

# 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>

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## “Draft” Minutes of

## YARLINGTON ANNUAL PARISH MEETING

held on Wednesday 27<sup>th</sup> April 2022 at 7.00 p.m. in Yarlington Village Hall  
followed by the ordinary Parish Council Meeting

### Councillors Present:

Malcolm Hunt (Chairman)  
Susan Gilbert  
Bryan Mead  
Diane Rickers  
Maria Viney

Alan Bartlett (Vice-Chairman)  
Karen Harris  
Alan Rickers  
John Rundle

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

1. Apologies for absence: Apologies were received and accepted from Cllr Andy Keys-Toyer. C.Cllr Mike Lewis and D.Cllr Henry Hobhouse also tendered their apologies.
2. Update from Mr Andrew Kirby, Wessex Internet Senior Community Engagement Manager, on their broadband build:  
The superfast full fibre broadband rollout for Galhampton was going well, albeit slower than expected, with the majority of the village installed. Wessex anticipated that the remaining properties in Galhampton would be completed by the end of the year, hopefully by autumn. The Village Halls in the parish were currently on a £1 per month charitable connection.
3. Minutes of the Yarlington Annual Parish Meeting held on 5th May 2021 were received and confirmed as a true record and signed by the Chairman.
4. Parish Accounts for the year ending 31.03.22 (unaudited): Copies of the Draft Receipts and Payments Accounts were previously distributed for information with comment by the Clerk.
5. Reports from District and County Councillors.  
D.Cllr Messenger reported that staff from South Somerset District Council (SSDC) were seconded to Taunton to assist with setting up the new Somerset Unitary Authority.
6. Parish Reports.
  - a. Cllr B Mead reported as below:
    - i. Planning Applications.  
Pin Lane Cottage – First floor extension and conversion of garage to dwelling was approved by the PC, refused by English Heritage.

New Park Farm bungalow – Removal of agricultural tie was approved by the PC, later withdrawn by the applicants.

Manor Farm Cottage – Removal of agricultural tie and rear extension was approved by the PC.

Cheese House, Pound Lane – Single story extension was approved by the PC.

ii. Highways. Potholes seem to appear within the parish faster than they are being filled. The badger set in Corkscrew Land is still active.

b. St Mary's Church, Yarlington.

Cllr Mead read out the report on behalf of M C Leavold, Secretary to Yarlington Parochial Church Council (PCC):

“Services were again suspended at the start of January as we went into the 3<sup>rd</sup> Lockdown. However, a service was recorded in the church in March as part of the Team recording and sending the videos out from all the churches for us to follow.

Easter Day was held outside in the churchyard on a beautiful day.

The APCM was held on the 17<sup>th</sup> May when we could all meet in church.

Over the summer, Open Gardens around Yarlington, for the villagers, raised a total of £587 which was split equally between the Church and the Village Hall. A successful and enjoyable way to raise money, which we hope to continue.

There were 2 separate christenings during September.

The new flooring which is needed, especially under the pews, took a couple of steps closer with a consultation meeting about what we can put down which lead to a core sample being taken to establish how deep the cement layer is at present, and what thickness of screed will be needed. The project remains ongoing.

It was wonderful to have a Harvest service, and a Carol service for Christmas in the church with the organ.”

c. Yarlington Village Hall.

Cllr Mead read out the report on behalf of John Parry, Treasurer:

“The Hall was rebuilt in 2013, since then it has been used regularly for many activities both for the village and surrounding areas. With its use it became more apparent that the kitchen area needed more space and better facilities.

With the Covid outbreak being indoors was not an option for many, so it was decided to roof the patio area, funding for this was facilitated by the Parish Council (many thanks for this) and the balance to complete the patio area was made from Hall funds. It is due to be completed by the end of May 2022.

The extension of the kitchen and upgrade of equipment is in hand, plans drawn up and quotes received, funding grants are being applied for prior to any contracts signed. It is hoped to have this completed by the end of June 2022.

The Hall is also now connected to Wessex Internet.”

d. Cllrs B Mead and M Viney Annual Report for Yarlington Parish:

“The pandemic took its toll, Yarlington rallied as a community, supporting each another in difficult times, of equal importance, accepting the need to work with others, in partnership for the common good of our community now and in the future.

