

North Cadbury & Yarlington Parish Council

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“Draft” Minutes of Parish Council Meeting held on **Wednesday 26th February 2025** in North Cadbury Village Hall commencing at **6.00pm**

Councillors Present:

Andy Keys Toyer (Chairman)

Caroline Bowen

Malcolm Hunt

Clare Leavold

Richard Rundle

John Whitehead

John Rundle (Vice-Chairman)

Nick Garrett

Chris Jose

Nerissa Northover

Maria Viney

In Attendance: Somerset Councillor Henry Hobhouse, the Clerk and thirty two members of the public.

❖ **Presentation by Origin 3 for proposed residential development on land north of Brookhampton Road:**

Origin 3 introduced the consultant team and explained that this was a preliminary engagement step designed to introduce themselves and the draft scheme to the PC. Following initial feedback from the PC their intention is to hold public session/s where any scheme revisions can be presented and feedback received from residents.

Origin 3 presented the proposed development scheme to the PC with background information and how the scheme has progressed to date for thirty six dwellings, twelve of which would be affordable. The presentation can be found at Attachment 1.

Questions were then invited and received from the PC, which were predominantly on flood mitigation. The current draft scheme was designed on a 1 in 100 year flood event, which councillors stated would need to be reviewed due to the severity of recent flood events. Flooding in Brookhampton had occurred three times in recent months, displacing residents. Origin 3 agreed to engage with adjoining landowners re flood mitigation.

The Chairman invited residents to ask questions, explaining that public consultation would be held by Origin 3 at a later date. Residents of Mitchells Row, Brookhampton were robust in their comments that the current flood/drainage situation in Brookhampton needed to be addressed and must be taken in to consideration prior to the scheme progressing. There was a legacy issue of a water leak under the road surface outside Brook Cottage and a blocked drain outside Brookhampton cottage with sewerage bubbling out onto road and draining towards Cary Rd.

As the draft scheme included a community orchard and play area, Cllr Hobhouse advised the PC that when the plans were submitted the PC should ensure that details on future maintenance of both areas are included, which may require a fee per house to maintain the site's sewerage package treatment plant and both local spaces.

The Chairman thanked Origin 3 for attending and reiterated that flooding in Brookhampton was a major concern that would need to be addressed for the PC to support any proposal for a residential development scheme. Origin 3 agreed to take this into consideration and hoped to have dates for public consultation sessions shortly.

Origin 3 presentation ended at 7.15pm and ten members of the public remained in attendance.

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

Zoe Young, Community Liaison Officer for The Newt, reported as follows:

- Shatwell Yard. Zoe passed on thanks from Paul Rawson for PC attendance at the Shatwell Yard drop in sessions to view the proposals for the future integration of the farm buildings into the hotel. The planning application has now been submitted for the site, which sits on the border of Pitcombe and Yarlington parishes.
- The Stag's Head Inn, Yarlington is up for let, which includes accommodation for the tenants and three letting rooms. No takers yet, but the PC and Yarlington residents will be kept updated. Councillors commented that the rent may be too high?
- Yarlington Lodge would not be completed and passed on for hospitality this year, however it should be operational next year. Zoe agreed to follow up on Cllr Viney's query about Yarlington Lodge timelines.

Councillors also commented on the state of the roads and verges that should be repaired following completion of Yarlington Lodge, due to the damage caused by the construction traffic.

❖ **Reports from Somerset Council:**

Cllr Henry Hobhouse reported as follows:

- Flooding. Somerset Council (SC) are running a trial scheme in Podimore until January 2026 that would enable the parish to control its own road closure signage during flood events, without having to contact the police, under an experimental Traffic Regulation Order (TRO). If successful, flood wardens/parishes could apply to SC to be included on the TRO and purchase their own road closure signage.
- SC Budget. There was now a balanced budget for next FY. The Government recently confirmed that SC will be allowed to raise Council Tax by up to 7.5%, an amount 2.5% above the national cap of 5%, which would be put before full council next week for approval, the council could then move forward. The Government allowed six councils to put their precepts up by more than 5% as they had frozen their precepts in previous years.
- Leader SC. Despite numerous requests from the PC to meet with Bill Revans, Leader SC, he confirmed that he could not and would not meet with the PC. Cllr Hobhouse suggested that the PC attend the one of the weekly 'City, Town and Parish Clerk Meetings' for 'Clerks and Friends', at which SC officers regularly attended for various topics of discussion.
- S19 Flood Report. The Section 19 Flood Report for the whole of the Cam was incorrect. Cllr Hobhouse had called it in for scrutiny and requested that the PC and the Flood Warden were in attendance at the scrutiny meeting.

