordinary meeting:** to be held on Wednesday 26<sup>th</sup> January 2022 at 7.00pm in Galhampton Village Hall (TBC).

There being no further business, the meeting closed at 8.35pm.

Signed .....

Dated .....

Chairman

## Attachment 1.

# Neighbourhood Plan Working Group report to the Parish Council 22<sup>nd</sup> November 2021

### Progress this month.

#### Reg 15 Draft Neighbourhood Plan.

As a response to the comments and suggestion gratefully received from residents on the Reg 14 Pre-submission Draft Neighbourhood Plan we have made many changes and incorporated these into the Submission Reg 15 Draft Neighbourhood Plan. When this is completed, it will be presented to the Parish Council for approval and If successful will be submitted to SSDC Planning Authority for their consideration.

It may be helpful at this stage to highlight some of the changes.

- **6 Environment, pages 17, 18. (table 1, para 6.6)**  
In response to comments from local residents we have added in the Sustrans cycle route and a walking route around Yarlington as important local recreational trails.
- **6 Environment page 20. (para 6.17)**  
In response to comments from Natural England we have included more detail on the wetlands (or similar) requirements needed for any new residential to address the problems of waste water into the Somerset Levels and Moors Ramsar Site.
- **11 North Cadbury including Brookhampton pages 43, 46. (para 11.27 policy 16)**  
In response to concerns from local residents that the development next to Brookhampton would 'creep' further up Cary Road, we have included a Green Gap to stop any further development in the remaining area.  
**11 North Cadbury including Brookhampton pages 46,50,52,53,54. (Paras 11.39, 11.50, 11.54, policy18, 11.59, 11.60, policy 19.)**  
In response to concerns from local residents about the impact of the sites on local wildlife, the hedgerows and also flooding risk to other properties, we have clarified measures that will make sure that there will be no increase in run-off, and that the roadside hedgerows should be retained within the design.
- **11 North Cadbury including Brookhampton page 55. (policy 20, policy 21.)**  
In response to the Conservation Officer comments, the barns at Hill Farm and North Town would be retained and converted rather than including an option to allow their replacement, because they are of local historic interest.

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### Basic Conditions Statement.

### Consultation Statement.

### Update on LGSs and Important Views.

Still waiting for the completion of the supplementary Habitats Regulation Assessment from AECOM but they have advised us that they are not recommending any changes.

## Attachment 2

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

#### Issues resolved

- WN 19/30 Tree limb over bridge removed.
- WN 19/106 Debris under low bridge removed?
- WN 31/10 Gate at Manor Farm repaired.
- WN 19/30 Path cleared.

Various finger posts have been replaced/renewed. Others scheduled for December.

#### Outstanding Issues

- 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. Repairs may take a couple of years.
- 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 Surface of byway to be reinstated.
- WN19/27 Maize harvested but crop for sheep fodder sown. No path Eastern end. PPLO will write to landowner.
- 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 19/25 (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 19/38 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 19/54 Stile broken and overgrown at Sandbrook Lane end.**
- WN 19/89 Path not cut in. New stile put in but inaccessible – barbed wire fence and undergrowth. No waymark signs on stile. No entrance to footpath at Corkscrew end.

\*Highlights refer to RoW for which PC funding has been granted.

Further meetings with RoW officer, Eve Wynn, not possible because of her increased workload.

#### Circular walks project

Folders have been distributed and electronic copies sent to relevant parties.

A number of venues will require hard copies of maps to be replenished. This will need modest funding from the RoW budget.

DRAFT