

North Cadbury & Yarlington Parish Council

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

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“Draft” Minutes of Parish Council Meeting

held on Wednesday 23rd April 2025 in Yarlington Village Hall
following the Yarlington Annual Parish Meeting, commencing at 7.00pm

Councillors Present:

Andy Keys-Toyer (Chairman)
Caroline Bowen
Malcolm Hunt
Nerissa Northover
Maria Viney

John Rundle (Vice Chairman)
Nick Garrett
Clare Leavold
Richard Rundle
John Whitehead

In Attendance: the Clerk and nine members of the public.

- ❖ **Public Question and Comments:** Residents present asked questions on the proposed residential development on land north of Brookhampton Road. Following a full discussion councillors confirmed that a workshop would be held on 30th April with Origin 3, three parish councillors and four Brookhampton residents. Cllr Henry Hobhouse was also invited due to his knowledge on phosphates etc. This was only the first step in the process, a fact finding/listening workshop. The Developers were working on a drainage plan so it would be advisable to wait before seeking expert advice, if necessary, once submitted. The PC would challenge Origin 3 on any issues, including drainage and standard regulations.
 - ❖ **Report from The Newt and Emily Estate:** Report presented at preceding Yarlington Annual Parish meeting.
 - ❖ **Reports from Somerset Council:** As above.
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25/52. Apologies for absence:

To receive any apologies for absence.

RESOLVED: Apologies were received and accepted from Cllr Chris Jose. Somerset Cllr Kevin Messenger also tendered his apologies.

25/53. Declarations of Interests:

Members are reminded of their obligation to declare any Pecuniary or Other interests they may have under the Localism Act 2011 and NALC Model Code of Conduct adopted May 2022. (NB this does not preclude any later declarations).

RESOLVED: None declared.

25/54. Minutes:

To approve the minutes of the on site planning meeting and ordinary PC meeting held on Wednesday 26th March 2025.

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

25/55. Reports of Crimes and Anti-Social Behaviour Incidents:

To discuss recent incidents of crime and anti-social behaviour/prevention measures in the parish of North Cadbury.

RESOLVED: As discussed at the preceding Yarlington Annual Parish Meeting.

25/56. Planning:

a. Somerset Council Decisions:

- i. **PA 25/00527/HOU.** Erection of natural stone walling to close existing vehicular access at The Cider House, Corkscrew Lane, Woolston, BA22 7BP – **APPROVED.**
- ii. **PA 25/00392/HOU.** Alterations and construction of two storey extension to the rear / side of the property with single storey part in place of the existing garden room extension at 6 Long Street, Galhampton, BA22 7AZ – **APPROVED.**
- iii. **PA 25/00325/S19.** S19 Application to vary Condition 02 (approved plans) to change material from cladding to stone, additional rooflights and repositioning of ground floor WC relating to Planning Consent 24/02490/LBC; Erection of single storey rear extension to 10 High Street, North Cadbury, BA22 7DP – **APPROVED.**
- iv. **PA 25/00209/LBC.** Re-pointing to existing stone façade at 10 High Street, North Cadbury, BA22 7DP – **APPROVED.**
- v. **PA 25/00207/S73.** S73 Application to vary Condition 02 (approved plans) to change material from cladding to stone, additional rooflights and repositioning of ground floor WC relating to Planning Consent 24/02489/HOU; Erection of single storey rear extension to 10 High Street, North Cadbury, BA22 7DP – **APPROVED.**

25/57. Finance:

a. Balance of the Council's Bank Account & Bank reconciliation:

To receive the full council accounts and bank reconciliation.

RESOLVED: The Clerk previously circulated the PC's Accounts, which were agreed and Lloyds Bank balances at 31st March 2025 in the Community Account of £74.38 and Community Instant Access Account of £24,593.41, reconciled, approved and signed.

b. Accounts for payment:

To review and approve a schedule of items of expenditure:

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| i. North Cadbury PCC – Churchyard maintenance grant | £1,200.00 |
| ii. SALC Affiliation fees 25/26 | £536.70 |
| iii. SALC Inv 1860 – 'Cllr Essentials Part 2' Mar 25 | £25.00 |
| iv. SALC Inv 1934 – 'Code of Conduct' Apr 25 | £25.00 |
| v. SALC Inv 1935 – 'Cllr Essentials Part 1' Apr 25 x 2 | £56.00 |
| vi. Galhampton Village Hall hire 26 Mar 25 | £24.00 |

RESOLVED: Items of expenditure approved unanimously.

c. Mailchimp Newsletter:

To consider re-introducing Mailchimp Newsletter option on PC website. To set up subscribe button and page - £30 plus VAT.

