

North Cadbury & Yarlington Parish Council

Clerk: Sinead Archer

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Minutes of the Parish Council Meeting

Held on Wednesday 22nd September 2026 in
North Cadbury Village Hall, commencing at 7.00pm

Councillors present:

Nick Garrett (Chairman)
Clare Leavold
Nerissa Northover
Maria Viney

John Whitehead (Vice-Chairman)
Richard Rundell
Chris Jose
Caroline Bowen

Members of the Public: 10 and Ward Cllr Henry Hobhouse

❖ Public Question and Comments:

Website – Wessex water works updates will be added to the website when received by the PC.

❖ Report from The Newt and Emily Estate

Estate wide hedge cutting is happening, and EE are looking at pond maintenance and creating a plan to support the water ways.

Shatwell Yard work is continuing to plan, drainage and foundations have been completed. At Yarlington Manor Farm a barn will be utilise as part of the pre build of the Shatwell yard, possibly creating more vehicle movement around the farm. Demolishen works at Yarlington manor Farm will be starting next month.

Yarlington New Farm, all livestock will be moved in by end of January.

The George Hotel presentation will take place on the 8th of October 4:30 – 7:30pm in the Market House, Castle Cary, to take people through the plans and all boards will be up. There are some amendments to the previously submitted plans.

The Angel Inn is due to open in December.

The Chairman asked whether an open day for New Farm would be considered by EE when appropriate – it was agreed this might be a good idea.

❖ Reports from Somerset Council:

Cllr Henry Hobhouse –

The £50million flood grant. £10 million has been allocated to My Community programmes seeking to address flooding in small towns and villages, delivering "bespoke" improvements agreed with local people. The Cam area and North Cadbury, Galhampton and Yarlington is in this funding tier.

Road works caused by Wessex Water in North Cadbury are running late and should now be completed end of November. Complete road resurfacing by Somerset Council is now scheduled to take place next summer.

Ansford Hill road works. There is £1 million currently ringfenced for the first phase of this project. Somerset has gone to Central Government to ask for an additional £2 million pounds in order to complete all the required works at one time. Next month we should have an answer for when this work will be completed.

Meeting Started: 19:20

26/105. Apologies for absence:

Apologies received from Cllr Cameron Knee and Ward Cllr Kevin Messenger.

26/106. 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).

26/107. Minutes:

To approve the minutes of the Ordinary Parish Council meeting held on Wednesday 15th July at Yarlinton Parish Hall.

Resolved: Unanimously approved.

26/108. Parish Council Vacancy:

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

One Candidate, Johnny Counsell, has put himself forward. He used to be on the PC in 23/24.

Resolved: Johnny Counsell was unanimously voted onto the Parish council. Cllr Counsell signed the declaration of office.

26/109. Planning:

a. Somerset Council Decisions:

Permission in principle for residential development for the erection of a minimum of 1 dwelling and a maximum of 1 dwelling

Land West Of Sandbrook Lane Galhampton Yeovil Somerset

Ref. No: 26/01762/PIP | Received: Wed 29 Jul 2026 | Validated: Tue 04 Aug 2026

| Status: Approved

Proposed conversion of two outbuildings to provide a granny annexe with the addition of an extension & small porch and a garage with study/home-office over Lower North Town Farm Lower North Town Lane North Cadbury Yeovil Somerset BA22 7BZ

Ref. No: 26/01720/HOU | Received: Fri 24 Jul 2026 | Validated: Mon 03 Aug 2026

| Status: Approved

Create link extension connecting house with outbuildings and repairs and alterations to these outbuildings (revised design to that approved under 24/02659/LBC)

Home Farm Cary Road North Cadbury Yeovil Somerset BA22 7DJ

Ref. No: 26/01433/LBC | Received: Fri 19 Jun 2026 | Validated: Wed 01 Jul 2026

| Status: Approved

Proposed first floor extension over part of bungalow. Proposed raised deck/balcony.

Kerian Corkscrew Lane Woolston North Cadbury Yeovil Somerset BA22 7BP
Ref. No: 26/01166/HOU | Received: Wed 20 May 2026 | Validated: Tue 26 May 2026 | Status: Approved

Erection of single-storey extension to the north elevation and a porch to the east elevation of the dwelling and replacement windows.

2 Milestone Cottages Yarlington Wincanton Somerset BA9 8DZ

Ref. No: 26/01218/HOU | Received: Wed 27 May 2026 | Validated: Thu 04 Jun 2026 | Status: Approved

Resolved: Noted.

b. CCTC Neighbourhood Plan:

The PC has approached Castle Cary Town Council to discuss CCTC's proposal of a site for housing development on the other side of the A359, opposite The Orchard public house. It would seem that the PC's communication was discussed in the CCTC meeting on 3rd August, but no notes of the discussion were minuted. The Chairman will approach CCTC once again.

26/110. Finance:

a. Receive the External Audit Report and agree any actions

Resolved: Unanimously approved

b. Accounts for payment:

To review and approve a schedule of items of expenditure:

i. External Audit	£252.00
ii. Clerk back pay for pay increase of 3.3% R- Carter 2026	XXX
iii. Yarlington Village Hall hire 8 th July 2026	£25.00
iv. Clerks Salary August	XXX
v. HMRC	£115.60
vi. Clerks Expenses August	£26.00

Payments in:

Precept £15,000

Resolved: Unanimously approved

26/111. Parish Website:

To check progress of councillors reviewing working paper for new or improved parish website.

