

# North Cadbury & Yarlington Parish Council

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

Tel: 01963 240226

e-mail: [parishclerk@northcadbury.org.uk](mailto:parishclerk@northcadbury.org.uk)

<http://www.northcadbury.org.uk>

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“Draft” Minutes of Parish Council Meeting  
held as a consultative virtual meeting via Zoom software on  
Wednesday 25<sup>th</sup> November 2020 at 7.00pm

## **Councillors Present (remotely):**

Malcolm Hunt (Chairman)

Sue Gilbert

Roger House

Bryan Mead

Alan Rickers

Katherine Vaughan

Alan Bartlett (Vice Chairman)

Karen Harris

Andy Keys-Toyer

Archie Montgomery

John Rundle

In Attendance (remotely): D.Cllr Hobhouse, D.Cllr Kevin Messenger, the Clerk and thirty four members of the public.

## **Public Session**

### **Land at Down Ash Farm – Pre-application Presentation**

Presentation by Mrs J Montgomery, Brimble Lea and Mr E Medicott, Managing Director Orme Architecture, following pre-application consultation with South Somerset District Council (SSDC) to update PC in respect of proposed development at Down Ash Farm, Sparkford for approx. sixty houses.

Mrs Montgomery advised that she had been working with Orme Architects and Galion Homes for the last eighteen months on behalf of the Applicant Mr J Longman. The application site at Ash Down Farm was submitted for inclusion in the Parish Neighbourhood Plan (NP). The emerging NP identified that any development which provided employment was preferable, however, the scheme was residential with some employment use. It would be a high quality scheme and include a ‘hub’ with offices and a conference room, which would be available for hire. The key advantages of the scheme were that Mr J Longman, Applicant, could relocate his dairy and cheese business by partially re-using the ‘brown-field’ site. The location would also sit well with the expanding employment site at Cadbury Business Park, located opposite the site, to house those who work there. There would be no urbanising effect on North Cadbury (NC) and its Conservation Areas. The site would be a nucleus of housing, which would in effect be equivalent of a small hamlet, not unlike NC. The site would be connected to NC by providing a safe crossing over the A359 to link up with footpaths to the east and west for pedestrians or e-scooters. Connectivity with the village would ensure use of its facilities. Twenty one of the sixty houses would be ‘affordable’, which would provide a significant number of low cost, affordable housing to meet the affordable housing need. Mrs Montgomery hoped to be able to submit the application in spring 2021.

Mr Medicott spoke further on the diversion and upgrading of the footpath from the site to NC for ease of access. He also reiterated that building houses near employment sites such as Cadbury Business Park and the Haynes Museum, which also had plans for expansion, was sensible. The plans provided (Attachment 1) were very early indicative plans intended to mimic the organic pattern of development found in villages, rather than an urban style development. He advised that

the workspace/'hub' with café was similar to a recently approved scheme by Galion in Keinton Mandeville. There was a very strong ambition to set a very high bar in terms of a zero carbon development, certainly zero carbon in the term of omissions. Galion work very closely with a company who have a zero omission waste to energy technology, which they are pioneering and they would be looking to use that within the energy centre so that the site becomes a zero waste site as well. The energy produced could be used to run a lot of the homes such as heating etc. They were looking at connecting the footpath that runs up from NC to the footpath that runs over the ridge at the rear of the site to connect the development to the wider countryside and NC; other people would also be able to access the site and visit its café etc.

There would be quite significant tree planting for visual mitigation as the land rises and more trees would be planted on the earth bund for screening, which would provide added benefits such as carbon capture. Electric vehicle charging points would be provided at all the houses, in addition there would be public electric charging points and an e-bike/scooter scheme that would operate out of the workspace/'hub' to create non-car connectivity with NC. The next steps were to bring in experts to address design constraints such as ecology and how the footpath would work and highways to look at how the road crossing would work; possibly as an underpass. They also need to look at access into the site and the proposal for a new bus stop. More detail would be forthcoming once more consultants were appointed.

