

North Cadbury & Yarlington Parish Council

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“Draft” Minutes of Parish Council Meeting
held on Wednesday 28th September in The Reading Room, North Cadbury
commencing at 7.00pm.

Councillors Present:

Diane Rickers (Chairman)

John Counsell

Malcolm Hunt

Alan Rickers

Maria Viney

Andy Keys-Toyer (Vice-Chairman)

Sue Gilbert

Bryan Mead

John Rundle

In Attendance: C.Cllr Mike Lewis, D.Cllr Kevin Messenger, the Clerk and thirteen members of the public.

Public Session

A resident reported on changes that would be happening soon to the churches within our parishes. The Diocese wants to introduce drastic cost cutting measures and has proposed that the number of clergy in this deanery (Bruton and Cary) be cut from 7.5 to 6. This has come at a difficult time as our Rector Reverend Tristram Rae Smith is retiring in August 2023. A local committee will make recommendations to the Diocese in January/February 2023. Whatever happens there will be changes that may affect services such as baptisms and funerals as we may not have our own rector.

A resident reported a minor burglary in Woolston where bags of coal were stolen. Due to the rising cost of fuel, residents may wish to be aware and secure any fuel stored outside.

A resident questioned the use of the North Cadbury PC and Neighbourhood Plan (NP) logo by ‘other parties’. The Clerk confirmed that it was a breach of copyright and offered to provide the details, as requested by the resident, following the meeting. [Both versions of the logo were paid for by the PC as part of the Neighbourhood Development Plan (NDP) Website design, invoiced by WesternWeb on 31 December 2019 and, consequently, any copying by anyone else would be a breach of copyright and a trademark infringement.]

Report from The Newt and Emily Estate

Mr Paul Rawson gave the following report:

Upcoming events at The Newt

- Apple Day (Weekend) – 22/23 Oct 2022
- 11th November – the Hotel will have some fireworks

Recruitment. The Estate has many diverse employment opportunities available. The Newt are working closely with a local liaison officer for Ukrainian Refugees and have hosted a visit by 30 Ukrainians recently at the Newt.

Planning/Development. No new applications have been submitted in the period.

Reports from County and District Councillors.

C.Cllr Lewis reported that the introduction of Local Community Networks (LCNs) would take over the function of South Somerset District Council’s (SSDC) Area East Committee, which would continue to meet until April 2023, at which time the new unitary Somerset Council would replace

the five district councils. The Chairman and Vice-Chairman confirmed their attendance at the consultation event on LCN's scheduled on 29th September.

The five district councils' IT systems were about to go through a 'cutover' to bring together all systems onto a single collaborative automation platform for the new Somerset Council. There would be a reduction in online services from 7th to 10th October during this transition.

Cllr Lewis asked for residents to contact him if they had any details or experience of concessionary bus fares.

D.Cllr Messenger reported that, following the positive referendum result, the SSDC Executive Committee would decide at its meeting on 6th October whether to 'Make' the North Cadbury NDP.

22/128. 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: D.Cllr Henry Hobhouse tendered his apologies.

22/129. 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: Cllr Viney declared a personal interest at item 22/132.a.iv. as a neighbour of The Old Parsonage.

22/130. Minutes.

To approve the Minutes of the Annual Parish Council and Ordinary meetings held on 27th July 2022.

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

22/131. Parish Council Vacancies.

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

RESOLVED: There were two eligible candidates for the vacancies, Mr John Counsell and Mrs Nerissa Northover. The PC voted unanimously in favour of both candidates who were co-opted onto the PC and Mr Counsell signed his Declaration of Acceptance of Office (DAO). Mrs Northover was unable to attend the meeting and would duly sign her DAO.

22/132. Planning.

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

i. **PA 22/02235/HOU** – Construction of a car port at The Cottage, Brookhampton Farm, Sandbrook Lane, North Cadbury BA22 7DD.

Councillors previously carried out a site visit in order to be fully briefed on the proposal and its implications at which the Applicants were present.

This is a conjoined plan with direct neighbours to erect a carport that straddles two properties and has been discussed with nearby neighbours and there are no objections to the plans. The structure of the building will fit in with buildings in the immediate vicinity.

RESOLVED: The PC agreed unanimously to recommend that the application be **APPROVED.**

ii. **PA 20/03470/OUT** – Amended outline application with all matters reserved for the erection of up to 2 dwellings on land to the rear of Arkle House, Cary Road, North Cadbury.

