

North Cadbury & Yarlington Parish Council

Clerk: Mrs Rebecca Carter, Portman House, North Barrow, Somerset, BA22 7LZ

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Minutes of Parish Council Meeting

held on Wednesday 23rd July 2025 in
Yarlington Village Hall, commencing at 7.00pm

Councillors Present:

Nick Garrett (Chairman)
Caroline Bowen
Andy Keys-Toyer
Nerissa Northover
Richard Rundle

John Whitehead (Vice Chairman)
Chris Jose
Clare Leavold
John Rundle

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

❖ **Public Question and Comments:** No comments.

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

Zoe Young, Community Liaison Officer reported as follows:

- Farm Build. Progressing well with the building of the internal track and concurrent work of the drainage. A progress board will be put up on site with regular build updates.
- Yarlington Lodge. Discussions upcoming for the handover to operational teams - I will keep you updated.
- Cam Community River Project (CCRP). Recent hosting and tours of the group around our natural flood mitigation (NFM) plus ongoing meetings have all been positive and we're grateful for their ongoing work and support.

Cllr John Whitehead read out the following statement on behalf of Mareike Beyer, Flood Warden:

"As North Cadbury's Flood Warden and someone who has been personally affected by severe flooding, I would like to express my sincere appreciation for the commitment that Emily Estate is showing in helping to reduce the risk of flash flooding in our parish.

Having been shown the mitigation measures installed on Emily Estate land since the devastating flash floods of May 2023, I feel reassured to see how seriously the threat of flooding is being taken. I was genuinely impressed by the scale and quality of the work that has been done so far to address this issue.

As co-chair and founding member of the CCRP, I am delighted that Emily Estate is willing to work alongside us. I'm excited about the collaboration ahead. By taking such a proactive role, Emily Estate and other participating landowners, are leading by example. I have no doubt that, over time, our collective efforts will make a real difference and inspire other communities and landowners to follow our lead.

On behalf of the many local residents whose lives have been disrupted by flash flooding, I want to express my heartfelt thanks. The threat of flooding is often underestimated, and the impact on the lives of flood victims is far-reaching and long-lasting. I cannot fully express how much it means to me, both personally and as part of this community, to know that we are not powerless, and that by working together, we really can make a positive change."

❖ **Reports from Somerset Council:**

Somerset Councillor Henry Hobhouse reported as follows:

Castle Cary and Ansford. A petition was being put together to merge Ansford Parish Council with Castle Cary Town Council as there is a lack of cohesion and seeming animosity to work together between the two local authorities. Residents of these parish's believe that they are not being given the representation in local matters and decisions that they deserve. The petition is for one council with councillors from each parish, holding joint meetings so that they can work together to best deliver services and outcomes for local residents.

Hedges and Highways. As agreed at the last meeting, Cllr Hobhouse visited various locations within his ward with Tracy Harris, SC Assistant Highway Service Manager, to identify the landowners against whom enforcement action will be taken. An update would be provided at the next meeting in September. Cllr Keys-Toyer reported that two trees on Chapel Lane in the vicinity of the school required tree work, which Cllr Hobhouse agreed to assess with Tracy Harris.

Pegel Alarm Flood Alert App. The Clerk recently received Cllr Hobhouse's presentation on how to use the Pegel Flood Alert App, which would be circulated and can be found on the parish website <https://www.northcadbury.org.uk/news.php>

Somerset Councillor Kevin Messenger reported as follows:

The Karoo Succulent Garden. Councillors and local residents were invited to a drop-in consultation session at Welham Farm on 26th June, at which Emily Estate shared its initial proposals for an exciting new addition to the visitor garden at The Newt in Somerset, "The Karoo Succulent Garden". Using a state-of-the-art biome structure, the new garden is intended to house the Estate's incredible collection of succulent plants, recently the stars of its exhibition at RHS Chelsea Flower Show 2025. Being a covered space to protect the plants from our winters, the garden would offer a dry, sheltered and inviting environment for visitors to The Newt, even in the poorest weather conditions. Cllr Messenger was impressed with the proposals, which would continue to be carried out to an extremely high standard.

25/101. Apologies for absence:

To receive any apologies for absence.

RESOLVED: Apologies were received and approved from Cllr Maria Viney.

25/102. 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.

25/103. Minutes:

To approve the minutes of the ordinary PC meeting held on Wednesday 25th June 2025.

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

25/104. Planning:

a. **Somerset Council Decisions:**

i. **PA 25/01220/FUL.** Erection of detached self-build dwelling to replace the dwelling approved under consents 24/00985/PAMB and 25/00114/FUL at Woolston Farm, Woolston Road, North Cadbury, BA22 7BL– **APPROVED.**

ii. **PA 25/01025/LBC.** Alterations to outbuilding. External changes only on courtyard side at Home Farm, Cary Road, North Cadbury, BA22 7DJ – **APPROVED.**

b. Brookhampton Development:

Update on workshops with Origin and residents.

