

# North Cadbury & Yarlington Parish Council

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“Draft” Minutes of Parish Council Meeting  
held on Wednesday 23<sup>rd</sup> February 2022 at 7.00pm  
In North Cadbury Village Hall

## **Councillors Present:**

Malcolm Hunt (Chairman)

Susan Gilbert

Bryan Mead

Diane Rickers

Alan Bartlett (Vice Chairman)

Andy Keys-Toyer

Alan Rickers

John Rundle

**In Attendance:** C.Cllr Lewis, D.Cllr Messenger, the Clerk and eighteen members of the public.

## **Public Session**

No comments

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

Mr P Rawson wished to thank all those who attended the onsite planning meeting held on 8<sup>th</sup> February to consider PA 21/03664/FUL - Erection of new food production and food storage / delivery building (Use Classes B2/B8), erection of food production / office building (Use Classes B2/E) and associated access and landscape works (revised proposals to those approved under 20/01357/FUL). As a result of the meeting Emily Estate had requested an extension to South Somerset District Council's (SSDC) determination date in order to address the issues raised by residents and the PC. Revised and improved plans would be presented to residents and the PC prior to submission to SSDC, hopefully within the next month.

Cllr Rickers wished to extend his gratitude to the Newt and Mr Ed White, Project Manager for The Newt, who recently provided hot meals in Galhampton Village Hall at short notice for residents in Galhampton, Bruton and Castle Cary who had no power for up to 5 days due to Storms Dudley/Eunice. He also wished to thank Galhampton Country Stores for providing lights, generators and acting as a 'charging point' during the power cuts.

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

C.Cllr Lewis reported on Somerset County Council's (SCC) budget setting session. There would be a slight increase of 1.99% for FY 22/23, the equivalent of an extra £26.94 per annum for the average (Band D) property. There would also be an increase of 1% for adult social care, the equivalent of £13.54 per annum and £12.84 added for the Somerset Rivers Authority. The budget itself would include a General Reserve of £23m, which was within a risk assessment range of £20m to £30m if additional finance was required. The Capital Programme would hold £110m for expenditure on new roads, schools etc.

Cllr Lewis reported on the new iAero centre, recently built on a brownfield site in Yeovil. The iAero Centre was purpose built as a research, design and innovation facility to support the competitiveness and growth of the aerospace and associated high-value design and engineering technology supply chains. There was also the possibility of an additional project on a 600 acre brownfield site outside Bridgewater for industrial use, which would be of great benefit to Somerset as a whole.

**22/25. 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 Karen Harris and Maria Viney. D.Cllr Hobhouse also tendered his apologies.

**22/26. 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.

**22/27. Minutes.**

To approve the Minutes of the ordinary meeting held on 26<sup>th</sup> January 2022.

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

**22/28. Vacancy on the Parish Council**

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

No applications had been received to date.

**RESOLVED:** The Clerk agreed to continue to advertise the vacancy.

**22/29. Planning.**

a. Avalon Farm, Galhampton Hill. Review of onsite meeting held 8 Feb 22 to consider PA 21/03664/FUL - Erection of new food production and food storage / delivery building (Use Classes B2/B8), erection of food production / office building (Use Classes B2/E) and associated access and landscape works (revised proposals to those approved under 20/01357/FUL).

Discussed as part of The Newt's Report. In addition The Chairman stated that the PC had been making the point for some time that The Newt needed to liaise with the communities regarding its plans. There was a large body of opinion from residents present at the onsite meeting held on 8<sup>th</sup> February who were irritated and angered at what was going on. The PC had no option other than to support residents' views and recommend refusal of the plans.

Cllr Mead wished to speak on behalf of residents in Yarlinton who now had a good working relationship with The Newt. Plans had recently been circulated in the village for the fishing pond, for use by Estate guests and wetland area to the north of Crockers Hill, Yarlinton, for residents to comment prior to submission to SSDC; 'dialogue was the best way forward'.

Following further conversation, Cllr Rickers agreed to start a dialogue with Galhampton residents to ascertain a preference on how they would like to be presented with the revised plans for Avalon Farm by The Newt.

A resident present asked that the minutes from the onsite meeting at Avalon Farm be amended in the second sentence of the second paragraph to read "The public concern arises from unhappiness at the dominance of the site on the area, the proposals for **change of use**, potential 24 hour working and the effects of increased light pollution" to which the PC agreed and would amend the PC's response accordingly.

b. South Somerset District Council (SSDC Decisions).

The following applications have been determined:

i. **PA 21/03616/DPO** - Application to discharge Planning Obligation - agricultural occupancy at Highfield, Cary Road, North Cadbury - **APPROVED**.

**22/30. North Cadbury and Yarlinton Neighbourhood Plan Working Group (NPWG).**

Cllr Keys-Toyer gave his progress report on behalf of the WG. The Pre-submission Neighbourhood Plan was submitted to SSDC Planning Authority for their consideration as

Regulation 16 on 10<sup>th</sup> December 2021. This consultation runs from 20th January 2022 until midnight on 4th March 2022. There is no further information at this stage, however a summary of feedback would be provided to the PC at the end of the consultation period.

### **22/31. Rural Exception Sites.**

This item was included on the Agenda following a request from D.Cllr Hobhouse who wished to make a proposal concerning the possible acquisition of houses on rural exception sites, as affordable housing from the Emily Estates. However, as he was not available to present his proposal at the meeting, the subject was discussed only in general terms.