Councillors previously carried out a site visit in order to be fully briefed on the proposal and its implications, at which five members of the public and the Agent were present.

Concerns were raised on the access to the proposed site as the width of the entrance at a maximum would be 2.8 meters. Concerns were also raised about the existing boundaries as the plans do not accurately reflect the true boundary lines as specified in the deeds for Arkle House.

The local neighbours who reside in listed buildings have not been consulted on the proposals and have raised concern in relation to the effect this will have on their property with increased traffic and construction traffic.

There are twenty two objections online and there is concern that the amendments to the plans in relation to the access have not been amended since the last application was rejected. The only alteration is the number of dwellings proposed.

The conservation Specialist has also raised objection to the proposed amended plans and states:

"I maintain my previous objection to the proposal as we have no understanding of the likely impact on heritage which is contrary to National Planning Policy Framework paragraph 189 and EQ2 and EQ3 of the local plan."

RESOLVED: The PC agreed unanimously to recommend that the application be **REFUSED** as the site is clearly incapable of any development as it cannot provide safe egress and access.

iii. **PA 22/02261/HOU & 22/02262/LBC** – Erect replacement two storey extension to rear elevation of Cadbury Court Cottage, North Cadbury Court, Woolston Road, North Cadbury, BA22 7DR.

Councillors previously carried out a site visit in order to be fully briefed on the proposal and its implications, at which Janet Montgomery as the Applicant and Agent was present.

The Agent outlined the proposed plans for the erection of a replacement 2 story extension. Although North Cadbury Court is a Grade I listed building, Cadbury Court Cottage is not listed. The cottage is attached to North Cadbury Court, however, by a high brick wall (forming the wall of the walled garden) and therefore the proposal is deemed to be one relating to a curtilage structure appertaining to North Cadbury Court. A heritage statement in relation to the listing does not offer any detriment to the replacement of the existing extension.

RESOLVED: The PC agreed unanimously to recommend that the application be **APPROVED**.

iv. **PA 22/01763/FUL** – Change of use from paddock to tennis court at The Old Parsonage, Crockers Hill, Yarlinton.

Councillors previously carried out a site visit in order to be fully briefed on the proposal and its implications, at which the Applicant and Agent were present.

The Agent outlined the proposed change of paddock to a Tennis Court. The court will have fencing around 2.4 m high. The court will not be overseen by any neighbours. Planning permission is being sought due to the height of the fencing surrounding the court. No objections had been received from residents.

RESOLVED: The PC agreed unanimously to recommend that the application be **APPROVED**.

b. South Somerset District Council (SSDC Decisions).

i. **PA 22/01607/FUL.** Construction of a new agricultural vehicular access on land off Dodinal House Road, Woolston, North Cadbury – **APPROVED**.

ii. **PA 22/01608/HOU.** Erection of a single storey rear extension and a two storey side extension at Manor Farm Cottage, Pound Lane, Yarlinton – **APPROVED**.

c. On Site Planning Meetings. Due to the dark evenings, Cllrs agreed to revert to a 2pm start but change the day of the week. Day of the week to be considered following the meeting.

(D.Cllr Messenger left the meeting at 7.55pm)

22/133. North Cadbury and Yarlington Neighbourhood Plan (NP)

Progress report from Working Group (WG)

RESOLVED: Cllr Keys-Toyer reported as follows:

“The North Cadbury NP went to referendum on 8th September 2022 and residents voted in favour of its adoption by 336 votes to 74. We feel this is a very positive result.

A great deal of thanks must go to all those who put so much effort into this project, not only the WG with Malcolm and Jo Witherden at the helm, but also to the many helpers who designed and put up posters, delivered loads of questionnaires, pamphlets and leaflets etc.etc....and of course the long-suffering residents who had to complete several questionnaires, absorb a mountain of information and make an informed judgment at the referendum. Many thanks to all of you.

The plan will now take its place as part of strategic planning policy at the beginning of October 2022.

It will remain the responsibility of the PC to make sure that, during the life of the plan, all future planning applications and other proposed changes are considered in the light of the policies set out in it.

For the plan to remain robust it will need to be reviewed at some time in the future. Any significant changes to the Local Plan by the New Authority or indeed changes to planning strategy by Central Government will have a bearing on this.”

RESOLVED: The NPWG was now officially ceased.

The PC also thanked all those who helped to achieve this important result. It would help to protect the Parish from irresponsible planning applications and will enable the Parish, to an extent, to control the ways and directions in which our countryside develops over the next eleven years. It should be noticed and appreciated that this endeavour has dominated the lives of a committed team of volunteers for the last three years in extreme conditions. The PC is indebted to them for their skill, perseverance and determination to see the project through to such a positive outcome.

