

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 (PC) Meeting held on Wednesday 21st February 2024
in The Reading Room, North Cadbury, commencing at 7.00pm.

Councillors Present:

Diane Rickers (Chairman)
Mareike Beyer
Chris Jose
Alan Rickers

John Rundle (Vice-Chairman)
John Counsell
Andy Keys-Toyer
Maria Viney

In Attendance: Somerset Councillors Henry Hobhouse and Kevin Messenger, the Clerk and fourteen members of the public.

Public Session

Clarification was once again sought about planning application 21/01455/OUT for the proposed development of 81 houses on land at Ridgeway Lane, North Cadbury (Clare Field). Cllr Hobhouse could give no further updates other than Somerset Council's (SC) planning department was 'in chaos' and the department was not responding to his phone calls.

Residents asked for updates on the proposed closure of Dimmer, Castle Cary recycling centre and the possible sale of Marks and Spencer (M&S) in Yeovil, following the Budget Meeting held on 20th February. Cllr Hobhouse reported that plans to close five recycling centres had now been revised and SC was looking at other ways to make savings. Drew Thompson, resident of Galhampton, had presented a 1,632-signature petition against the closure of Castle Cary recycling centre. Cllr Hobhouse could not report on M&S other than the Yeovil store was the main returns and collection point in the South West, which may help to protect it against closure.

Report from The Newt and Emily Estate

Zoe Young, The Newt's recently appointed Community Liaison Officer, introduced herself and gave the following report:

- **Introduction as Community Liaison Officer.** My role is dedicated to working alongside the community. I welcome feedback as to how best this role can work for the Parish. I will be in attendance at future council meetings, but I am also available for informal meets too. Please feel free to get in touch via email zoe.young@thenewtinsomerset.com
- **Fallen tree on Hicks Lane/Macmillan Way** . We have assessed this as safe for the short term but our own tree team will be going to remove the tree shortly to clear the bridleway.
- **Village Steward.** Robert Askew is beginning to walk all of the public footpaths across the estate as well as some others adjoining to assess any issues and take on their maintenance. Please let Zoe Young know about any issues that members of the public find, or people can approach Rob directly when they meet him out and about.
- **New A359 bridge at Avalon Farm.** It is planned to be installed on 15th March. The official notice of road closure made provision for several alternative dates in case weather intervened. There will be a 24hr closure for the installation and then a further 24hr closure to place the concrete deck. A reminder that the bridge will be made a permissive bridleway providing a safe route to connect the Macmillan way without having to walk or ride along the main road.
- **Whitewoods Farm.** Work to replace the old barns at Whitewoods Farm has now commenced– the new building is needed to receive grain from this year's harvest.

- **Wheelwrights Studio.** Thank you to the Parish Council for their support of the planning application to extend and renovate Wheelwrights Studio in Yarlington. Assuming the planning permission is forthcoming we hope to carry out those works starting in the late spring.
 - **Trout Pond.** The appalling weather has continued to prohibit any further work on the trout pond on Crocker's Hill. We will recommence and finish as soon as we can get back on the land there.
 - **Road Clearance.** We continue to do everything we can to keep the road into Yarlington clear of mud/debris and avoid damage from larger vehicles. We have been sending out the road brush when required and continue to direct construction and farm vehicles via Lodge Hill, avoiding the narrowest lanes.
 - **Road surface.** The Estate is waiting for a price from Somerset Council to repair the road surface on Pound Lane. This is being coordinated by Councillor Hobhouse and if the cost is proportionate then the Estate are willing to foot the bill.
 - **Stag's Head Inn.** We are keen to take part in efforts to maintain the pub in Yarlington. Paul Rawson and Ed Workman would be very happy to meet with the village to learn in what way the involvement of The Estate could be most helpful. We would ask the village for a formal approach and to propose a time and place.
- In response to a question reference an update on Merrylands, Frog Lane, Galhampton. [The house will be renovated for long term residential letting. The work will commence in June 2024 and take around a year to complete.]

Reports from Somerset Council

Cllr Hobhouse reported as follows:

River Cam Flood Working Group (WG) met on 31st January 2024. Four flood gauges had been installed in Blackford, Yarlington, Galhampton and North Cadbury. He recently applied to the A303 Dualling scheme for a grant to purchase four additional gauges. An 'App' was being developed in conjunction with the Met Office and Yeovilton weather station, which he hoped would be operational by June/July 2024. Options would be available for those without smart phones to have alerts sent to their landline phones.

Pound Lane, Yarlington. The Newt had volunteered to fund repairs to the road surface of Pound Lane. John Nicholson, SC Highways, had submitted details of the work to the contractor for quotes to be approved by The Newt, which would be carried out with a two year guarantee.