The Chairman wished to address a couple of points and would then allow questions from councillors to be followed by questions from residents. He asked Mrs Montgomery if she was aware that the PC had put a case forward to SSDC that NC wishes to remain as a rural settlement and not change its status to 'village', which had many implications. He also asked whether they were aware that the recently published District Council's Housing Needs Study identified that SSDC now have the housing requirement for the next 6.8 years and would not be taking on any major developments until 2025. Mrs Montgomery advised that she is aware of the PC's request to maintain its rural settlement status. She also advised that she attended an Agents' Forum today at which Barry James, interim Head of Planning and Jo Wilkins, Planning Policy SSDC was in attendance. They were advised that SSDC would not be looking at changing the number of houses required in the emerging Local Plan as they still have to provide housing in the future.

The Chairman opened the meeting up to questions from residents, the answers to which are as follows:

- There would be a mix of shared equity and affordable housing to rent or to be managed through a housing association, which could include a 'ladder' scheme for the younger parishioners who wish to stay within the parish.
- There would be a planning condition to ensure any implemented woodland scheme would be maintained by the Applicant, Mr J Longman, as the land would remain in his ownership.
- Although the site is not technically a 'brownfield site' it is classed as 'previously developed', which is land previously used for commercial or residential. Any site within the close confines of NC, previously known as the 'settlement boundary', would be classed as 'open countryside' as were most of the sites that have come forward in the NP.
- No footpaths would cease to exist or be diverted. They would leave the Public Right of Way (PRoW) crossing the field 'as the crow flies' and consolidate the path around the outside of the site by adding in the 'dog leg'. Unless people felt strongly otherwise, this would serve the purpose just as well. The Principle was to try to open up a more accessible route between the site and NC without the requirement for wearing 'wellies'.
- Galion's and Orme's preference is not to have street lighting, however, where you have adopted roads Somerset Highways policy is to request street lighting. If the PC requests that there isn't street lighting then Highways may waive their requirement. They would look at a potential scheme for the footpath to include very low level LED lights, covered by hoods and PIR activated as they would need to be useable at all times of day and night for the path to be a genuine alternative connection to NC without using a car. They would work with Ecology to ensure dark skies are maintained while also balancing the need for safety and to prevent light pollution and any other adverse ecological effect. A Specialist Highway

Officers would help ensure the PRoW was designed so that it could only be used for the correct purpose i.e., not accessible by quad bikes or off road vehicles.

- Although e-scooters/e-bikes were not currently legal for use on footpaths, options were being explored as rules were developing following experiences throughout the country. This issue would be addressed at the time of application in line with legislation.
- Taylors Coaches, who occupy one of the business park units, would be happy to provide mini bus transport from the site to the school if there was a demand or e-bikes could be used. There was no calculation yet as to the population distribution from the scheme, however, the school has the capacity for approx. 120 pupils with just under 100 pupils in attendance, at present. If a development is within a certain walking distance of a school and the school was not deemed accessible by foot Somerset County Council (SCC) would need to provide transport.
- Concerns were expressed regarding an increase in school related parking along Cary Road and outside the Catash Inn, which would exacerbate the endemic parking issue and increase the traffic safety hazard. The School in undertaking a huge investment and the key part of the village was the viability of the School, which was looking to increase its numbers from the village or surrounding area. Parking was a long standing issue of which the school was very aware and had created six/seven parking spaces in the school grounds.
- Galion has a policy of only submitting full planning applications, therefore a FUL detailed plans application would be submitted and not an Outline application.
- The scheme would not have any impact on the character or appearance of NC due to its distance from the edge of the village. The pattern of development was organic to mimic the way villages have developed in the past, with small pockets of development.
- Considering land ownership by Mr J Longman and where he is locating his farm complex, it was extremely unlikely that this development would join up at a later stage to NC.

The Chairman thanked Mrs Montgomery and Mr Medicott for their open and frank presentation.

### **North Cadbury and Yarlington Neighbourhood Plan Working Group (NPWG).**

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

“At the end of last month three members of the WG decided that they no longer wanted to continue working on the plan and this would be an appropriate time to leave. Mike Martin, Alan Brain and Tim Gilbert have worked tirelessly on the project for the last eighteen months and we owe them our thanks for that. Mike of course was the person to get this emerging plan off the ground. They will be greatly missed.

