

# North Cadbury & Yarlington Parish Council

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**“Draft” Minutes of Parish Council Meeting**  
held on **Wednesday 25<sup>th</sup> September 2024** in  
The Reading Room, North Cadbury commencing at 7.00pm

## **Councillors Present:**

Diane Rickers (Chairman)

Mareike Beyer

Chris Jose

Alan Rickers

Johnnie Counsell (Vice-Chairman)

Nick Garrett

Clare Leavold

**In Attendance:** Somerset Councillor Kevin Messenger, the Clerk and fifteen members of the public.

❖ **Public Question and Comments:** No comments.

❖ **Nick Sinfield, Teals Farm Shop, gave the following presentation:**

“Teals is keen to expand with two goals in mind. Firstly to improve its operational workspaces and efficiency and secondly to enhance its guest experience based on learnings and feedback gathered as it has grown. The expansion plans include;

- A new building within the current delivery area to include: Goods In, stock holding area, chilled and ambient storage and prep kitchen on the ground floor with additional storage, staff welfare and office on the first floor.
- An extension to the existing building to the north within the existing overflow car parking area to include: additional WCs, retail and food to go space on the ground floor with additional multi-use studio space in a section of first floor space to support demand for Pilates, yoga and other wellbeing elements including courses.
- Additional car parking spaces to a) replace those lost in the current overflow and b) increase overall capacity in the car park.

The expansion will enable Teals to improve its butchery, deli and grocery offer, increase the number of local and regional suppliers it can support in the food market and gift store and provide better experiences for different guest needs, in particular local and destination guests who plan to spend more time with us (for example to meet friends) and our travelling guests who tend to need to get in and out more quickly. It is also an opportunity to improve the experience for all guests through improvements to WCs and parking, providing the best possible showcase for what South Somerset in particular has to offer.

Our design team has been careful to ensure that we stay true in the design to our original principle of sitting comfortably in the landscape, incorporating the expanded areas within our original planning line. Car parking will need to expand outside of the original red line, and this will also enable us to achieve a 1 way system of entry and exit. We plan to submit the application in October.”

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

“After five years Ed Workman, CEO has moved on from The Newt. Andrew Foulkes, former Director of Hospitality, has been appointed the new CEO, who is already taking a keen interest in local matters. In other employment news, Rob our Village Steward has also left and we are actively recruiting for his replacement.

## **Projects:**

Yarlington Lodge: End date for works is currently August 2025. I am pleased to say the removal of the crane is imminent as the roof is now complete and as such the scaffolding and covers are being removed.

Trout Pond: The track is now complete. Seeding was due to take place this week but with ongoing rainfall there will likely be delays.

New A359 bridge at Avalon Farm: The bridge is finished and in use for internal traffic. It is however not open as of yet as a permissive footpath. Once the additional permissive footpath is appropriately signed and fenced, the bridge will be open to the public. I have been advised a date of mid-October.

Wheelwrights, Yarlington: On track for January 2025, the focus is now internally which will hopefully reduce noise.

Stags Head Inn, Yarlington: Awaiting completion of sale, but hopeful that it is fairly imminent. The next stage is being gratefully supported by an advisory group of residents in Yarlington who I have already met with.

Manor Farm, Yarlington: As seen on the Somerset Planning site, an extension has been granted. Further information was required from the planning officer and the Lead Local Flood Authority. The application will be resubmitted within the next couple of weeks for further commenting and consideration.

Avalon works: The aim for completion of the Estate kitchen is Spring 2025.

[In response to a question regarding an update on Merrylands, Frog Lane, Galhampton and The Rag [Lambourne], Galhampton, Zoe later confirmed that the refurbishment work is still on schedule for completion in Spring 2025.]

## ❖ **Reports from Somerset Council:**

**Cllr Kevin Messenger** reported as follows:

Following creation of Somerset Council (SC) in 2023, Somerset Councillors are already having to cover a wider area with more responsibilities than the former District Councillors and many were unable to attend all the parish/town council meetings in their wards. After an initial proposal to reduce the number of councillors from 110 to 85 in 2027, SC were now considering reducing the number to 96 to help ease the situation in the larger wards, especially those with only one councillor.

SC is asking residents to 'self-help' by checking drains, ditches, gullies and waterways in their villages to help keep them clear. Weekly checks and small mitigation measures would help keep Somerset's roads and lanes safer in normal weather conditions. Blocked drains can be reported at <https://www.somerset.gov.uk/roads-travel-and-parking/drains-and-gullies/>

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### **24/110. Apologies for absence:**

To receive any apologies for absence.

**RESOLVED:** Apologies were received from Cllrs Andy Keys-Toyer and Maria Viney. Somerset Cllr Henry Hobhouse also tendered his apologies.

### **24/111. 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.

### **24/112. Minutes:**

To approve the Minutes of the PC meeting held on 24<sup>th</sup> July 2024.