SC Budget. SC voted through plans to set a balanced budget for the coming financial year at the Budget Meeting on 20th February. Members agreed to a range of measures to bridge the funding gap of £100m for 2024/25, including significant savings, increasing Council Tax (CT) by 5%, and using reserves. Noone was happy with the measures, which were subject to Government approval and who had turned down SC's request to increase CT by more than 5%.

Phosphates. Albion Chambers, Barristers for Somerset West and Taunton, had stated that it is in their legal opinion that Natural England's demand to SC that certain types of new development, including all new residential development, should be put on hold until such time as it could be demonstrated that it would be 'nutrient neutral', is illegal. If proven, this would negate the nutrient neutrality policy.

24/18. 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 Nick Garrett and Nerissa Northover.

24/19. 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 declared.

24/20. Minutes.

To approve the Minutes of the Parish Council meeting held on 24th January 2024.

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

24/21. Parish Council Vacancy.

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

RESOLVED: The Clerk reported that she had received an application from a Yarlington resident, which she would circulate for consideration prior to the next meeting on 27th March at which the vacancy would be filled by co-option.

24/22. Planning.

a. Somerset Council Decisions.

- i. **PA 23/02946/FUL.** Change of use to equestrian and erection of manege for private use on land adj Kerian, Woolston, North Cadbury – **APPROVED.**

24/23. Finance.

a. **Balance of the Councils Bank Account & Bank reconciliation.**

To report on Council's Bank Account.

RESOLVED: The Clerk previously circulated the PC's Accounts, which were agreed.

b. **Accounts for payment:**

To review and approve a schedule of items of expenditure:

- | | |
|---|---------|
| i. Fluorescent footpath signs x 100 | £400.00 |
| ii. Grant St Margarets' Hospice | £250.00 |
| iii. WesternWeb Ltd – northcadbury.org.uk renewal | £96.00 |
| iv. Galhampton Village Hall hire 24 Jan 24 | £24.00 |

RESOLVED: Items of expenditure approved unanimously.

24/24. Emergency Planning/Flood Events

Update and report on the Emergency Plan Workshop held on 5 Feb 24 by Cllrs Beyer, Counsell, Keys-Toyer and Viney.

RESOLVED: Cllrs Keys-Toyer circulated the PowerPoint slides from the Workshop to all councillors.

Cllr Hobhouse suggested that the PC could download an example of a Flood Emergency Plan from the Queen Camel website.

Cllrs expressed the need that an Emergency Plan/s would need to cover all extremes in addition to flooding such as a pandemic, power outage etc. Each village would have its own plan, however, there would be key elements that would apply to all villages.

Cllr Viney reported that three residents had volunteered to help work on the Yarlington Emergency Plan and she hoped that there would be a draft guide available for the next meeting.

Cllr Beyer gave the following report:

Three river level warning gauges had been installed as part of the pilot project run by the Environment Agency (EA) in partnership with Somerset Rivers Authority (SRA). They were positioned on the bridge above Gods Lane, Yarlington; the bridge at Shatwell Lane, Yarlington and the bridge on Corkscrew Lane.

Gareth Varney, technical specialist for telemetry gauges for the EA, installed the gauges. He suggested that three members of the community could have a login for the monitoring software to receive warnings via email and text messages. Cllrs Beyer and Viney could login and a third person is needed, ideally from North Cadbury. Feedback should be sent to Gareth so that he could correct warning levels, which were being trialled and eventually finalised. This meant those with the login

would need to go out and take pictures of the relevant places when a warning notification is received, therefore, it would be good to get more volunteers to do this.

Cllr Beyer received a red alert at 5am on Sunday 18th February when the level monitored by the gauge on Corkscrew Lane exceeded 90mm, which is 50mm above its current normal winter level of 40mm. It then rose further to peak at 1115mm at 6.45am.

This is now the 4th time since 9th May that we have had extreme high levels, and it is understood that these levels are much higher than anyone has witnessed in the last couple of decades. Cllr Beyer was in the process of contacting SRA, Flood Warning Action Group (FWAG) and Yeovil Rivers Community Trust (YRCT) to ask for a meeting.

Cllr Beyer had been out and about to document this by trying to take pictures close to the peak levels and she was very worried about what she had seen. The Cam came above the arch of the bridge on the S-bend on Sandbrook Lane and in North Cadbury it was close to reaching the top of the arch of the bridge when she got there at 7.40am.

The warning gauges are proving extremely helpful in monitoring the problems we are facing and she was very grateful for this!

She believes that it is important to call a meeting of all people affected by flooding to hear how and when they want to receive warnings and also about their thoughts of what support they might need if potential flooding is suspected.