25/26. Apologies for absence:

To receive any apologies for absence.

RESOLVED: Cllr Kevin Messenger tendered his apologies.

(Cllr Hobhouse left the meeting at 7.50pm)

25/27. Declarations of Interests:

Members are reminded of their obligation to declare any Pecuniary or Other interests they may have under the Localism Act 2011 and NALC Model Code of Conduct adopted May 2022. (NB this does not preclude any later declarations).

RESOLVED: None received.

25/28. Minutes:

To approve the minutes of the ordinary PC meeting held on Wednesday 22nd January 2025.

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

25/29. Planning:

a. Somerset Council Decisions.

i. **PA 24/02726/HOU.** To create first floor bedroom accommodation above original and extended dwelling at Brambles, Long Street, Galhampton, BA22 7AY – **APPROVED.**

ii. **PA 24/00821/FUL.** Replacement of existing forestry barn with 3 bedroom single storey dwelling on land OS 0610, Woolston, North Cadbury – **APPROVED.**

25/30. Finance:

a. **Balance of the Council's Bank Account & Bank reconciliation:**

To receive the full council accounts and bank reconciliation.

RESOLVED: The Clerk previously circulated the PC's Accounts, which were agreed and Lloyds Bank balances at 31st January 2-25 in the Community Account of £274.58 and Community Instant Access Account of £26,049.92, reconciled, approved and signed.

b. **Accounts for payment:**

To review and approve a schedule of items of expenditure:

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|--|---------|
| i. North Cadbury Hall/Rdg Room hire 22 May 24 to 13 Jan 25 | £149.00 |
| ii. Westernweb Ltd Inv 24812 – northcadbury.org.uk renewal | £96.00 |
| iii. SALC training inv 1604 – Cllr Essentials part 1 | £30.00 |
| iv. Galhampton Village Hall hire 22 Jan 25 | £24.00 |

RESOLVED: Items of expenditure approved unanimously.

25/31. North Cadbury and Yarlington Neighbourhood Plan:

Reports.

RESOLVED: The Chairman stated that it would be important for the PC to ensure that any development on land north of Brookhampton Road complies with Policies 18 and 19 within the Plan and must address the recent flooding events thoroughly in order to be supported by the PC.

25/32. Highways and Rights of Way (RoW) Report:

PC Representatives to provide progress reports.

RESOLVED: Cllr Jose presented his Highways report, which can be found at Attachment 2.

Cllr Garrett reported on RoW as follows:

'There is no further update on the largest issue facing the RoW within the parish area on RoW WN 19/105. We are still awaiting confirmation from SC as to whether anything can and will be done to repair the RoW.'

25/33. Emergency Planning and Flood Mitigation:

Update on the formation of a Community Emergency Plan and flood mitigation.

RESOLVED: Mareike Beyer, Flood Warden, reported that Gareth Varney from the Environment Agency (EA) has offered a workshop to learn how to use the CFH (Community Flood Hub). The CFH is currently still in pilot phase and any feedback is appreciated. Currently it held a lot of data and was difficult to use. The River App was easier to use. Pegel alarm was progressing and should be available from the end of March 2025, which would enable people to set their own warning level.

We have one new alert receiver for North Cadbury who is not in danger of flooding themselves and can trigger emergency response if needed. It is important to identify those houses most in danger of flooding and speak to occupants to hear what they need.

The WhatsApp group is working but still need to add more people. The Group need to work out when best to send alerts, which would depend on the requirements of the people most in danger of being affected.

There was a high red alert on 26th and 27th February 2025. The gauges warning system worked well. At Sandbrook Lane someone from North Cadbury turned up at midnight at Hewlett's Mill Cottage to see if they were okay and offered help to board up the gate to one property to try stop water getting in.

Currently there are six houses identified with flooding issues; two from river and four from drainage or run off issues. They were still identifying problems but most issues can be addressed, however, it was difficult to receive a response from SC Highways.

A member of the public pointed out that stretch of the Cam, between Cary Road and the sewage treatment plant, has many obstructions from trees and debris. This needs to be cleared by land owners as it could exacerbate flooding.