RESOLVED: The Clerk read out the following update/response from Wessex Water relating to the sewage overflow issues on Mitchells Row, Brookhampton:

Improvement scheme. Following the work completed in 2024, we have been carrying out a detailed investigation, using CCTV, to check for places where groundwater is getting into the sewer system in the area. These checks showed that more lining work is needed, which is currently being designed by our engineering team. The design won't be complete before the winter. We therefore plan to carry out the lining work in the spring of 2026. While we would like to complete it sooner, it needs to be done outside of winter months where we would be dealing with higher flows in the sewer.

Lowering the risk of flooding. The planned works should provide more capacity within the network and lower the risk of flooding. Reducing infiltration is a step-by-step process that often requires multiple visits before the full benefit is realised. We'll monitor the effectiveness of the work we plan to carry out in 2026, and do more investigations in winter 2027/28 if needed.

We believe groundwater entering the sewer network is the main cause of flooding. Returning to investigate will help identify any other contributing factors.

Reporting flooding. It's really important residents report any flooding to us as soon as it happens. This can be done by calling our customer service team, who are available 24/7, on 0345 600 4 600. We'll visit the site, clean up, disinfect the area, and check the sewers to make sure they're working properly. Reporting flooding helps us keep accurate records, understand how often it happens, and plan improvements to the system.

Investigating and resolving flooding issues can take time, and we appreciate your patience as we work through this process. I will write to you again at the start of next year with an update."

The Clerk agreed to ask for a detailed sewage map highlighting the remedial work that has already been carried and the work yet to be done/planned.

25/105. Finance:

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

To receive the full council accounts and bank reconciliation.

RESOLVED: The Clerk agreed to circulate the accounts upon receipt of the bank statements.

b. Accounts for payment:

To review and approve a schedule of items of expenditure:

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|---|--------|
| i. Galhampton Village Hall hire 25 Jun 25 | £24.00 |
| ii. NC Reading Room hire 23 Jun 25 | £19.00 |

RESOLVED: Items of expenditure approved unanimously.

c. Grant Application North Cadbury Village Hall (NCVH):

To consider expenditure from Community Infrastructure Levies (CIL) towards the purchase of new audio visual equipment for community events £2,500 - £3,000.

RESOLVED: Claire Harding, representative of NCVH was present to answer any questions. Following a brief discussion, councillors agreed unanimously to approve a grant of £3,000.

25/106. North Cadbury and Yarlington Neighbourhood Plan Monitoring:

Update.

RESOLVED: Cllr Keys-Toyer, previously circulated the update, on behalf of the Working Group, on the NP Monitoring Plan by Policy no. which can be found at attachments 1 and 2 and on the parish website: <https://www.northcadbury.org.uk/documents.php> and would be reviewed annually.

25/107. Highways and Rights of Way (RoW) Report:

PC Representatives to provide progress reports.

RESOLVED:

- a. Highways. Cllr Jose presented his report, which can be found at attachment 3.
The Chairman reported that he and Cllr Whitehead recently met with Fiona Houlton, Vice-Chairman of Ansford PC, who wished to explore a collaboration between local councils to reduce the speed on the A371 from 60mph to 40mph. The A371 from Shepton Mallett to Evercreech recently had its speed reduced with significant effect and they would like to extend this speed limit to the whole of the A371 between Evercreech and Wincanton. Councillors expressed an interest in the event that if successful, the PC would look into reducing the limit on the A359 between the A371 and Sparkford. Cllr Hobhouse stated that reducing speed limits is not easy to achieve on major roads unless there is strong evidence for safety requirements.
- b. ROW. The Chairman presented his report, which can be found at attachment 4.

25/108. Cam Community River Project (CCRP) reports:

PC representatives to provide progress reports.

RESOLVED: Cllr Whitehead presented his report on behalf of CCRP, which can be found at attachment 5.

25/109. Local Community Networks LCNs:

Reports.

RESOLVED: Cllr Keys-Toyer gave a brief report on the LCN AGM that he attended with Cllr Northover on 16th July 2025 and can be found at attachment 6. The Clerk agreed to ask Avon and Somerset Police for an up to date list of Police Community Support Officers and their contact details.

25/110. Items for Report and Future Business:

- a. Communications – The WG agreed to meet to discuss publishing PC matters in The Beacon, newsletter, website, Facebook etc.
- b. Revised Model Standing Orders and Financial Regulations – to be reviewed and adopted before the end of the Financial Year.
- c. SCRIBE – To consider subscription to SCRIBE at £24 per month for PC financial management - agenda for next meeting.

Next meetings: Ordinary meeting to be held at 7.00pm on Wednesday 24th September 2025 in The Reading Room, North Cadbury.

There being no further matters for discussion, the meeting closed at 8.25pm.

Signed

Dated

Chairman