

North Cadbury & Yarlington Parish Council

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“Draft” Minutes of Parish Council Meeting
Held as a consultative virtual meeting via Zoom software on
Wednesday 27th May 2020 at 3.00pm

Councillors Present (remotely):

Malcolm Hunt (Chairman)

Alan Bartlett (Vice Chairman)

Sue Gilbert

Roger House

Andy Keys-Toyer

Bryan Mead

Archie Montgomery

Alan Rickers

John Rundle

Katherine Vaughan

In Attendance (remotely): C.Cllr Mike Lewis, D.Cllr Kevin Messenger, the Clerk and seven members of the public.

Public Session

No comments.

North Cadbury and Yarlington Neighbourhood Plan Working Group (NPWG) Report

Cllr Keys-Toyer gave the following report on behalf of the NPWG:

Household Survey - This is now completed and is available to view on the NP Website <https://www.northcadburyneighbourhoodplan.org.uk>.

Housing Needs Assessment - Waiting for data to be available from South Somerset District Council (SSDC), likely to be June/July.

Business/Employment and Facilities Surveys - Still chasing up those that have not responded.

Strategic Environmental assessment - Waiting for grant confirmation before we can start this.

Call for Sites - Still chasing some and getting fuller details. We have swapped data with SSDC so as to include those on their call for sites.

Local Green Spaces and Important Views - Draft completed.

Recommended Walks and footpaths - In progress

NP Website - Newsletter up and running.

Grants - Last year's audit completed and this year's application in.

SSDC Contacts - In contact with David Clews SSDC HELAA lead.

Cllr Keys-Toyer advised that he was still waiting for information requested from D.Cllr Hobhouse.

D.Cllr Messenger agreed to follow this up and C.Cllr Lewis suggested that he gets in contact with Tim Cook, SSDC Locality Team Manager, who may be able to help in the interim.

Reports from County and District Councillors

C.Cllr Lewis reported that he would continue to send his weekly Covid 19 update to the Clerk for circulation. Conversation was ongoing regarding the proposal for a Unitary Authority with no decision yet. County Highways Officers John Nicholson and Gary Warren had been seconded to other duties within the Council, so responses to highways matters may be delayed.

20/33. Apologies for Absence and to consider the reasons given

Council to receive apologies for absence and, if appropriate, to resolve to approve the reasons given.

RESOLVED: None.

20/34. Declarations of Interest

Members to declare any interests they may have in agenda items that accord with the requirements of the Local Authority (Model Code of Conduct) Order LO9-12 May 2018. (NB this does not preclude any later declarations).

RESOLVED: None.

20/35. Minutes.

To approve the Minutes of the Ordinary Meeting held on Wednesday 26th February and Virtual Meeting held on 22nd April 2020.

RESOLVED: The minutes were approved and signed as a true record.

20/36. Planning.

a. To consider the following planning applications (PA):

i. **PA 20/00787/FUL.** Demolition of existing buildings and redevelopment of the site with 6 no. dwellings on land north of Hill Ash Farm, Woolston Road, North Cadbury.

Councillors previously carried out a site visit in August 2019 in order to submit observations on **PA 19/01844/P3RPA** for the proposed change of use of one of the agricultural buildings into an apart-hotel. Councillors and residents, who are well briefed and aware of the proposal, are in agreement that there is a need for sympathetic, limited development to improve what has become a blot on the local landscape. The current proposal would undoubtedly enhance this part of the hamlet and is far superior and more acceptable than the proposal for an apart-hotel, which is very much the wrong sort of building in the wrong place.

The Agent, Mr A Turvill, attended the meeting remotely and gave a brief outline on the number and style of units and proposed materials. Both the Agent and councillors agreed that the appearance and finish of the development must be in keeping and vernacular to its surroundings. Any units/elevations visible from the highway should be built in natural stone, including the gable end of the garage to the right hand side of the entrance facing the road, which would serve units 1 and 6.

The Agent explained that there would be improvements to the site access. The breeze block wall would be rebuilt in stone and visibility splays pulled back and improved to meet the relevant standards. However, there were a number of concerns expressed about the amount of traffic which would be generated by the development in what is, after all, only a quiet hamlet served by narrow lanes and not roads. The development site is on a busy bend/junction, which is also a rat run, being the closest access to the A303 from Woolston and surrounding properties. An additional potential twelve vehicles from the development would exacerbate the issue, therefore residents and councillors request that a 30mph limit in both directions is given due consideration.

There was a minority view that there would be an increase in run-off from the site due to a large degree of hardstanding and that the development was disproportionate to the size of the hamlet, which could set a precedent. A number of councillors also commented on the lack of smaller more 'affordable' housing, however, due to the number of dwellings proposed there was no requirement to provide affordable housing in its true definition. However, a mix of sizes was also considered to be beneficial and the smaller houses with relatively small gardens should be more 'affordable' for young couples, small families or retirees downsizing, than those with large gardens. The PC agreed to ask that perhaps these points could be borne in mind.

