

North Cadbury & Yarlington Parish Council

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Minutes of On Site Planning Meeting commencing at 2.00pm on Wednesday 25th February 2026

Councillors Present:

Nick Garrett (Chairman)
Chris Jose
Cameron Knee
John Rundle

John Whitehead (Vice-Chairman)
Andy Keys-Toyer
Nerissa Northover
Maria Viney

In Attendance: The Applicant, Mrs Esther Croft and four members of the public (MOP).

26/13. Apologies for absence:

To receive any apologies for absence.

RESOLVED: Apologies were received and accepted from Cllrs Caroline Bowen, Clare Leavold and Richard Rundle.

26/14. 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.

26/15. To consider the following planning applications (PA):

- a. **PA 25/03070/FUL.** Replacement dwelling, detached garage and annexe, workshop alterations, replacement stable, menage and new vehicular access at Land Orchard Cottage, Frog Lane, Galhampton, BA22 7AH.

Mrs Croft explained the proposed changes to the house, outbuildings and site in the application and showed the expected layout on the site, which she had marked out with posts.

Mrs Croft discussed the issues raised in public consultation by MOP about the extension of the workshop being close to the boundary with Land Orchard and explained that this had now been changed to become an office rather than workshop space in order to address their concern.

The route for the new driveway entrance was discussed and the fact that it would most likely be a porous surface rather than tarmac or concrete. In addition, there would also be an alternative access to the site via the fields that they own behind the property, which also has access from the corner of Frog Lane close to Merrylands Farm.

A MOP raised the issue of drainage and whether the proposed development would create more run-off into Frog Lane. Mrs Croft responded that the expected run-off would not increase and that a revised drainage plan including a new sewage treatment plant was being created.

RESOLVED: Councillors agreed unanimously to recommend **APPROVAL** with the proviso that drainage concerns were addressed and with a planning condition that no flood lighting would be installed for the menage or in its vicinity.

Next meeting: Ordinary meeting to be held on Wednesday 25th February 2026 at 7.00pm in The Reading Room, North Cadbury.

There being no further business, the meetings closed at 2.45pm.

Signed

DatedChairman