

North Cadbury & Yarlington Parish Council

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Draft Minutes of Parish Council Meeting held on Wednesday 26th March 2025 in Galhampton Village Hall commencing at 7.00pm

Councillors Present:

Andy Keys-Toyer (Chairman)
Nick Garrett
Clare Leavold
Richard Rundle
John Whitehead

John Rundle (Vice Chairman)
Malcolm Hunt
Nerissa Northover
Maria Viney

In Attendance: Somerset Councillor Henry Hobhouse, the Clerk and twenty one members of the public.

- ❖ **Public Question and Comments:** Members of the public asked questions on the presentation by Origin 3. Councillors confirmed that they had not received a copy of the presentation in advance of the meeting held on 26th February 2025. Further questions were asked, which the Chairman confirmed would be addressed at agenda item 25/44.c.
- ❖ **Report from The Newt and Emily Estate:** Apologies were received from Zoe Young, EE Community Liaison Officer.
- ❖ **Reports from Somerset Council:**
Cllr Hobhouse reported as follows:
Budget. The Section 151 Officer reported that Somerset Council (SC) was £20m under budget. Reserves could now be doubled to £12m next FY. The Government helped by allowing those councils who had previously frozen their Council Tax for up to six years, to increase their Council Tax by 2.5% above the national cap of 5% to 7.5%. SC budget was now approved and balanced for this year.
PA 24/01203/FUL - Manor Farm, Yarlington. Approved at Planning South Committee by a majority vote of eleven to one on 25th March 2025.
Planning. 4,950 houses would need to be build in Somerset to provide a five year housing land supply. Cllr Hobhouse agreed to provide the definitive answer for circulation by the Clerk regarding 'settlement hierarchy'.

25/41. Apologies for absence:

To receive any apologies for absence.

RESOLVED: Apologies were received and accepted from Cllrs Caroline Bowen and Chris Jose. Cllr Kevin Messenger also tendered his apologies.

The Chairman reported that Cllr Jose was recovering well from his recent illness and he hoped to be present at the next meeting; the Chairman wished him all the best for a speedy recovery on behalf of the PC.

25/42. 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 declared.

25/43. Minutes:

To approve the minutes of the on site planning meetings and ordinary PC meeting held on Wednesday 26th February 2025.

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

25/44. Planning:

a. To consider commenting as an adjoining parish:

i. **PA 25/00384/FUL & 25/00385/LBC.** Redevelopment of existing commercial buildings and yards at Shatwell Yard and existing dwelling at Dairy Cottage, including demolition and replacement of buildings and conversion of existing buildings to provide 18 hotel suites, family suite at Dairy Cottage, and ancillary services, function room, and associated access, parking and landscaping, including new access, reception, and parking area for existing adjacent hotel at Shatwell Yard, Shatwell Lane, Yarlinton, BA9 8DL.

The Chairman previously circulated a draft response.

RESOLVED: Following a full discussion the Chairman and Clerk would finalise the response to be submitted by 31st March 2025. (Attachment 1).

b. Somerset Council Decisions:

i. **PA 25/00114/FUL.** Erection of detached self-build dwelling to replace the dwelling approved under Prior Approval consent 24/00985/PAMB at Woolston Farm, Woolston Road, North Cadbury, BA22 7BL – **APPROVED.**

ii. **PA 24/02327/FUL.** Erection of new 4-bed single dwelling and double garage with associated external works on Plot 9, Former Harvester Works, Mayfield Close, Galhampton, BA22 7BA – **APPROVED.**

c. Origin 3 PC Presentation for proposed residential development on land north of Brookhampton Road:

To discuss setting up a small working group to liaise with residents of Brookhampton and Origin 3 with the remit of addressing the ongoing drainage/flooding issues.

RESOLVED: Cllrs John Rundle, Richard Rundle and John Whitehead agreed to form the WG and would work with those residents most affected by recent flood events to begin with. Following a full discussion, it was also agreed that residents would nominate those who they would like to represent them to liaise with the PC.

M Beyer, Flood Warden, stated that the increase in rain over the past few years means that Climate Change is progressing much faster than previously anticipated, she expressed concerns that the standard regulations for required flood risks assessments (FRA) are quickly becoming obsolete and ought to be updated. PC members need to be aware of this. The current FRA required by developers would only need to adhere to the set standards, she suggested that the PC seeks independent advice if they want to truly assess the actual flood risks of any development proposed.

