

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

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

“Draft” Minutes of Parish Council Meeting
held on Wednesday 18th January 2023 in Galhampton Village Hall
commencing at 7.00pm.

Councillors Present:

Diane Rickers (Chairman)

Nick Garrett

Nerissa Northover

John Rundle

Andy Keys-Toyer (Vice-Chairman)

Malcolm Hunt

Alan Rickers

In Attendance: The Clerk and twelve members of the public.

Public Session

No comments.

Report from The Newt and Emily Estate.

Mr P Rawson provided the following update:

Planning. Emily Estate had started minor works on Yarlington Lodge in anticipation of being granted approval later in the year. A prior notification application had been submitted to create a farm access track between Avalon Farm and Whitewoods. Permission had been granted for the bridge over the A359 for which they had started the preparatory ground works.
Yarlington Roads. The roads in and around Yarlington were in a poor condition, which had worsened following the recent wet and freezing weather. They would benefit from attention from Somerset County Council (SCC) Highways. Emily Estate had filled in some potholes themselves.

Wassail would be held on 3rd March. He would like to pre-warn residents that there would be fireworks.

Reports from County and District Councillors.

None present.

23/10. 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: Cllrs Counsell and Viney gave their apologies, which were received and approved. C.Cllr Mike Lewis also tendered his apologies.

23/11. 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) adopted 11th May 2022.

(NB this does not preclude any later declarations).

RESOLVED: None received.

23/12. Minutes.

To approve the Minutes of the Parish Council meeting held on 23rd November 2022.

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

23/13. Parish Council Vacancies.

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

RESOLVED: There was one eligible candidate for one of the vacancies, Mr Nicholas Garrett. The PC voted unanimously in favour of Mr Garrett who was co-opted onto the PC and signed his Declaration of Acceptance of Office (DAO).

23/14. Planning.

a. **PA 22/02994/S73** - S73 application to vary condition 2 (approved plans) of planning permission 18/03693/FUL for the Erection of 8 No. detached dwellings (To regularise the site layout to correct errors and omissions regarding hard and soft landscaping proposals, addition of garages to all plots, alterations to proposed external materials to all house types and amendment of house type elevations to provide revised window sizes and fenestration) at the former Harvester Works, Mayfield Close, Galhampton, BA22 7BA.

James Sinclair, Liberty Lane Developments was present at the meeting and provided the following responses to concerns previously raised at the onsite planning meeting held on 14th December 2022 at which there was no representation from Applicant/Agent:

i. Residents were very concerned that the boundary wall, originally agreed as stone 1.80m high, had been replaced by a proposed wall 0.9m high with a timber topping. They felt that this was insufficient security for the private road behind.

James Sinclair agreed to revert to the originally agreed plans with a 1.8m solid wall constructed of either stone or brick. The site boundary adjacent with 'Penstone' would be constructed of a low solid stone/brick wall with fence.

ii. The original plans showed provision for a footpath along the front of the site extending to the road junction with Galhampton. No such footpath is evident on the latest plan.

James Sinclair advised that provision of a footpath would be provided and was being progressed to provide safe access to the site from the village.

iii. Both residents and councillors are concerned about the portion of the site not being developed at this stage i.e. adjacent to the A359.

James Sinclair advised that it would not be in his best interest to leave this part of the site unsightly and would ensure that it was 'civilised'. He could not rule out potential commercial use of the land as part of a future application, however, it was under a different land registry number. In the meantime, the land would be left presentable, fenced and maintained.

RESOLVED: The PC agreed unanimously to recommend that the application be **APPROVED** with the planning conditions that the 1.8m boundary wall is constructed of solid stone or brick and a low solid stone or brick wall with fence is erected adjacent to the boundary with 'Penstone'.

b. **South Somerset District Council (SSDC Decisions.**

i. **PA 22/02261/HOU & 22/02262/LBC.** Erect replacement two storey extension to rear elevation of cottage at North Cadbury Court, Cadbury Court Cottage, Woolston Road, North Cadbury, BA22 7DR – **APPROVED.**

ii. **PA 22/02163/FUL.** Installation of a 15 panel ground mount solar PV system on land Orchard, Frog Lane, North Cadbury, BA22 7AH – **APPROVED.**

iii. **PA 20/03470/OUT.** Outline application with all matters reserved for the erection of up to 2 no. dwellings on land to the rear of Arkle House, Cary Road, North Cadbury – **WITHDRAWN.**

iv. **PA 22/03090/HOU & 22/03091/LBC.** Proposed works include the removal of the existing modern living room extension and replacement with a larger oak framed single storey extension at Pin Lane Cottage, Crockers Hill, Yarlinton, BA9 8DJ – **REFUSED.**

v. **PA 22/02892/COL**. Application for a Certificate of Lawful Development for Existing Use; Occupation of a dwellinghouse without compliance with Condition 3 on planning permission ref. 820789 dated 24th September 1982 (agricultural occupancy condition) at Manor Farm Cottage, Pound Lane, Yarlington, BA9 8DG – **PERMITTED**.

vi. **PA 22/01763/FUL**. Change of use from paddock to tennis court at The Old Parsonage, Crockers Hill, Yarlington, BA9 8DJ – **APPROVED**.

23/15. 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 and bank reconciliation signed.

b. Accounts for payment:

To review and approve a schedule of items of expenditure:

Galhampton Playing Field Maintenance Grant	£1200.85
PC Laptop and monitor	£763.98
Routine maint grant NC Village Hall	£150.00
Routine maint grant Galhampton Village Hall	£100.00
Routine maint grant Yarlington Village Hall	£50.00
Microsoft Office	£59.99
Parish Online	£81.00
NC Reading Room Hire Sep & Nov 22	£28.00

RESOLVED: Items of expenditure approved unanimously.

c. To consider Budget & Precept figures for 2023/2024.

To agree on a figure for the Precept. Proposal to increase precept from £16,300 to £17,800. The Clerk previously distributed the draft precept for 2023/2024 with supporting notes (Attachments 1 and 2), which was presented.

RESOLVED: Following a brief discussion, councillors agreed unanimously to increase the precept from £16,300 to £17,800.

23/16. Highways and Rights of Way (RoW) Report.

PC Representatives to provide progress reports.

RESOLVED: Cllr Rundle presented the Highways report, which can be found at Attachment 3. Following the resignation of Cllr Gilbert, the PC will discuss the appointment of the RoW Rep as an agenda item at the next meeting.

23/17. North Cadbury and Yarlington Neighbourhood Plan.

Update from the NP Monitoring Group.

RESOLVED: Cllr A Rickers reported that the on site planning meeting held on 14th December 2022 was the first meeting since the NP was 'made'. Future planning applications would be scrutinised against the NP.

23/18. Local Community Networks (LCNs)

Update on the formation of LCNs.

RESOLVED: Cllr Keys-Toyer reported that Cllr Val Keitch, SCC Lead Member for Local Government Reorganisation, circulated the recommendations for 18 LCN arrangements across Somerset for Vesting Day and more detail concerning their roles and responsibilities which would go before the Executive Board on 18th January. The proposed LCN for Wincanton would consist of 34 parish and town councils, including North Cadbury and Yarlington. In the short to medium term, planning would not be addressed at LCN level.

23/19. Items for Report and Future Business.

a. Appointment of RoW Representative.

Next meetings: Ordinary PC meeting to be held on 22nd February 2023 in The Reading Room, North Cadbury.

There being no further business, the meeting closed at 8.45pm.

Signed
Chairman

Dated

DRAFT