

North Cadbury & Yarlington Parish Council

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Minutes of Parish Council (PC) Meeting held on **Wednesday 24th July 2024** in Yarlington Village Hall commencing at 7.00pm

Councillors Present:

Diane Rickers (Chairman)

Nick Garrett

Andy Keys-Toyer

Nerissa Northover

Johnnie Counsell (Vice-Chairman)

Chris Jose

Clare Leavold

Alan Rickers

In Attendance: Somerset Councillors Henry Hobhouse, Kevin Messenger, the Clerk and eleven members of the public.

❖ **Public Question and Comments:**

A member of the public spoke regarding the proposed footpath diversions, which were on the agenda for discussion at item 24/103.b.

❖ **Report from The Newt and Emily Estate**

Zoe Young, The Newt Community Liaison Officer reported as follows:

“Wheelwright’s: Following on from the discussion at the previous meeting, I am happy to report that the construction team have minimised their footprint. We have taken note of the wedding dates at the church and offered alternative parking and further minimised works for those dates.

Trout Pond: The main works will be completed within the next three weeks. There will be additional low level work and planting after that time, but those should be of minimal disruption. I do apologise for the disruption that has so far been caused by these works.

Footpaths: Thank you for raising the issues. I can confirm Rob (Village Steward) has been to the highlighted area and ensured there is 3m Bridleway access.”

Following questions from councillors and residents, Zoe Young responded as follows:

Stags Head Inn, Yarlington: Awaiting completion of sale.

New A359 bridge at Avalon Farm: Landscaping currently being completed. The bridge should be open as a permissive path to the general public within a few weeks. There would also be additional permissive paths on the Avalon Farm site, which would be fenced from livestock to connect with other footpaths and bridleways.

❖ **Reports from Somerset Council (SC):**

Cllr Kevin Messenger reported as follows:

Agratas Factory is a £4 billion investment by the owners of Jaguar Land Rover in a new EV battery factory on the edge of Bridgwater (former MOD site), which would eventually lead to c. 4000 well paid jobs in the region. The first building would be built on site by the end of 2024 and the second completed in 2026. The site would be fully operational in 2027, following completion of the third building and scaled up by 2030. Staff training had already commenced at Taunton and Bridgwater Colleges. Should any local businesses think they

have skills which can be used they can go onto the Agratas website. A new slip road from the M5 will go directly to the plant and a separate rail line will be linked.

Cllr Henry Hobhouse reported as follows:

Finance. SC had managed to 'pull back' its finances and still retains £35m held in reserve, which it originally planned to use to bridge the £100m funding gap for this FY and was currently £1.6m in the black.

Phosphates. Cllr Hobhouse previously reported on the matter of 'nutrient neutrality' in Somerset, specifically phosphates and that it was the Legal Opinion of Christopher Boyle KC, Landmark Chambers, London that SC can conclude favourable 'appropriate assessments' in respect of the applications for the 18,000 stalled dwellings and planning permission can be granted, without reliance on the nature-based 'off-setting' phosphate neutrality scheme currently being developed at the encouragement of Natural England (NE). Cllr Hobhouse confirmed that NE had now reversed the 'nutrient neutrality' scheme as it was not working.

Public Rights of Way (PRoW). Marlene Masters of Yarlington and PRoW expert, previously spoke to the Select Committee in the House of Lords, Westminster on the "root and branch reform" of the law on PRoW. The Select Committee discussed various proposals, mainly that Diversions should be "simplified and streamlined". This was the intent of the De-Regulation Act 2015, which had already gone through Parliament but yet to be brought into force. When this Act is enforced the County Councils will have more authority re diversions.

Speeding Following questions from councillors on speeding in Galhampton, he was also aware of the lack of response by Avon and Somerset Police and advised that residents could call 101 to report speeding offences.

24/100. Apologies for absence:

To receive any apologies for absence.

RESOLVED: Apologies were received from Cllrs Mareike Beyer and Maria Viney.

24/101. 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.

24/102. Minutes:

To approve the Minutes of the PC meeting held on 26th June 2024 and on site planning meeting held on 17th July 2024.

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

24/103. Planning:

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

i. **PA 24/01267/S73**. S73 Application to vary conditions 2 (approved plans), condition 6 (Drainage) and condition 7 (Highways) of approval 22/02994/S73 application to vary condition 2 (approved plans) of planning permission 18/03693/FUL for the erection of 8 detached dwellings at Harvester Works, Mayfield Close, Galhampton, BA22 7BA.