Cllr Rundle held the details of residents in North Cadbury who were affected by flooding and would liaise with Cllr Beyer.

24/25. Highways and Rights of Way (RoW) Report.

PC Representatives to provide progress reports.

RESOLVED: Cllr Rundle presented his Highways report, which can be found at Attachment 1.

The Clerk read out the following report from Susan Fone, Parish Paths Liaison Officer (PPLO):

“I attended an online meeting for Rights of Way/Local Community Networks (LCN). I suggested the idea of a ‘Lengthsman’ to carry out works in and around the member parishes of the LCN. There was a brief input on how the cost of such a person could be fairly distributed across the parishes. Works undertaken would be those currently not regularly covered by SC mainly due to the lack of sufficient contractors, or landowners failing to comply with legal responsibilities.

I have also had an online meeting with our ranger, Eve Wynn and Peter Hobley. We discussed all the issues restricting access to RoW. Apparently, more contractors are being employed in East Somerset, but there are still outstanding issues (such as impassable routes, broken bridges, missing finger posts and obstructions).

I am due to meet with Eve in the near future, primarily to address outstanding issues with tenants/landowners and enforcement.

Both online meetings were productive and helpful and a good way to gain a larger picture of the LCN and Rights of Way.”

Following approval at the last meeting for Cllr Counsell to attend the Brushcutter Course so that he could assist Tim Gilbert in strimming/maintaining the parishes RoW, the Clerk agreed to contact the PC insurance company to confirm whether or not he would be covered on the policy as he had worked in the horticultural industry for twenty years and, therefore, may not need the training.

24/26. North Cadbury and Yarlington Neighbourhood Plan.

Update from the NP Monitoring Group.

RESOLVED: Cllrs A Rickers and Counsell were awaiting SC’s decision on the PA at Clare Field, Ridgeway Lane and the repercussions therein if it were to be approved. In the meantime, they were looking at projects in the Plan and how to amend the Plan when/if it is required; which should be reviewed every five years.

24/27. Local Community Networks (LCNs)

Cllrs Beyer and Keys-Toyer agreed to attend the next LCN meeting on 22 Feb 2024; the Chairman would attend remotely.

24/28. Items for Report and Future Business.

a. Temporary road closure of A359, Galhampton Hill on Friday 15th of March 0001-2300 to allow the installation of the new bridge over the A359. If the works do not proceed on this date due to weather conditions then there is a back up date of the 20th of March. There is an additional closure programmed for the 29th March OR 5th OR 12th of April to allow the placement of the concrete deck. For any concerns on the day please contact Edward White on 07729 811236.

b. Loss of Number 1 Bus Service Yeovil- Shepton Mallet. Cllr Hobhouse explained that SW Coaches no longer wished to continue this service, which was out to tender.

Action: Cllr Counsell agreed to start canvassing residents.

c. RoW. Request to remind landowners in the parish to cut in/spray out the RoW traversing their land.

d. Police Community Support Officer (PCSO) Crime Report-January 2024. There was one report of a burglary in North Cadbury.

e. Walk and Talk. Avon and Somerset Police are inviting women to meet with female police officers and PCSOs to show them areas in which they feel vulnerable or unsafe in their local communities. Walk and Talks are open to women aged 18 and above who wish to share their worries or concerns regarding their safety in the local area with officers.

www.avonandsomerset.police.uk/apply/walk-and-talk/

f. Wessex Internet (WI). Cllr Rundle had been liaising with WI to ascertain if superfast broadband would be rolled out to North Cadbury. He received the following response:

"I have investigated North Cadbury further and from the notes I can see that there was no government funding in place. In these circumstances WI investigate whether it is commercially viable to fund the installation to an area. It appears that there wasn't enough interest from the residents of North Cadbury and, therefore, it was concluded that it would not be commercially viable to go ahead. In these situations, there is a certain amount of interest that needs to be hit. Unfortunately, this was significantly lower than required."

Action: The Clerk agreed to ask WI if the PC could try once again to engage with residents to see if there would be sufficient numbers to proceed and if so, whether residents would need to re-apply.

g. Stags Head, Yarlinton. Cllr Viney reported that Yarlinton Village residents met to discuss the Stags Head Inn, which is currently closed and listed as For Sale. The meeting was well attended and the village residents agreed unanimously that they greatly valued the pub, viewing it as a Community Asset. Following lengthy and varied discussion, it was agreed that a group of Yarlinton residents would meet with the Emily Estates to discuss the possibility of working with them as a community to secure the future of the pub for all residents and the wider community.

Next meeting: to be held on 27th March 2024 in Galhampton Village Hall.

There being nothing further to report the meeting closed at 9.00pm.

Signed

DatedChairman