RESOLVED: The PC agreed by a majority vote to recommend that the application be **APPROVED.**

ii. **PA 20/01186/FUL.** Conversion of agricultural building to a dwelling with associated alterations and development on land at Sandbrook Lane, Galhampton.

The PC had received letters in support from residents. The Applicants were present remotely and gave a brief outline of their application. The Applicants have run their 'Wild

Garden' business, providing fresh organic salad leaves on the land for the last four years. In addition to the benefits of increased security by living on site, their aim was to consolidate their living and working into one place to enable their business to support their way of life. They had garnered support from neighbouring properties and those in the immediate vicinity who considered that the proposal would be an enhancement to the land.

The general opinion of councillors, which is fully endorsed by residents, is that the development would improve and enhance the area. Any development which can add to employment and job creation should be supported; these are very laudable reasons to convert a disused agricultural building into a dwelling.

The footprint of the agricultural building would not be altered or visible from the highway. There would be no increase in traffic, in effect, traffic would be reduced as the Applicants currently drive to and from the site up to four times a day. Due to the irrigation system installed on site, they need to be there first thing in the morning and last thing at night, which increases traffic movements and is a restriction on their time, however, the crops are vulnerable otherwise.

RESOLVED: The PC agreed unanimously that the proposal was a brilliant idea, deserving of its support and robustly recommends that the application be **APPROVED**.

iii. **PA 20/01348/HOU** and **20/01349/LBC**. Replacement conservatory to rear of dwelling at Peacock Cottage, Cary Road, North Cadbury.

There were no significant changes since the last application, which the PC previously supported.

RESOLVED: The PC agreed unanimously to recommend that the application be **APPROVED**.

iv. **PA 20/01306/HOU**. Extension of existing prefabricated timber stable building to provide home workshop and garden machinery store (retrospective) at Hewletts Mill, Sandbrook Lane, Galhampton.

The stable building is not visible from the highway and no observations had been received from residents.

RESOLVED: The PC agreed unanimously to recommend that the application be **APPROVED**.

v. **PA 20/01215/HOU**. Erection of single storey with part two storey extension to rear of the dwelling at Roxburgh, 8 Long Street, Galhampton.

The PC had received no observations from residents and councillors considered this to be an uncontentious application.

RESOLVED: The PC agreed unanimously to recommend that the application be **APPROVED**.

b. SSDC Decisions.

i. **PA 20/00272/FUL**. Convert barn to dwelling at Marylands Farm, Marylands Galhampton – **REFUSED**.

20/37. Completion and approval of the Annual Governance and Accountability Return (AGAR) Part 2. 2019/20.

The Annual Receipts and Payment account, internal audit report and AGAR Part 2 was previously circulated to councillors.

a. To receive and note the Annual Internal Audit Report for the Annual Declaration carried out by Mr S Pritchard.

RESOLVED: The Annual Internal Report was received with observations noted and agreed.

b. Approval of Annual Governance Statement (Section 1).

RESOLVED: The Annual Governance Statement was considered and approved.

c. Approval of Accounting Statements (Section 2).

RESOLVED: The Accounting Statements 2019/20 were considered and approved.

d. To complete Certificate of Exemption from a Limited Assurance Review.

RESOLVED: The PC confirmed that it met the qualifying criteria to certify itself as exempt from a limited assurance review under section 9 of the Local Audit (Smaller Authorities) Regulations 2015 and neither income nor expenditure exceeded £25,000. The Certificate of Exemption and AGAR Part 2 2019/20 would be duly signed by the Chairman and Clerk at a date to be agreed.

20/38. Finance.

a. To authorise the Clerk to carry out money transfers between the Council's Lloyds Business Bank Instant and Treasurers Accounts for FY 2020/21.

RESOLVED: Approval granted for 2020/21.

b. To review the PC's Assets Register.

RESOLVED: Reviewed and approved.

c. To review the PC's Risk Assessment.

RESOLVED: Reviewed and approved.

d. Balance of the Councils Bank Account & Bank reconciliation
To report on Council's Bank Account.

RESOLVED: The Clerk previously circulated the PC Accounts which were received and approved.

e. **Accounts for payment**

To review and approve a schedule of items of expenditure.

Parish Council Expenditure:

North Cadbury Playing Field Maintenance Grant	£1,901.50
North Cadbury PCC Churchyard Maint Grant	£1,200.00
Yarlington PCC Churchyard Maint Grant	£500.00
Zurich Municipal insurance Renewal (3yr LTA)	£328.87
Section 137 Grant – St Margaret's Hospice	£250.00
Clerk's Expenses	£71.00
Mr S Pritchard – Internal Auditor Fee	£56.60
Galhampton Village Hall hire 26 Feb 20	£29.00
North Cadbury Reading Room Hire 22 Jan 20	£14.00
Neighbourhood Plan (NP) Expenditure:	
WesternWeb Ltd Inv 21727	£36.00

RESOLVED: All items of expenditure approved unanimously.