M Beyer stated that she had also reported the drainage issues to Paul Elliston, Community Liaison, Somerset Rivers Authority (SRA) as Wessex Water (WW) is part of the SRA partnership. Paul Elliston suggested that WW should be contacted again with the question of what the long term plans are to address this issue. Affected residents might have done this already, it would help if PC could do this too if it hadn't been done already.

The Chairman confirmed that a letter had already been drafted on behalf of the PC and would be sent to WW by the Clerk following the meeting.

25/45. 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 10th March 2025 in the Community Account of £281.14 and Community Instant Access Account of £25,093.41, reconciled, approved and signed.

b. Accounts for payment:

To review and approve a schedule of items of expenditure:

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| i. To consider renewal of CPRE membership | £36.00 |
| ii. North Cadbury Hall hire 26 Feb 25 | £36.00 |
| iii. SALC Inv 1647 – 'Making Council Meetings Work' Feb 25 | £35.00 |
| iv. Clerk's allowances and expenses | £34.95 |

RESOLVED: Items of expenditure approved unanimously.

c. Notice Boards. PC to consider quotes of circa £1,050 for the notice board on Woolston Road.

Cllr J Rundle reported that he had received 2 additional quotes for £1,400 and £1,500.

RESOLVED: Councillors agreed unanimously to instruct Richard Whitehead to replace the notice board in oak as quoted at £1,050.

25/46. North Cadbury and Yarlington Neighbourhood Plan Monitoring:

To discuss the need 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.

RESOLVED: The Chairman and Cllrs Garrett and Viney agreed to form a WG to monitor the NP. The Clerk agreed to circulate the Locality Guide "After the NP is Made: Implementation, Monitoring and Review".

25/47. Highways and Rights of Way (RoW) Report:

PC Representatives to provide progress reports.

RESOLVED: Cllr Garrett reported that repairs had been made to stiles but not those in Yarlington. There is no further update on the largest issue facing the RoW within the parish area on RoW WN 19/105. We are awaiting confirmation from SC as to whether there will be any funds in the budget allocated to its repair.

The EE had erected signage for the Monarch's Way on wooden posts at the relevant points in the new fencing.

Now that spring was here, he asked residents to let the PC know if there were any issues with overgrown hedges or impassable RoW so that the Parish Strimmers could clear the paths.

Cllr Henry Hobhouse reported that Marlene Masters, Yarlington resident and RoW expert, had very sadly recently passed away. Cllr Hobhouse agreed to inform the Clerk of the date for her memorial service.

Cllr Rundle presented his Highways report in the absence of Cllr Jose, which can be found at Attachment 2.

25/48. Emergency Planning and Flood Mitigation:

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

RESOLVED: Cllr Viney agreed to forward Yarlington's EP to the Clerk.

Mareike Beyer presented her Flood report, which can be found at Attachment 3.

25/49. Parish Communications:

To discuss how the PC could broaden engagement with residents, increase community participation and how to develop and sustain clear, accessible communication in order to produce and adopt a Parish Council Communications Policy.

Cllr Whitehead previously circulated a draft policy. The Chairman opened the meeting up to residents for comment.

RESOLVED: Following a lengthy debate it was agreed that Cllr Whitehead would apply to join the Galhampton Facebook Group to post brief links/updates and also on the PC Facebook Page. The Clerk would circulate newsletters via the 'Yarlington Friends Group' and in 'The Beacon'. The Clerk would also look into setting up the Mailchimp Newsletter function on the parish website. Cllr Whitehead agreed to form a WG to engage with residents, including a resident who was present and offered to assist.

25/50. Local Community Networks LCNs:

Reports.

RESOLVED: The next LCN meeting would be held on 30th April 2025 in Henstridge Village Hall.

25/51. Items for Report and Future Business:

- a. Flooding. Cllr Viney reported that she was liaising with Emily Estates and Mareike Beyer, Flood Warden regarding any flooding implications in the recently approved Manor Farm, Yarlington planning application.
- b. Fly Tipping. The Chairman wished to thank Mr A Greaves for reporting the fly tipping of asbestos on the west side of the Cam near the allotments, which he would follow up.
- c. On Site Planning Meetings. To consider changing the day/timings for the onsite planning meetings on the agenda for the next meeting.

Next meetings: On site planning meetings to be held at 2.00pm on Wednesday 23rd April and Yarlington Annual Parish meeting to be held at 7.00pm on Wednesday 23rd April 2025 in Yarlington Village Hall and to be followed by the ordinary PC meeting.

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

Signed

DatedChairman