Cllr Rundle reported that the initial aim was for the NP to be cost neutral. The NP Finances were circulated and he was pleased to report that the total cost to the PC was £845.59 out of the PC NP reserve/buffer of £2,500. He wished to thank Mike Walden at Print Street Ltd. for such an excellent job in carrying out the printing on behalf of the NP, often at short notice and during unsocial hours to meet deadlines.

RESOLVED: The PC agreed to maintain £500 in the NP reserve for expenditure on the NP website over the next 3 years or until it's no longer required. The remaining balance would be transferred back into the general reserve.

Cllr Hunt reported on the matter of the alleged issue surrounding the possible 'No Campaign' in the North Cadbury Referendum for the approval of the Parish NP. Leaflets purporting to be from the NPWG had been delivered to households in the parish encouraging a 'NO Vote'. The WG had taken advice from the SSDC Electoral Officer who recommended that the WG email the police. Avon and Somerset Police investigated the report and confirmed that an offence had been committed and offered to contact the individuals concerned, but required the approval of the PC.

RESOLVED: Following a brief discussion, councillors agreed unanimously not to take things further, as their actions had no impact on the outcome of the referendum and for the harmony of the parishes.

22/134. Highways and Rights of Way (RoW) Report.

PC Representatives to provide progress reports.

RESOLVED: Cllrs Gilbert and Rundle presented their reports, which can be found at Attachments 1 and 2. In addition, Cllr Rundle suggested that any residents who had issues with overgrown hedges could contact him so that he could liaise with the landowner.

Councillors approved the purchase of 55 new signs for the circular walks, from the RoW reserve.

22/135. 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 and bank reconciliation signed.

b. Grant Request for £50 towards maintenance of Galhampton community public access defibrillator (CPAD). Cllr A Rickers declared a prejudicial interest as the Chairman of Galhampton Village Hall, who had requested the grant and would not vote.

RESOLVED: Following a full discussion, the PC approved £50 S137 grant towards the maintenance of the CPAD in Galhampton. The PC also agreed to include in the precept £100 maintenance grant to each host of the parish CPADs from FY 23/24.

c. Accounts for payment:

To review and approve a schedule of items of expenditure:

Jo Witherden Invoice 0780 – NP	£376.80
Grant – St Margaret's Hospice	£250.00
Grant – South Somerset Community Accessible Transport	£200.00
Grant – Citizens Advice Bureau South Somerset	£150.00
Grant – Friends of Castle Cary Library	£100.00
Excalibur advert Aug 20 to July 23	£120.00
WesternWeb – add London Bridge facility to website	£90.00
Excalibur – PC inserts Nov 21 to Mar 22	£48.00
SALC Code of conduct trng Jul 22	£25.00
Galhampton Village Hall hire Jun 22	£24.00

RESOLVED: Items of expenditure approved unanimously.

22/136. Churchyard Maintenance Grants.

To review the provision of churchyard maintenance grants in accordance with updated advice/guidance, following internal auditor's observations.

RESOLVED: Following a full and long debate with input from residents, it was agreed to defer the item until the next PC meeting to enable further advice/guidance discussed at the meeting to be produced and circulated for consideration by the PC.

22/137. Anti-Social Behaviour in the Parish.

To raise awareness and how the parishioners can help in reporting incidents of anti-social behaviour and what to look out for.

RESOLVED: Reports of 'County Lines' drug distribution have been witnessed on a number of occasions within the villages and reported to the police. The main suspects are on ride-on scooters and in a black Audi car. The police have asked for residents who witness anything suspicious to report directly by phoning 101 at any time or online at www.avonandsomerset.police.uk. If it's happening then and there call 999 straight away but do not attempt to confront the suspects. You can also call CrimeStoppers on 0800 555 111.

22/138. Parish Council Emails.

To consider when it is necessary to use the 'reply all' button!

RESOLVED: Think before you 'reply all' to limit number of emails.

22/139. Items for Report and Future Business

a. To re-advertise the one remaining vacancy on the PC.

b. Agenda item to monitor and maintain the thirty policy statements within the NP.

c. The provision of churchyard maintenance grants.

Next meeting: to be held on 26th October 2022 in Galhampton Village Hall.

There being no further business, the meeting closed at 9.15pm.

Signed

Dated

Chairman

DRAFT