20/39. Highways and Footpaths Report.

PC Representatives to provide progress reports.

RESOLVED: Cllrs Rundle and Vaughan presented their reports, which can be found at Attachments 1 and 2.

Following a full discussion regarding a proposal to write to landowners to respectfully remind them of their duties in maintaining the parish Rights of Way (RoW), it was agreed that, in the first instance, Cllr Montgomery would discuss current cross crop compliance issues with Mr P Longman.

20/40. Items for Report and Future Business

None.

There being no further business, the meeting closed at 5.10pm.

Signed:

Dated:

Attachment 1.

North Cadbury & Yarlington Parish Council Highways Report May 2020

Before the current pandemic hit us I was advised by South Somerset District Council that any highway refurbishments would be put on hold until April when a new budget would be available and John Nicholson was planning to tour the parish with me in an effort to prioritise a schedule of work.

The lockdown has prevented this happening and although I understand that remedial work is being undertaken on a limited basis the main emphasis is on road safety rather than filling potholes. We have seen some evidence of this in a repair to the road adjacent to Hewletts Mill North Cadbury and some small repairs in Frog Lane Galhampton.

I am continuing to monitor all the roads in the parish and have a long list of potholes and surface degradation particularly those that give me a jolt up my backside every time I cycle over them!

I have decided not to prepare a photographic record of all these as one pothole is very much like another and as there are so many it would deplete my supply of printer ink.

Having said that there are some areas that will require some priority when work resumes and these are as follows:-

Sandbrook Lane North Cadbury (Near Bridge Cottage)
Sandbrook Lane (In front of Hollytree Farm)

Brookhampton North Cadbury (Outside Brookhampton House)

Hearn Lane Galhampton (Near the Manor House)
Frog Lane Galhampton (Before Marylands Farm)

Crockers Hill Yarlington (Near Sticklepark)

Dodinals House Lane Woolston (Just past Hill Ash Farm)

In addition there are three areas where under road culverts are blocked and need jetting before we return to bad weather.

I am waiting a call back from John Nicholson to give me some idea of the way forward but I am not expecting much work to be undertaken in the short term.

John Rundle

Attachment 2

North Cadbury and Yarlington Parish Council Rights of Way Report – March/April/May 2020

Meeting was held with Eve Wynn, Susan Fone, Sue Gilbert and Katherine Vaughan on 17.3.20

Footpath ref:

- WN 19/105 Restricted byway. Extremely poor state. Impassable in places. Re. installation of bollards - notices posted on site on 25th February. Progress report has been requested from Loren Eldred.
- WN 19/72 Large bridge to be removed/rebuilt. Eve Wynn has permission from the landowner to access the bridge from his land. (Landowner is unclear about this. Further information required.) Diagonal path across field obliterated by potato planting.
- WN 19/78 Way marking needed. Path on other side of sleeper bridge impassable because of earthworks.
- WN 19/60 & Electric fence across path. Near Manor Farm.
- WN 19/96 Stile needs repair, near electric fence at crossing with track.
- WN 19/84 A signpost has been installed on Corkscrew Lane. Ramblers will install a handrail on the sleeper bridge. Stile past wooded section of this path is broken and dangerous.

North Town

Volunteers have replaced various posts and waymark signs in North Town area. Posts not accurately placed because agricultural works prevent this.

- WN 19/44 Footpath not visible across the field in easterly direction due to crop planting. No margin around field. No sign of footpath across field in westerly direction.
- WN 19/54 Signpost knocked over. Footpath across field to Sandbrook Lane obliterated.
- WN 19/48 Footpath blocked by barbed wire fence across field. This path links to other paths and is useful for circular walk.
- WN 19/1 (Smallway Lane east) access overgrown, broken stile, no finger post and southern end at junction with Frog Lane no access, overgrown, no stile or way marking.

WN 19/68 Ploughed field not returned to path.

Clare Field Landowner has acknowledged complaints by residents. Has promised to correct problems of margins adjacent to hedges.

WN 19/69/ 70/ 75 Margins not observed. Stile broken and dangerous at Ridgeway Lane.

WN 19/74 Lack of margin makes path impassable in places.

WN 19/43 (Opposite Brickhouse Farm) Wobbly stile.

WN 19/91 (Woolston) Route of footpath unclear at southern end. At northern end signs asking walkers not to use paths. New stile (unofficial) erected leading to field.

WN 19/27 at junction with 19/97 Dangerous stile.