However, a new WG has been formed which is larger, addresses the gender gap and is more closely aligned to the PC. This puts us in a strong position to complete the remaining work by the end of 2021.

This past month’s work has been mainly concerned with getting the Option Consultation and Questionnaire out to everybody in the Parish. This we have done using the NP website, social media bulletins, posters and a door to door mail drop etc. The closing date for filling in the questionnaire is Sunday 6th Dec. In the region of 200 responses are required to make the findings representative.”

The Chairman also expressed his gratitude on behalf of the PC to Mike, Tim, Alan and Barrie Board for the enormous amount of valuable work they put into creating the NP; “we are in their debt and they deserve our thanks”. The Chairman also wished to emphasise that it is vital for residents to complete and return the Options Consultation Questionnaire before the deadline of 6<sup>th</sup> December 2020, which can also be completed online at

[www.northcadburyneighbourhoodplan.org.uk](http://www.northcadburyneighbourhoodplan.org.uk).

### **Reports from County and District Councillors.**

District and County Councillors may give short verbal reports on matters affecting the Parish.

D.Cllr H Hobhouse advised that there were three matters he wished to report on:

1. Housing Land Supply. SSDC now had a six [6.8] year housing land supply, which meant that the Inspectors were no longer able to say that Local Authorities could not use the existing Local Plan in defence of planning in villages and rural settlements.

2. Phosphates on the Levels. The main phosphate issue is not related to farming, but from sewage discharges and discharges from places such as 'Dimmer Dump', which are controlled by the Environment Agency and have licences to pollute, e.g. Castle Cary has six tonnes of phosphates entering the River Cary daily, however, there are a lot worse areas. Wessex Water have cleared up Bruton's problem in the River Brue and have a Ten Year Plan but the fundamentals of the problem will not change in the next ten years. There will be a major problem with connecting almost any development to a discharge system. The application at Ash Down would, however, be a no-discharge 'hamlet', most likely installing an anaerobic digester and pumping the digestate onto the land as fertiliser. The situation on the fields next to the rivers is going to fundamentally change. The problem is the planning system has no control over agricultural increases in the phosphate discharges except by artificial matter.

Following questioning D.Cllr Hobhouse confirmed that the River Cam has an enormous amount of wildlife living on and in it. The River Cary has had to have the Dimmer effluent output turned off as they were breaking their licence to pollute, having killed all the invertebrates and eight young stock with the pollution that was going into the river when at a very low level. Phosphates themselves will not kill invertebrates or livestock in the amounts they are in, the issue is that they are all flowing down to the Levels, therefore, the Levels are having an enormous amounts of growth such as algae.

3. Castle Cary Planning Appeal. Castle Cary Town Council and residents did not want a development on the BMI site in the middle of Castle Cary that was so heavily congested there was almost no parking. The application was fought all the way through to Regulation Committee, where it was refused, whereupon the developer appealed. Castle Cary Town council and local planning carried out an enormous amount of research, which highlighted that the developer had failed to carry out proper checks on wildlife and on the Grade II buildings that they were going to develop. The inspector ruled in favour of SSDC, however, a cost application against SSDC was made as it had failed to put in any time and effort into defending the application at Regulation Committee; D.Cllr Hobhouse was trying to have this changed. Therefore, he emphasised the need for all research and reports to be submitted to be the Planning Inspector at appeal.

D.Cllr Messenger reported that e-scooters were being trialled through various schemes in Yeovil, the reports from which will be published. He also reported that there were issues related with anaerobic digesters, which D.Cllr Hobhouse confirmed. Serious damage is caused when anaerobic digesters discharge into water courses, as the only matter that is fundamentally altered are the nitrates, which are turned into a source considerably better absorbed by grass and arable land.

### **20/92. 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 received.

### **20/93. 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 received.

## 20/94. Minutes.

To approve the Minutes of the Virtual PC Meeting held on 28<sup>th</sup> October 2020.