All fields are very saturated. Funding is available from the Farming and Wildlife Advisory Group (FWAG) to do soil sampling and give recommendations about how to adapt to increased rain fall. Please make farmers aware that this is available?

Lorne Thompson from the Yeovil Rivers Community Trust (YRCT) has started engaging with some landowners to look for potentials to implement slow-the-flow and other natural flood mitigation (NFM) measures.

Mareike had met with Zoe Young, The Newt, to make her aware of the problems and has asked for information about any already implemented NFM features and how they work.

Mareike had spoken to residents in Yarlinton who say that trout pond does seem to reduce from that tributary, however, there does not seem to be any effect noticed on the other tributary or further downstream. At Corkscrew Lane the Cam water levels seem to have increased rather than decreased even in proportion to the amount of rain fall. Data was still being collected to help better understand this issue.

Cllr Viney asked about the gauge for the Shatwell tributary. Mareike understood that Gareth Varney is open to suggestions and would be happy to contemplate a potential move of the gauge as it was chosen as a trial location. Mareike suggested that EE might consider having a gauge at the trout pond as it would make sense to receive a warning notice if the pond was ever in danger of overflowing.

25/34. Councillor Roles and Responsibilities:

To review and appoint Parish Council Representatives to May 2026.

RESOLVED: Councillors appointed as follows:

- a. Village Hall Committee representatives – NC - Cllr Whitehead, Galhampton – Cllr Northover as liaison, Yarlinton – Cllrs Viney and Leavold to alternate.
- b. Parish Path Liaison Officer and Footpath Warden – Mrs Susan Fone, Cllr Garrett.
- c. North Cadbury Allotment Association Representative – The Chairman.
- d. Precept / Finance Committee – The Clerk and Cllr Garrett.
- e. Bank Signatories – The Chairman, Cllrs Garrett and Leavold. The Clerk agreed to add Cllr Whitehead.
- f. Highways and Byways - Cllrs Garrett and Jose.
- g. Personnel Committee – The Chairman, Cllrs Garrett, Northover and Viney.
- h. Environmental, Climate Change and Sustainability – The Chairman and Cllrs Jose and Viney.
- i. Neighbourhood Plan (NP) Monitoring Group – ALL councillors responsible for reviewing planning applications against the NP. **Agenda item for the next meeting to review policies.**
- j. Flood Wardens – Mareike Beyer – North Cadbury and Cllr Viney – Yarlinton.
- k. Parish Emergency Plan – Clerk to ask Village Hall committees for final versions of EPs.
- l. Media and Communication – The Clerk and Cllr Whitehead.
- m. Local Community Network representatives – ALL.
- n. Parish Strimmers – Mr Johnnie Counsell and Mr Tim Gilbert.

25/35. Parish Communications:

To discuss how the PC could broaden engagement with residents, increase community participation and how to develop and sustain clear, accessible communication.

RESOLVED: Following a brief discussion on the importance of conveying the message to residents that Origin 3 would arrange for public consultation session/s in March 2025 on their draft proposal for development on the land north of Brookhampton Road, Cllr Whitehead agreed to draft a working paper on parish communications for circulation prior to the next meeting.

25/36. Local Community Networks LCNs:

Reports.

RESOLVED: The Chairman and Cllrs R Rundle and Whitehead attended the recent LCN meeting, which they considered to be unhelpful and a ‘talking shop’ for the facilitators to put forward their views rather than ensuring a facilitation process.

25/37. Items for Report and Future Business:

- a. Notice Boards. Cllr J Rundle received quote of £1,050 for the notice board on Woolston Road. Quotes to be considered at the next meeting.
- b. Neighbourhood Plan (NP). To monitor and maintain the thirty policy statements within the NP and be aware of any influences that will come along over the duration of the plan (until 2033). The plan should dovetail into the new Somerset Council’s Development Plan(s) and any changes that come through the National Planning Policy framework should be monitored – Agenda item for next meeting.
- c. Parish Communications. (See agenda item 25/25).
- d. May Meetings. Clerk requested to change the date to 14th May 2025 for the May meetings – agreed.

Next meeting: On site planning meetings to be held at 2.00pm on Wednesday 26th March and ordinary meeting to be held at on Wednesday 26th March 2025 at 7.00pm in the Galhampton Village Hall.

There being no further business, the meeting closed at 8.55pm.

Signed

DatedChairman