

North Cadbury & Yarlington Parish Council

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“Draft” Minutes of Parish Council On Site Planning Meetings
held on Tuesday 13th July 2021 commencing at 2.00pm
in North Cadbury Allotments Car Park

Councillors Present:

Malcolm Hunt (Chairman)

Sue Gilbert

Andy Keys-Toyer

Archie Montgomery

Maria Viney

Alan Bartlett (Vice Chairman)

Karen Harris

Bryan Mead

Katherine Vaughan

In Attendance: A Tregay, Boon Brown (Agent), Mr and Mrs P. Longman (Applicants) and thirty members of the public.

21/78. 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: Apologies were received and accepted from Cllrs Alan Rickers and John Rundle.

21/79. 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: Cllr Gilbert declared a personal interest at item 21/80.a.i, as her property, Ridgeway Farm, adjoins the application site; she would participate in the discussion as a member of the public but not vote.

21/80. Planning.

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

i. **PA 21/01455/OUT.** Outline application with all matters reserved except access for up to 81 dwellings, a new access road, a new junction on to the A359, open space, school parking and drop off, landscaping and associated works on land At Ridgeway Lane, North Cadbury.

The Agent was invited to open the meeting by giving a summary of the application, given that the details of the application were already on line and had been for some time. It was also acknowledged that a significant number of the parish had contributed their views to South Somerset District Council (SSDC); two hundred and thirty four at the time of the meeting.

There then followed a seventy five minute question and answer session with a range of questions from the public, which covered such issues as concerns on access to and from the site, footpaths, school parking, traffic levels. There were a myriad of other concerns which were mirrored in the letters to SSDC. There was a strong view, expressed in the questions, that there was no evidence of a need or wish for such a development, which would radically change the nature and shape of the settlement. Indeed the

Neighbourhood Plan process had shown that 82% of the Parish considered that a development of this site had little or no merit.

The Applicant made great play of the fact that so many of their proposals were for the "betterment" of the Village. The people of North Cadbury, as reflected by the views of those thirty members of the community at the meeting, and espoused by the two hundred and thirty four who responded to the application online, took the view that these proposals, apart from the many flaws in strictly planning terms, are not justified, not needed and not supported. Whatever the reason for these proposals, they are not for the betterment of those who live in the Parish, quite the opposite. They are not justified in planning terms and are wholly rejected.

RESOLVED: The PC strongly objects and agreed unanimously to recommend **REFUSAL** of the application. The PC agreed to outline in detail its reasons for refusal in the Council's formal response to SSDC, which would be based on comments submitted by village residents and statutory consultees and on a myriad of planning and legal grounds.

ii. **PA 21/02068/DPO.** Discharge of S52 Agreement dated 22nd September 1982 referring to approved planning application 820789 (Manor Farm Cottage). Agricultural dwelling at Manor Farm, Pound Lane, Yarlinton.

RESOLVED: The PC agreed unanimously to recommend **APPROVAL** to discharge the S.52 on Manor Farm

b. SSDC Decisions.

i. **PA 20/02936/FUL.** Erection of a new dwelling to replace approved conversion 20/01186/FUL. Building and land at Sandbrook Lane, Galhampton – **APPROVED.**

ii. **PA 21/01188/S73.** Application to remove condition No.3 (agricultural occupancy) of planning approval 883300 (permitted at appeal) at New Park Gate Bungalow, Gibbet Road, Maperton – **APPROVED.**

Next meeting: to be held on Thursday 22nd July 2021 at 7.00pm in Galhampton Village Hall.

There being no further business, the meeting closed at 3.20pm.

Signed

Dated

Chairman