

Yarlington Annual Parish Assembly

A meeting of the Parishioners

“Draft” Minutes of the Yarlington Annual Parish Assembly

Held on Wednesday 22nd April 2026 at 7pm in

Yarlington Village Hall, BA22 7DG

The Chairman of the Parish Council (PC), Nick Garrett, opened the meeting, which was attended by thirteen members of the public and nine parish councillors.

1. **Minutes of Yarlington Parish Meeting held on 23rd April 2025** were received and confirmed as a true record and signed by the Chairman
2. **The Chairman of North Cadbury and Yarlington Parish Council** gave his report, which is included at attachment 1.
3. **Report from Zoe Young (ZY), Community Liaison Officer for The Newt and Emily Estate (EE):**

“Thank you for the continued support from the Council and residents of Yarlington.

A few year highlights:

- Stag's head opening! We're all grateful for the incredible job Louise and David do and there will be more Newt tabs to come.
- Permissive route opening around the Trout Ponds. A special thanks to my colleague Saul for his hard work in maintaining these spaces.
- Harvest Lunch. Always happy to support fundraising and we were thrilled to match fund an excellent harvest celebration.
- Natural Flood Defence Measures. Continuing support to flood management with some measurable progress already made.

Ongoing projects:

- Farm build. Work is progressing to schedule. The next stage includes cladding the buildings to better integrate them into the landscape, along with roofing works on the roundhouses.
- Agricultural track. Work is ongoing. Concerns regarding timelines and local impact have been raised and fed back. In initial response, it has been agreed seeding of the banks will begin shortly to help soften the visual impact and aid integration into the landscape.
- Farmyard Hotel extension. The next phase of construction is due to begin on 5th May.
- Pub parking. An upcoming project to relieve traffic within Yarlington by adding a modest uplift of parking spaces. I will share plans and timelines when available.”

4. **Reports from Somerset Councillors Henry Hobhouse and Kevin Messenger:**

- Flooding – works carried out by EE at the head of the river were working to help ease flooding further downstream. Works were also being carried out on the retention pond on the A303 to help ease flooding north of North Cadbury.
- The Government is changing how applications are routed to committee by introducing a national scheme of delegation through the Planning and Infrastructure Act 2025 and draft 2026 Regulations. Many applications must be decided by officers and cannot be called to committee. Others are presumed to be officer-determined unless a strict "gateway" is passed. Referral to committee will be exceptional, not routine, and must usually be agreed by the Chief Planning Officer (or equivalent) and the Chair of the Planning Committee acting together. This significantly reduces local discretion and removes the current variety of local call-in arrangements. Parish and Town Councils will still be statutory consultees on planning applications, however, PCs will no longer be able (in practice) to influence whether an application goes to committee rather than being decided by an officer, so while PCs still comment, effectively they lose their indirect "escalation leverage". Councillors and MoP were encouraged to complete the consultation online before the closing date of midnight tonight.
- Somerset Council's (SC) budget was set for the next financial year, having avoided 'bankruptcy' and SC would continue to find ways to make savings in order to avoid filing a section 114 notice, which is a formal declaration by the local authority's chief finance officer that the council cannot lawfully meet its expenditure commitments from available funds.
- Local MPs Sarah Dyke and Adam Dance have been working hard in parliament regarding flooding in Somerset and the new £1m Ministry of Defence contract for Leonardo to produce medium lift helicopters under the New Medium Helicopter (NMH) program. The Yeovil maternity ward had just reopened this week, with thanks to both local MPs.
- Pothole situation was improving with SC placed 16th on the list of local authorities out of 158 for dealing with potholes.

5. **Reports from Local Groups and Organisations**

- a. Yarlington Parish Cllrs. Cllr Clare Leavold gave her Village Report on behalf of herself and Cllr Maria Viney, which is included at attachment 2.
- b. Yarlington Village Hall. A member of the committee reported that there had been a change of trustees and the committee were looking for new trustees. The Hall had held many events, fundraising being key. Improvements had been made to the kitchen and an awning purchased for the rear patio [with a grant from the PC]. The Committee would continue to update the Hall as funds become available.
- c. St Mary's Yarlington Church. Clare Leavold read out her report as secretary of the Parochial Church Council, which is included at attachment 3.

6. **Open Public Parish Forum**

A member of the public (MoP) questioned EE's planning statement that the new internal track for the farm build would remove traffic from the village. Zoe Young confirmed that it had just opened today.

A MoP commented on the great number of trees EE had cut down in the wood by Yarlington Manor. ZY agreed that it was rather drastic, however, the wood hadn't been managed previously; it had been left too late and any tree management should have happened steadily

from the beginning. Once complete, it would be managed properly with gradual replanting. Following a discussion on EE black fencing, a MoP asked for a 'fence free zone'! MoP asked for confirmation on the time frame for completion of the agricultural track due to noise disruption. ZY agreed to ascertain the timeline. MoP asked if the galvanised cattle fencing could be painted black. The farm manager advised that the fencing would gradually weather. There followed a general discussion on dog fouling and dog waste bins. MoP were advised that, for any dog waste bins to be considered, SC would need the request to be based on evidence.

There being no further business, the meeting closed at 7.45pm and the ordinary meeting of the PC followed.

Signed
Chairman

Dated

DRAFT