Cllr Keys-Toyer confirmed that the Newt was approached on this matter during the NP process, however, the response at the time was that 'it was not something that they would want to be involved with at this stage'. The NPWG also approached Paul Rawson who advised that the Estate would not consider this as part of a proposal unless a need was identified over and above the proposals in SSDC's Local Plan; the Estate were not 'Housing Developers'. Cllr Keys-Toyer also explained that potential sites for affordable housing in Yarlington and Galhampton had been discussed with SSDC, Strategic Planning and Development, who confirmed that they would not be acceptable as they would not be 'sustainable'. Potential sites would need to be able to provide improved and high levels of accessibility to essential services and facilities such as shops, schools, health/leisure facilities and other key services by walking, cycling, and public transport to be considered 'sustainable'.

The Clerk reported that she had spoken with D.Cllr Hobhouse who confirmed that rural exception sites would not be offered as an alternative to those included in the NP but in addition to the NP as they were 'exception sites'; examples of which were the houses built on land provided by Archie Montgomery in South Cadbury. Cllr Hobhouse received confirmation from Mr K Bekker that he was willing to give land/discuss the provision of rural exception sites with the PC at any time.

Cllr Mead advised that there was a need and appetite for residential housing in Yarlington following the purchase of farms/properties by Emily Estate for its own use. Mr Rawson confirmed that the Estate would be happy to look into the possibility of residential dwellings at Manor Farm, Yarlington as part of its development.

**RESOLVED:** To defer the discussion further until the next meeting at which Cllr Hobhouse was present to answer questions arising.

### **22/32. Highways and Rights of Way (RoW) Report.**

a. PC Representatives to provide progress reports.

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

b. Electric Fences. Following Cllr Harris's report in January's minutes regarding the RoW blocked with electric fencing, mainly to fence in sheep, which was an issue for dog owners who had to lift them over, a resident also warned that it was very serious for those with pacemakers fitted; proper covers on the handles should be fitted.

c. Rotten Trees. Cllr Rundle reported that many properties in Galhampton were without power for five days due to a rotten poplar tree, which had been blown down during the recent storms, narrowly missing a pedestrian. Many of the trees brought down in the storm were in poor condition. He asked that all landowners check the condition of any trees on their land.

d. Parish Strimmer. Cllr Gilbert reported that the strimmer would be delivered tomorrow to Mr Tim Gilbert for use within the parish as part of the Somerset Strimmer Scheme to help maintain our local RoW network.

### **22/33. 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. £799.56

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

c. To consider an additional £200 to pay a contractor to carry out repairs to the parish RoW; £300 already approved.

**RESOLVED:** Additional expenditure approved.

**22/34. Parish Clerk Progression.**

To discuss the award of additional increments on the pay scale for exemplary performance.

**RESOLVED:** The PC agreed unanimously to award an additional two increments on the pay scale to spinal column point 25 effective 1<sup>st</sup> April 2022.

**22/35. Items for Report and Future Business**

a. HM Queens Platinum Jubilee (QPJ) update. Cllr D Rickers reported that she had met with South Cadbury on 15<sup>th</sup> February to discuss plans for the QPJ celebrations. Beacons would be lit on Thursday 2<sup>nd</sup> June 2022 at Cadbury Castle, South Cadbury and Lodge Hill, Yarlinton, however, there was a considerable lack of volunteers to assist with the events in South Cadbury. Volunteers were required to help perform many tasks such as setting up and down, food/drinks, piper, choir, fireworks and transport to 'ferry' those unable to walk to the beacon site.

North Cadbury would host a 'Big Lunch' and Galhampton a 'Cream Tea', both on Sunday 5<sup>th</sup> June 2022. Yarlinton were considering holding an event in a marquee on the field behind the Forge, Yarlinton, with permission from The Newt.

North Cadbury Primary School would hold a 'Lunch' during the week leading up to the Jubilee, at which residents aged 75 years or older would be invited to attend and talk to the children of their experiences/memories of Coronation Day.

Cllr Rickers asked for anyone who would like to volunteer to contact her and any residents who would like to attend the School QPJ Lunch and talk to the children to contact either her or the Head Teacher.

b. Parish and Town Elections 5 May 2022. The PC confirmed the change of date of PC meeting from 25<sup>th</sup> May 22 to 18<sup>th</sup> May 22. The Chairman advised that he would not stand again for Chairman from 5 May 2022.

c. Thermal Imaging Camera Trial. The Clerk confirmed that the PC would operate the thermal imaging camera trial during the week 21<sup>st</sup> to 28<sup>th</sup> March 2022. Residents could use the camera to conduct a thermal imaging heat loss self-survey to help provide the answers as to why a property might be cold, where it is costing money, as well as wasting energy. Residents should contact the Clerk, Cllr Harris or Cllr A Rickers to register an interest. Contact details can be found on the Parish Website <https://www.northcadbury.org.uk/>

d. Community Project - River Cam Survey. Cllr Keys-Toyer was pleased to report that there had been a good response from volunteers to survey the water quality in the River Cam. He would contact the West Country River Trust (WCRT) to organise a visit to provide training for the volunteers.

e. Somerset Bus Partnership is working with SCC on the Enhanced Partnership of the National Bus Strategy. Somerset Bus Partnership has over 80 bus representatives across Somerset, however, they would like more representatives. The Clerk and Cllr Gilbert agreed to put a notice in the North Cadbury Bus Stop for a bus user to consider volunteering as a representative for the parish.

f. Parking on Woolston Road. A resident present asked for an update on whether permission had been granted by North Cadbury Village Hall and The Catash Inn, for their car parks to be suggested as places to park to start the circular walks in the next print of the

circular walk maps as there continued to be an increase in cars parking inconsiderately along Woolston Road, outside the Village Stores.

**Action.** Cllr Gilbert agreed to follow this up.

**Next meeting:** to be held on Wednesday 23<sup>rd</sup> March 2022 at 7.00pm in Galhampton Village Hall.

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

Signed .....

Dated .....

Chairman

DRAFT