This year has seen changes in council representation at North Cadbury Parish Council. Roger House stood down having played an active part in the village for many years including most recently as a Councillor. We thank him for all his contributions to council matters, the wealth of knowledge that he brought to meetings linked to his local knowledge and understanding of rural community life. We wish him and Sue every happiness and good health in the future.

Maria Viney was co-opted onto the Council in June 2021. It came at a time when the village was in dialogue with Emily Estates and its planning proposal for Yarlington Lodge. At the Site Meeting linked to this particular application, she was asked to undertake a role liaising with Emily Estates on behalf of the village. To date, this has been productive in terms of consultation and feedback of information between the relevant parties; Emily Estates, Villagers and the Council and we look forward to this relationship growing in the coming years.

i. Emily Estates: Yarlington Lodge. Previously, Yarlington was resistant to the proposals submitted by Emily Estates for the change of use to Yarlington Lodge and was sceptical about the way forward. However, following the withdrawal of the original plans and in particular the Wedding Venue Development, Emily Estates Planning Application took these concerns into account, the submission is now for three high end Holiday Rental Properties.

Emily Estates invited the village to view the proposed revised plans and the Open House was well attended. We were able to ask questions and give our views. Following the Consultation, the Village met for a Coffee Morning and informal discussion regarding the proposed plans, leading to the summative document. This was presented at the Planning Site Meeting and subsequent meetings then followed to address the points raised with Emily Estates prior to the Planning Application.

In conjunction with the application and the proposed change of use, a future item for development will be the discussion with Emily Estates about maintaining the number of residential dwellings in the village, to ensure the community continues to thrive alongside Emily Estates business model. The idea of creating further residential dwellings will form part of the discussion about Manor Farm and to date Emily Estates have expressed support in principle.

ii. Emily Estates: Manor Farm, Yarlington. This year has seen the sale of Manor Farm, and the sad loss of a prominent local farming family with links to the village which spanned generations. The village wishes the House family good health and every happiness in their new homes and lives.

Alongside the sale of the farm, the village has seen the sale and movement of livestock and machinery, and with the buildings now empty we await a new purpose for the site and to see what the future will hold for the farm and the village.

In conjunction with the planning application for Yarlington Lodge, Emily Estates appreciated the concerns expressed by the village regarding the loss of residential dwellings and in terms of the farm a further three dwellings exist and we await news of the proposed plans. In recent weeks it has been good to see livestock returning the Yarlington Sleights, the British Whites now accessing two fields and come the summer we await news of future plans for the farm.

iii. Emily Estates: Proposed new Wildlife and Fishing Pond North of Crockers Hill. The field that lies behind the Village Pond is bordered on two sides by two streams, much of the land is in essence a potential wetland. Emily Estates have approached the village with a proposal to create two ponds in part of the space, a feeder pond and a larger trout pond that will be for the guests at the Newt and the Farmyard. The River Cam will flow through the ponds before continuing its existing path out of the village. All members of the village have been encouraged to participate in discussion and Emily Estates have noted the comments submitted particularly regarding the desire to access to the area and concerns about the water flow rates while works are undertaken and ensuring that upon completion levels, water levels remain up stream as well as through the village. As a part of this proposal, existing vegetation will be thinned where appropriate and sympathetic replanting undertaken.

iv. Emily Estates: Platinum Jubilee. Yarlington has for many years used the ground beside the pond for village gatherings. The pandemic has meant that events like the Fringe have not happened. However, this site and the village pond have provided a green space that some have enjoyed during these difficult times; locals and walkers alike. This year has seen further planting around the pond and a Yarlington Mill tree in the green space. The village thanks Emily Estates for allowing the village to use this traditional green space to facilitate its Platinum Jubilee celebrations later this year.

e. Chairman of the Parish Council. The Chairman previously circulated his 'Review of the Year'; his full report is included in Attachment 1.

7. Matters Raised by Members of the Public: No comments.

There being no further business the meeting closed at 7.45pm.

SIGNED.....

DATED.....

DRAFT