The project will be handed over to the Clerk.

Resolved: Clerk to look at a new website and implementation.

26/112. Highways and Rights of Way (RoW) Report:

PC Representatives to provide progress reports.

Highways report: This was received from Cllr Jose and will be published with the minutes on the website.

Resolved: Noted.

PPLO Report: The PPLO presented highlights of her report. There are Bridges which allow the footpaths to cross the streams on RoWs that are now deemed unsafe for repairs and have now been with Highways for the last 8 years. RoW 105 is overgrown and it is proposed to use the PPLO budget to cut back the vegetation. The full PPLO report was sent to the Cllrs and will be published with the minutes of the website.

Resolved: Noted. Clerk to send to the ROW contact the bridleway association for somerset.

RoWs Report: This was received from Cllr Garrett and will be published with the minutes on the website.

Resolved: Noted.

26/113. Cam Catchment Resilience Project (CCRP) reports:

CCRP Report provided by Cllr Whitehead, this will be published with the minutes on the website. The news of the potential allocation of funds from the Somerset Flood Resilience Fund was not included in the report as it only became known that day as confirmed by Henry Hobhouse and Mareike Beyer (YRCT).

Resolved: Noted

26/114. North Cadbury and Yarlington Neighbourhood Plan Monitoring:

Report provided by Cllr Rundell, this will be published with the minutes on the website.

Resolved: Noted that the local and national plans are changing at the end of October 2026. It was agreed to wait and see what happens with the local plan April 2029. The current neighbourhood plan becomes less protected in October 2027.

26/115. Local Community Networks LCNs:

Update provided by Cllr Northover. Cllr Counsell will attend the October LCN meeting.

Resolved: Noted.

26/116. No cycling sign on Cutty Lane, North Cadbury

Cllr Jose to see if he can move the sign via Highways.

Resolved: Noted.

26/117: Hearing difficulties in council meetings

Use of Microphones in Reading Room is better, but we need to look at other solutions.

Resolved: Noted.

26/118: Grit Bin update on levels and report

North Cadbury grit bin is full

Resolved: Noted.

26/119: Flood Grants and Payments across villages

At the end of 2025 financial year a provision of £300 was put in the budget for 2025/6 for CCRP costs which could not be covered by alternative funding. As a result of the SRA (Somerset Rivers Authority) setting up the Community Flood

Action Fund (CFAF), CCRP carried out a survey of sections of the River Cam to see which areas needed to be cleared of debris from the flooding. The total cost of this survey which was completed in early 2026 was just over £312.50 and was paid by the PC.

An area to the south (downstream) of Brookhampton was identified as needing significant work and CCRP (through YRCT) successfully applied for funding from the SRA (CFAF) to carry out this work. The application was supported by a £500 contribution from the PC which is to be taken from the CIL reserves. The total cost of this work will be £4,848 and is expected to commence in October 2026.

Also discussions are being held with a landowner regarding some additional clearance work in front of the Sandbrook Lane bridge.

In the budget for 2026/7 there is a general provision of £500 for CCRP expenses/surveys if required. This has not been drawn down as yet.

Volunteers having been collecting water (and mud) samples and testing for phosphates over the last 2 or 3 years. As a result of the high levels of phosphates Wessex Water has agreed to work with CCRP. The first project lies to the east of Galhampton on a 160 hectare sub catchment. Wessex Water paid for the initial survey and plan (carried out by YRCT) and also the subsequent work, being in excess of 20 leaky dams. The delivery of the leaky dams cost £10,000. Further work is proposed for next year to improve a pond on the watercourse.

Two further areas are being surveyed - between North Town and the Cam at Brookhampton and the land to the east and west of Sandbrook Lane.

A culvert under Sandbrook Lane has collapsed resulting in flood water flowing down the road and towards an at risk house. After a meeting with Highways they agreed to repair the culvert and are also looking into some re-profiling to Sandbrook Lane to guide surface water away from properties. Highways have applied to SRA for funding support, ultimately any work carried out will be funded by Somerset CC from one pot or another.

A similar discussion with Highways will be required regarding a collapsed culvert on Sticklepark Lane, Yarlington

YRCT have applied for Flood and Coastal Erosion Management funding for works around the Cam headwaters above North Cadbury amounting to just over £300K. This project would be delivered between the end of 2026 and spring 2029.

Resolved: Noted. There are concerns in Yarlington with perceived lack of flood mitigation efforts, it is noted that we need landowner engagement in order to progress items, and hope this feedback can be given via CCRP.

26/200: Summer Drought and the Future

It is to be noted that when thinking of planning applications, we should consider water usage and how this will be supplied, for example how much is coming out of boreholes Vs mains water.

Resolved: Noted.

26/201: Traffic Speed in Yarlington

Cllr Jose has provided a report which will be added to the minutes. A means of measuring speed is required in order to monitor this and demonstrate to Somerset Highways that there is a speeding issue in Yarlington.

Resolved: Noted that the requirement for getting highways to agree to a reduction of speed is difficult.

26/202: Items for Report and Future Business:

North Cadbury Village Hall Update

Please notify items to the Clerk at least 24hrs before the meeting.

Next meeting: Ordinary meeting to be held at 7.00pm on Wednesday 21st October 2026 at Yarlington Village Hall.

Cllr R Rundell sends his apologies for this meeting.

Meeting Closed: 20.57