**RESOLVED:** The minutes were approved as a true record and would be duly signed. The Chairman emphasised the need for residents to respond to the Boon Brown Consultation regarding the development of Clare Field, Ridgeway Lane, North Cadbury, despite the leaflets being delivered without prior consultation with the PC, which was not consistent with what was agreed at the October meeting. Residents who did not receive the leaflet should email [publicconsultation@boonbrown.com](mailto:publicconsultation@boonbrown.com) with their comments on the scheme before the deadline of 31<sup>st</sup> December 2020.

## 20/95. Planning.

### a. Legal Representation – Clare Field, North Cadbury.

To consider instructing Mr T Taylor, Foot Anstey to act on behalf of the PC in respect to the development of approx. 80 houses on Clare Field, Ridgeway Lane, North Cadbury at an indicative cost of £3,000 plus VAT.

Following a brief discussion Cllrs Mead and House stated that they would vote against the proposal as funds had been raised by Yarlinton residents in anticipation of a contentious application in the village. The Clerk advised that Yarlinton residents could also approach the PC if additional funds were required. If Mr Taylor's fees were anticipated to exceed £3,000 plus VAT, residents may wish to consider setting up their own fund.

**RESOLVED:** It was agreed by a majority vote to instruct Mr Taylor.

### b. Feasibility Options for replacement of three temporary classrooms as an extension to North Cadbury Primary School.

To consider feasibility options in 'Leaver Consultancy' document prepared for North Cadbury Primary School for comment by the PC.

Mrs Montgomery, Chair of Governors, reported that the School had been awarded a substantial Condition Improvement Funding grant from the Department for Education for the replacement of three temporary classrooms. The School (via Preston Primary Academy Trust) had employed Leaver Consultancy to prepare feasibility options which were previously circulated to the PC. Cllr Keys-Toyer considered that Option 4 was the most sensible option as it would not remove any of the parking at the rear of the school.

**RESOLVED:** The PC agreed to note the options and await the results of the feasibility study. Mrs Montgomery would provide feedback to Leaver Consultancy.

### c. Applications received.

PC to consider applications for recommendation to SSDC:

i. **PA 20/2848/REM.** Application for the approval of reserved matters pursuant to condition 1 (appearance, landscaping, layout and scale), condition 12 (parking details) and condition 21 (ecological enhancements) of outline planning permission ref. 19/00152/OUT for the erection of 1 No. building for Class E Commercial, Business and Service Use (formerly B1 use) and associated works on land adjacent To Cadbury Business Park West, Galhampton Road, North Cadbury.

**RESOLVED:** Councillors had no observations and agreed unanimously to recommend **APPROVAL.**

ii. **PA 20/02946/HOU & 20/02947/LBC.** Internal alterations including replacement staircase, removal of 20<sup>th</sup> century partitions and new openings. Construction of a single storey boot room to side of dwelling at The Grange, Cary Road, North Cadbury.

A site visit was carried out by two councillors in line with Government Guidelines. The proposals included some substantial changes to the corridors to improve circulation through the property and produce more natural light into the stairwell. Councillors considered that as a grade II listed building, the proposed changes would be well controlled by the planning officer and the Applicants are very keen to protect the integrity of the building. The proposed boot room would be enclosed on three sides by existing walls of the property and completely out of view to neighbouring properties and the

highway. Also proposed is a new skylight in a roof elevation which would also be out of view from neighbouring properties.

**RESOLVED:** The PC agreed unanimously that the alterations were sympathetic with the historic nature of The Grange and therefore, recommend that the application be **APPROVED**.

d. **SSDC Decisions.**

i. **PA 20/01814/HOU.** Erection of car port to front of dwelling at 5 Mitchells Row Brookhampton North Cadbury – **REFUSED**.

**20/96. Finance.**

a. **Website.**

To consider adding a 'photos library' to website at the cost of £45 (plus VAT) for up to 30 photos or to add more than one 'gallery' at £95 (plus VAT).

