

# North Cadbury & Yarlington Parish Council

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

Held on Tuesday 12<sup>th</sup> October 2021 commencing at 2.30pm to consider:

**PA 21/02893/S73A – Demolition and rebuild of two single storey barns to provide living accommodation for Emily Estate staff, associated works to the landscape and relocated vehicle access to the A359. A Section 73 application for the variation of condition 1 (approved drawings) of planning permission 18/02776/FUL to change the vehicle access point and parking provision, together with minor associated adjustments to landscaping; variation of condition 2 to reflect approval granted, and variation of condition 7 to reflect revised access; removal of conditions 4 and 5 at Avalon Farm, Galhampton Hill, Galhampton.**

### Councillors Present:

John Rundle (Acting Chairman)	Susan Gilbert
Karen Harris	Bryan Mead
Alan Rickers	Maria Viney

In Attendance: Mr Ed White (Emily Estate) and Mr Martin Harradine (Planning Consultant).

**21/119. Declarations of interest:** Cllr Rickers declared a personal interest, living opposite the site and would participate in the discussion but not vote.

**21/120.** As the planning portal at South Somerset District Council (SSDC) was out of action at the time councillors had not had the opportunity to view the application beforehand so the Estate representatives were asked to give a full explanation of the proposals at this meeting. In essence this application removes the site access on the A359 close to the electricity sub station and as a result all traffic accessing the site in future will do so through the main entrance at the top of Galhampton Hill. There are also some changes to the parking arrangements, providing separate parking for the staff using the accommodation and the main car park for all other staff. This site now employs some 55 people.

The rationale behind these changes was, in the main, twofold. Firstly, the two entrances created confusion amongst visitors to the site resulting in vehicles being delayed unnecessarily on the busy A359 and, secondly, there is concern about security of the site overall. There has been theft of some expensive plant recently.

There followed some rigorous questioning of the Estate representatives as councillors, and in particular Cllr Rickers who lives opposite the site, were concerned about the safety aspect of the main entrance. This part of the A359 is notorious for speeding motorists and there have been some serious accidents on this hill in the past. It was suggested that any increase in vehicle movements at this point could cause future problems. It was also mentioned that the forthcoming major works on the A303 will result in increased traffic flow along the A359 over the course of the next two years.

Mr Harradine pointed out that the safety aspect had been considered and, in fact, they now have written confirmation from Somerset County Council (SCC) Highways confirming that they are happy with the situation. Mr Harradine also mentioned that SSDC had verbally indicated their agreement to the changes.

**21/121. Resolution:** The PC resolved by a majority vote to recommend **APPROVAL** of the Application. There was a general view that as SSDC and SCC Highways had already indicated their agreement this was perhaps a pointless exercise.

Whilst recommending approval with the proposals it was suggested that the PC recommends that additional signage is provided on the A359 to give adequate warning of the site entrance, that consideration be given to extending the reduced speed limit from the bottom of Galhampton Hill to the top and, finally, investigating whether it would be possible to introduce a third lane on the hill to allow heavy vehicles approaching from the south a means of pulling over before turning right into the site and, therefore, easing traffic flow at this point. It was noted that a similar arrangement has been installed on the A359 at the entrance to The Newt.

The meeting closed at 3.00pm.

Signed.....

Dated.....