RESOLVED: Approved. Clerk to initiate subscribe button with WesternWeb Ltd.

25/58. North Cadbury and Yarlington Neighbourhood Plan Monitoring:

Update.

RESOLVED: The Chairman reported that he was working through the policies with Cllrs Garrett and Viney and would report back to the council at the next meeting.

25/59. Highways and Rights of Way (RoW) Report:

PC Representatives to provide progress reports.

RESOLVED:

a. Rights of Way. Cllr Garrett had nothing further to report following the March meeting. The Clerk reported that Tim Gilbert, Parish Strimmer had moved from the area, however, he would try to continue with the work, time permitting, along with his RoW role in his new parish. The Clerk had not yet received a response from J Counsell as to whether he wished to continue to assist as Parish Strimmer.

RESOLVED: Cllr Northover agreed to follow this up with J Counsell.

b. Highways. Cllr Rundle presented his Highways report in the absence of Cllr Jose, which can be found at Attachment 1.

25/60. Emergency Planning and Flood Mitigation:

Update on the formation of a Community Emergency Plan (EP) and flood mitigation.

The Chairman reported that North Cadbury Village Hall Committee had put in place their emergency plan. The Clerk reported that she had not received a response from Galhampton Village Hall as to whether their Plan was finalised

RESOLVED: Cllr Northover agreed to hasten Galhampton Village Hall. Cllr Viney agreed to email Yarlington's EP to the Clerk. The EPs would form the Parish Council EP.

Flooding. The Chairman reported that information on the new Pegel Alarm App would soon be available on the parish website.

Cllr Whitehead read out a report on behalf of Mareike Beyer, Flood Warden, which can be found at Attachment 2.

RESOLVED: The Clerk agreed to include on the agenda for the next meeting the appointment of two parish councillors to liaise with the Flood Warden and to discuss how to address the removal of the debris in the Cam downstream of Brookhampton.

Cllr Viney reported that Lorne Thompson, Chairman of the Yeovil Rivers Community Trust, would visit Yarlington to discuss any issues and to help map the river Yarlington in order to ascertain relocation of the river gauge monitors.

Councillors agreed that it would be useful for residents to submit any data from private rain gauges.

25/61. Local Community Networks LCNs:

Reports.

RESOLVED: The Chairman and Cllr Northover agreed to attend the next meeting on 30th April 2025 in Hentstridge Village Hall.

25/62. On Site Planning Meetings:

To consider changing the day/timings for the onsite planning meetings.

RESOLVED: Cllrs agreed to continue holding onsite planning meetings on the same day as PC meetings. The next meeting scheduled for 14th May would be held at 2pm due to the earlier start of the Annual Parish Meeting, however, during the summer months, on site planning meetings would commence at 4.30pm from June onwards.

25/63. Items for Report and Future Business:

a. Report from Cllr Whitehead – NC Village Hall meeting. NCVH were looking for a treasurer. The Hall Committee were raising funds and applying for grants towards purchasing a new light/sound system and projector equipment for the Hall, which would enable them to hold 'Live Theatre'.

b. Refurbishment of North Cadbury Telephone box. Resident A Moore was in the process of refurbishing the telephone box. All materials would be paid for by the PC.

c. New Model Standing Orders 2025. The Clerk would circulate the updated Model Standing Order (England) 18 to comply with new procurement legislation and ensure consistency with Model Financial Regulations for adoption at the Annual Parish Council meeting.

d. Communication. The Clerk to initiate drafting the PC Newsletter to publish in The Beacon and through subscriptions on the parish website, once Mailchimp set up finalised.

- e. Tour of Avalon Farm, Galhampton. The Clerk would circulate proposed dates for a tour of Avalon Farm with The Newt.
- f. Speeding in Yarlington. Cllr Viney reported that she would start working on speed mitigation in Yarlington.
- g. Flooding. Agenda item for next meeting for the appointment of two parish councillors to liaise with the Flood Warden and to discuss how to address the removal of the debris in the Cam downstream of Brookhampton.

Next meetings: North Cadbury Annual Parish meeting to be held at 7.00pm on Wednesday 14th May 2025 in North Cadbury Village Hall and to be followed by the Annual Parish Council meeting and ordinary PC meeting.

There being no further business, the meeting closed at 9.10pm.

Signed

DatedChairman