Councillors considered that it would be of interest to parishioners if the website included photos of current and recent events as well as historic events.

**RESOLVED:** The PC agreed unanimously to include a photo 'gallery' on the website for £95 plus VAT.

b. **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.

c. **Accounts for payment**

To review and approve a schedule of items of expenditure:

Parish Council Expenditure:

Western Web Ltd. Invoice 22066 £36.00

Neighbourhood Plan (NP) Expenditure:

Aurora Print Questionnaires £750.00

WesternWeb Ltd. invoices 22059 & 22079 £294.00

A Brain – zoom £14.39

R Rundle – Zoom £14.39

**RESOLVED:** Items of expenditure **APPROVED** unanimously.

**20/97. Highways and Footpaths Report.**

PC Representatives to provide progress reports.

Cllrs Rundle and Vaughan presented their reports, which can be found at Attachments 2 and 3.

Cllr Rundle reported that since the last meeting there had been a few objections to the proposal to install Woolston Village Name Plates, therefore, this element of the speed mitigation scheme had been removed from the order.

Cllr Vaughan thanked Cllr Montgomery on behalf of Mrs S Fone, Parish Paths Liaison Officer (PPLO) as he was the first landowner to 'spray out' his footpaths. Cllr Vaughan advised that they were liaising with landowners regarding the proposed sites for the circular walks notice boards at Galhampton Village Hall, Yarlinton Church, North Cadbury Stores and Woolston Road, which would be on the agenda for approval at the next meeting. She also reported that there had been recent incidents of motorbikes on PRoW, which were being investigated.

**RESOLVED:** The Clerk agreed to email C.Cllr M Lewis to ask for his assistance regarding blocked drains on Parish Hill, which was an ongoing safety issue. D.Dllr Hobhouse agreed to email Wessex Water requesting that they inspect the water leak at the entrance to the Orchard on Parish Hill, which Cllr Montgomery had reported on a number of occasions.

**20/98. Dates of PC Meetings for 2021**

To agree the following dates for PC meetings to be held in 2021:

27<sup>th</sup> January, 24<sup>th</sup> February, 24<sup>th</sup> March, 28<sup>th</sup> April, 19<sup>th</sup> May, 23<sup>rd</sup> June, 28<sup>th</sup> July, 22<sup>nd</sup> September, 27<sup>th</sup> October and 24<sup>th</sup> November.

**RESOLVED:** Dates agreed. Extraordinary meetings would be held if necessary to consider urgent business and planning applications in August and December.

**20/99. Local Parish Alliance Proposal**

To consider proposal by St Cuthbert (Out) PC to engage with the process as a part of an alliance of local / rural Parishes and participate in negotiating with the unitary authority to become a Local Community Network of local / rural Parishes.

**RESOLVED:** Following a brief discussion the PC agreed unanimously to join the Local Community Network of local, rural parishes.

**20/100. Items for Report and Future Business**

a. Communications. Cllrs Gilbert and Vaughan wished to discuss ways on how councillors could raise awareness among local residents of the work of the PC. They suggested that councillors could attend coffee mornings in villages other than their own, parent and toddler groups, church events and possibly attend school governor meetings. In addition they asked the PC to consider producing a 'digest' of the minutes, which would be aimed at those who do not read the full minutes and would provide, in a reader-friendly form, brief details of some of the items discussed at the meeting. The purpose of this would not be to replace the official minutes, but to create awareness of and/or interest in what we do and direct readers who wish to know more to the full minutes. We would hope to distribute this via the pc web-site, facebook and mailchimp and possibly, with the Head Teacher's permission, via the school's electronic mailing system.

**ACTION:** Cllrs agreed by a majority vote that Cllrs Gilbert and Vaughan produce and trial the 'digest' for a period of a few months.

b. To set and approve the precept for 2021/22.

c. To list the proposed locations for the circular walks noticeboards for approval.

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

**Next meeting:** to be held on Wednesday 27<sup>th</sup> January 2021, 7.00pm via Zoom.

There being no further business, the meeting closed at 9.40pm.

Signed .....  
Chairman

Dated .....