

North Cadbury & Yarlington Parish Council

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Minutes of the Parish Council (PC) On Site Planning Meeting

Held on Tuesday 9th November 2021 commencing at 2.00pm to consider:

PA 21/03103/FUL – Change of use of Yarlington Lodge (Grade II Listed), Coach House, and Gardener's Cottage and associated grounds from residential uses (C3) to short-stay holiday accommodation (sui generis); associated alterations, extensions, demolition and erection of new buildings; associated landscaping at Yarlington Lodge, Lodge Hill, Yarlington.

Councillors Present:

Malcom Hunt (Chairman)

Alan Bartlett

Andy Keys-Toyer

Bryan Mead

John Rundle

Maria Viney

In Attendance: Mr Paul Rawson (Estate Manager), Mr Martin Harradine (Planning Consultant) and five members of the public.

21/134. Declarations of interest: None.

21/135. The Planning Consultant opened proceedings with a description of the changes which would ensue to convert the Lodge, a listed building, to include 13 accommodation suites which would together provide holiday accommodation for up to 32 people. The various associated arrangements to provide necessary functions such as waste disposal etc. were all satisfactorily covered in the presentation or in answers to questions. Prior to the meeting there had been a village meeting as a result of which a number of questions were raised by a Yarlington member of the PC. These were all noted or answered by the Estate Manager and the Planning Consultant. Importantly, noting that The Estate had applied many of the significant points made by the community following their earlier, and now replaced, plans for this site, it was agreed that the close relationship with the community would be continued as the project developed. The point of contact would be Mrs M Viney, a member of the PC, who would also be the link to the PC. It was to be hoped that this would result in happier relations with the community.

Nevertheless, while the village was generally supportive of this venture, there remain 2 significant concerns which constitute conditions of agreement. While it is recognised that the Applicants have taken account of the views of the community voiced on the previous scheme for this site, there remain concerns that the number of residential properties across the Estate that have been lost to the rural communities and their cumulative effect on the locality, are an issue. The community wish to see an audit undertaken of these properties with a view to redressing the balance to protect the heritage of the rural communities through the provision of housing for local people.

The second condition concerns those residences which were included on the previous plans for the site but are not considered, apparently, in this scheme. Questions, therefore, arise as to the future for the menage, the Bungalow and Stable Cottage. They are in close proximity to the new proposals and are currently occupied. We believe it is reasonable for the residents to seek clarification that these properties will not be subject to a future change of use. The Parish Council supports these conditions.

21/136. Resolution: Subject to the conditions set out above, the Parish Council resolved unanimously to recommend **APPROVAL** of the Application.

The meeting closed at 2.50pm.

Signed.....

Dated.....