RESOLVED: Councillors agreed unanimously to recommend **APPROVAL**.

b. Informal consultation for proposed footpath diversions in the parishes of North Cadbury, Sparkford and Compton Pauncefoot.

Representations invited from anyone who wishes to comment on the proposed diversions to WN 19/71 & 72, WN 19/80 and WN 19/82.

Taking into consideration Cllr Hobhouse's comments on the De-Reg Act 2015, councillors agreed that each case should be decided upon its merits and a decision to divert should not set a precedent. The proposed diversions would not detract from any views whilst walking the footpaths and those who walk some of these paths tend to use the field boundaries to help prevent damage to crops. The footpaths also do not form part of the route of The Monarch's Way or Leland Trail and would not be removed, just realigned.

The proposals would be in the interests of the landowner, as it would allow for more efficient working of the land but also be in the interests of the public by enabling the landowner to maintain the footpath more easily.

RESOLVED: Councillors agreed unanimously to recommend **APPROVAL** of the proposed diversions.

[It has since been brought to the PC's attention that there is a section of the proposal that forms part of the Monarchs Way - Footpath WN 19/71 sections D to E, therefore, the PC would not recommend this section of the proposal to be diverted.]

c. Somerset Council Decisions.

- i. **PA 24/01315/HOU.** Proposed two storey and single storey extension to dwelling. Associated alterations at 1 Three Ashes, Galhampton Road, North Cadbury, BA22 7BU – **APPROVED.**

24/104. 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 19th July 2024 in the Treasurers Account of £3,121.75 and Business Bank Instant Account of £33,008.93, reconciled, approved and signed.

b. **Accounts for payment:**

To review and approve a schedule of items of expenditure:

- | | |
|---|--------|
| i. Galhampton Village Hall Hire 26 Jun 24 | £24.00 |
| ii. SW Broadband northcadbury.org.uk domain | £53.88 |

RESOLVED: Items of expenditure approved unanimously.

c. Update on application for online banking – Cllrs A Rickers and Keys-Toyer awaiting card readers.

d. To appoint an internal auditor – Quote received for £165

RESOLVED: Clerk to obtain two more quotes.

24/105. North Cadbury and Yarlington Neighbourhood Plan (NP):

Update from the NP Monitoring Group.

RESOLVED: Nothing further to report following the detail provided from cross referencing the NP versus **PA 24/01203/FUL** for the demolition of existing agricultural buildings and associated yards and landscape restoration of cleared area; replacement farm buildings and yard area with associated new access link to existing farm track, drainage infrastructure, and landscape works at Manor Farm, Yarlington, for which the PC recommended **REFUSAL.**

24/106. Highways and Rights of Way (RoW) Report:

PC Representatives to provide progress reports.

RESOLVED: Cllrs Jose presented his Highways report, which can be found at attachment 1 and Cllr Garrett presented his RoW Report, which can be found at attachment 2.

24/107. Emergency Planning and Flood Mitigation:

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

RESOLVED: Councillors gave a brief report on the Section 19 Flood Investigation Community Meeting held on 16th July in Galhampton Village Hall. SC's Flood Investigation Officer gave an update on the progress made with the "Section 19" report into flooding in the area in May 2023 and the timetable for completing the report, including what would happen next. For villages such as Galhampton, Galhampton residents and councillors considered that the flooding was caused in the main due to lack of capacity of the drains, which struggled to cope with surface runoff from average rainfall. SC and the Somerset Rivers Authority were mapping all houses that were flooded and visiting affected communities. The next Section 19 meeting would be held on 30th July 2024.

24/108. Local Community Networks LCNs:

Nothing to report following LCN AGM held on 13th June 2024. The next LCN meeting would clash with the PC meeting scheduled for 23rd October 2024.

24/109. Items for Report and Future Business:

- a. Allocation of roles and responsibilities for councillors – agenda item for next meeting.
- b. Terms and Conditions of Online Banking processes - agenda item for next meeting.
- c. Cllr Keys-Toyer reported that, following the Extraordinary Meeting of the North Cadbury Allotment Association held on 22nd July 2024, Chris Davey and Peter Elliott were elected to share the role of Chairman.
- d. Cllr Keys-Toyer recently attended a virtual meeting of The Water Services Regulation Authority (Ofwat) and would draft a precis of the meeting for circulation.

Next meeting: to be held on Wednesday 25th September in The Reading Room, North Cadbury.

There being no further business, the meeting closed at 8.25pm.

Signed

DatedChairman