

North Cadbury & Yarlington Parish Council

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“Draft” Minutes of Parish Council Meeting
held on Wednesday 22nd March 2023 in Galhampton Village Hall
commencing at 7.00pm.

Councillors Present:

Diane Rickers (Chairman)

Nick Garrett

Jane James

Alan Rickers

Maria Viney

Andy Keys-Toyer (Vice-Chairman)

Malcolm Hunt

Nerissa Northover

John Rundle

In Attendance: D.Cllr Kevin Messenger, the Clerk and eight members of the public.

Public Session

Many of the residents were present to convey their concerns over the proposed ‘Manor Farm, Yarlington’ development. Unfortunately there was no representation from The Newt to address their concerns, however, it was agreed that residents from both Yarlington and Galhampton would set up a Working Group (WG) with Cllrs Rickers and Viney as points of contact on the PC as the development affected both villages. The WG would liaise with The Newt as had happened previously with the ‘Avalon Farm, Galhampton’ development.

Report from The Newt and Emily Estate

There was no report available or representation from The Newt.

Reports from County and District Councillors.

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

D.Cllr Messenger reported that this was his last North Cadbury and Yarlington PC meeting in post as he did not stand for election onto the new Somerset Council. It had been an honour and a privilege to represent the Cary Ward. He had enjoyed his tenure as a councillor and was impressed at how much good work parish councillors carry out on behalf of their parishioners, with little reward; he thanked them all. He was particularly impressed with North Cadbury and Yarlington PC as it always carried out a thorough job. The sheer amount of work the Neighbourhood Plan Working Group carried out to produce the Plan and how it was developed was such an example.

Cllr Peter Seib would Chair the new Somerset Council’s Planning Committee South (covering the former SSDC area) with Cllr Jason Baker as his Vice-Chairman, which would operate as a regulation committee with various other members to be elected.

The Chairman thanked Cllr Messenger on behalf of the PC for his service over the last four years who was applauded by those present.

D.Cllr Messenger could not answer Cllr Viney’s query with regard to Pest Control Services under the new Somerset Council. **Action:** Clerk to email Somerset Council.

23/36. 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: Cllrs John Counsell gave his apologies, which were received and approved. C.Cllr Mike Lewis also tendered his apologies.

23/37. 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) adopted 11th May 2022.

(NB this does not preclude any later declarations).

RESOLVED: None declared.

23/38. Minutes.

To approve the Minutes of the Parish Council meeting held on 22nd February 2023.

RESOLVED: The minutes were confirmed as a true record and signed by the Chairman.

23/39. Parish Council Vacancies.

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

RESOLVED: There was one eligible candidate for one of the vacancies, Mrs Jane James. The PC voted unanimously in favour of Mrs James who was co-opted onto the PC and signed her Declaration of Acceptance of Office (DAO).

23/40. Planning.

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

i. **PA 23/00555/S73A** – S73A Application to remove Condition 03 (occupancy restriction) to allow the dwelling to be occupied as an unrestricted C3 dwelling relating to planning consent 820789 (dated 24/09/1982); **OUTLINE:** The erection of a dwellinghouse on land at Manor Farm, Yarlinton, BA9 8DG.

RESOLVED: Councillors agreed by a majority vote to recommend **APPROVAL**.

b. South Somerset District Council (SSDC Decisions).

i. **PA 23/00144/S73A.** S73A Application for the installation of solar panels to all plots and a single storey extension to Plot 5 (seeking to vary condition 02 (approved plans), condition 12 (surface water disposal), condition 13 (materials), condition 18 (foul drainage) & condition 26 (external lighting) of planning consent 21/03495/S73A; S.73a application to vary condition 2 (approved plans), condition 3 (levels), condition 4 (highway condition survey), condition 5 (construction management Plan), condition 6 (visibility splays), condition 10 (vegetation clearance), condition 13 (materials), condition 14 (hard & soft landscaping), condition 15 (landscape maintenance), condition 16 (ecological enhancements), condition 17 (southeast Boundary wall details), condition 19 (access materials), condition 21 (access gradient), condition 22 (parking spaces), condition 24 (electric vehicle charging points), condition 25 (bin storage) and condition 27 (plot 1 permitted development rights) of planning permission ref. 20/00787/FUL for demolition of existing buildings and redevelopment of the site with 6 no. Dwellings) on land North of Hill Ash Farm, Woolston Road, North Cadbury, BA22 7BL – **APPROVED**.

ii. **PA 22/02994/S73.** S73 application to vary condition 2 (approved plans) of planning permission 18/03693/FUL for the Erection of 8 No. detached dwellings (To regularise the site layout to correct errors and omissions regarding hard and soft landscaping proposals, addition of garages to all plots, alterations to proposed external materials to all house types and amendment of house type elevations to provide revised window sizes and fenestration) at Former Harvester Works, Mayfield Close, Galhampton, BA22 7BA – **APPROVED**.

23/41. Finance.

a. **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.

b. **Accounts for payment:**

To review and approve a schedule of items of expenditure:

Yarlington PCC churchyard maintenance grant	£500.00
Grit Bin for Parish Hill	£209.94
Clerk's Allowances & Expenses Nov 22 to Mar 23	£107.43
S137 Grant St John Ambulance	£100.00

RESOLVED: Items of expenditure approved unanimously.

23/42. Highways and Rights of Way (RoW) Report.

PC Representatives and to provide progress reports.

RESOLVED: Cllr Rundle presented the Highways report, which can be found at Attachment 1. Cllr Garrett, having recently taken over as the RoW Rep had nothing to report, however, he would be introduced to Eve Wynn, Somerset Council's RoW Officer at an on site meeting on 29th March 2023.

23/43. North Cadbury and Yarlington Neighbourhood Plan (NP).

Update from the NP Monitoring Group.

RESOLVED: Cllr A Rickers reported that he had written to The Newt asking how its current and future development plans fit into the NP and whether they took the NP into consideration. He also asked for the number of buildings being developed into residential/holiday homes to identify what properties are available for residents and how it affected the parishes/fitted in with the numbers identified in the NP.

23/44. Local Community Networks LCNs)

Update on the formation of LCNs.

RESOLVED: The Chairman and Vice-Chairman reported that they had travelled to Hentsridge Village Hall on 2nd March for the LCN meeting, however, no one was present and they were later told that it was cancelled at short notice and the meeting was rescheduled to 20th April at Queen Camel Village Hall.

23/45. Items for Report and Future Business.

a. The Coronation of His Majesty The King. Cllr Hunt asked if there were any plans in the parishes to celebrate the King's coronation. Cllrs reported that on Sunday 7th May Galhampton were planning to hold an afternoon tea and at North Cadbury Village Hall there would be a village picnic; Yarlington were planning a commemorative luncheon on Monday 8th May 2023. **Agenda item for next meeting.**

b. Catalytic Converter Thefts. Cllrs Rickers and Rundle reported that two vehicles had recently had their CCs stolen, one from a car on a driveway in Galhampton at 10pm and the second was from a car parked on Cary Road. Residents are asked to be vigilant.

Next meeting: Yarlington Annual Parish meeting to be followed by Ordinary PC meeting on 26th April 2023 in Yarlington Church. **Clerk to ask for attendance by the Newt.**

There being no further business, the meeting closed at 8.00pm.

Signed
Chairman

Dated