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

#### 24/113. Planning:

- a. Request for consideration by PC to ask that PA 24/01203/FUL be referred to Full Planning Committee - 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, Pound Lane, Yarlington, BA9 8DG.  
**RESOLVED:** Councillors agreed unanimously to request that the application be referred to Full Planning Committee and the Clerk would email Simon Fox, SC Planning Officer accordingly.
- b. Informal consultation for proposed footpath diversions in the parishes of North Cadbury, Sparkford and Compton Pauncefoot.  
To re-consider the proposed diversions to WN 19/71 & 72, WN 19/80 and WN 19/82, following receipt of information that was not available at the last meeting in July 2024.  
**RESOLVED:** Councillors fully appreciated the economic advantage for landowners to divert RoW, however, following a full discussion, councillors resolved by a majority vote to **OBJECT** to all proposed diversions in the informal application package due to the change to the nature of the walks and the risk of setting a precedent for other such requests in the future.
- c. Somerset Council Decisions.
  - i. **PA 24/01006/FUL.** Change of Use from Agricultural to Equestrian and erection of an equestrian barn on land at Lakefield Cottage, Corkscrew Lane, North Cadbury – **APPROVED.**
  - ii. **PA 24/01038/S73.** S73 Application to vary condition 02 (Approved Plans) in relation to planning approval 23/02561/S73 for proposed Alterations to plot 3 to increase the number of solar panels, altering the drive way for better fire engine access, and moving the access stairs for garage/carport externally at Yarlington Mill Farm, Stoke Lane, Yarlington, BA9 8DW – **APPROVED.**

#### 24/114. 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 30<sup>th</sup> August 2024 in the Treasurers Account of £1,773.51 and Business Bank Instant Account of £33,069.64, reconciled, approved and signed.
- b. **Accounts for payment:**  
To review and approve a schedule of items of expenditure:
  - i. SALC Affiliation Fees Apr 24 to Mar 25 £342.70
  - ii. Clerk's Allowances & Expenses £47.11
  - iii. Printing of Circular Walks leaflets £30.00**RESOLVED:** Items of expenditure approved unanimously.
- c. To appoint an internal auditor.  
**RESOLVED:** Clerk still awaiting two more quotes.

#### 24/115. North Cadbury and Yarlington Neighbourhood Plan (NP):

Update from the NP Monitoring Group.

**RESOLVED:** Cllr A Rickers reported that all planning applications continued to be reviewed in conjunction with the NP, as will the revised application for Manor Farm, Yarlington upon receipt. Further to item 24/113.b. Cllr Rickers reiterated that RoW are considered in the NP [para 6.10] and the provision of access to the countryside, important views and spaces and its associated health and well-being benefits. It is important that the impact on the enjoyment of the countryside, from the public rights of way and the views that can be seen from the trails and rural lanes, is considered in planning decisions.

## **24/116. Highways and Rights of Way (RoW) Reports:**

a. RoW. Cllr Garrett reported that the PPLO had supplied a comprehensive report this month (attachment 1), especially in relation to the Riverside deviation of WN 19/72, as discussed at item 24/113.b and also National Trails on land owned by the Newt.

In addition to this, the last two months have seen continued rain and growth across all the RoW across the Parishes. Please continue to report issues, and in particular overgrown footpaths where, subject to availability, the strimmers can be deployed.

Additional route marker posts have been added to some paths, and associated route numbers attached.

We are still awaiting confirmation from the Newt about when the bridge will be accessible to walkers. Additionally in July Paul Rawson mentioned that a new and enhanced public footpath across their land was being prepared, and we are looking forward to understanding more about this.

b. Highways. Cllr Jose reported as follows:

i. Potholes - All numbered holes from my July report have now been attended to by local authority. Also repaired are edges to the road in Chapel Lane, N.C. This road being badly damaged by plant and equipment during the extension work to the school. I feel the contractors should have been obliged to repair all this as part of the contract.

Mitchells Row - Water leak under the roads surface outside Brook Cottage has been repaired and the road patched.

Cary Road - The two manhole surrounds have been repaired and patched, not before time.

ii. Remaining areas of concern - Queens Street, Yarlington small pot hole adjacent to previous repair near junction with West Street.

Frog Lane, Galhampton road edge crumbling away in front of two field entrances 100 metres before the lane forks.

Montgomery Farm, Woolston Road still one pot hole outstanding in front of the Farm entrance.

The Close, North Cadbury the road edge / joint where The Close joins Cary Road is starting to break up and needs monitoring.

## **24/117. Emergency Planning and Flood Mitigation- Updates:**

a. Flood Mitigation: Cllr Beyer reported that "With regards to gauges – we now have Cllr Maria Viney and one volunteer for Yarlington and myself and two volunteers for North Cadbury to receive the alert notices from all three gauges in the parish. I have set up a WhatsApp group for us all to be able to communicate so that we can ensure that there is always at least one person who can pass on significant alerts if needed. I understood from Paul Elliston, Somerset Rivers Authority (SRA) that Galhampton and Woolston could potentially also have a volunteer and can enquire about this if someone is interested.

I am also in the process of setting up a WhatsApp group for us to be able to pass on the significant alerts.

The Corkscrew Lane gauge seems to be working well and might now be adjusted correctly. The Yarlington gauges are more difficult to be set as the water levels are much lower.

The SRA organised a meeting at the beginning of September, which was attended by myself and two of the other volunteers. The main purpose of the meeting was to introduce a new portal to Somerset community flood and rain gauges, which allows anyone to access the data from all installed devices. The portal is currently still in its test phase. I think it is very useful but it will potentially come at a relatively high cost.

I have set-up a WhatsApp group for these five people to communicate with each other so that we can ensure that there is always at least one person aware of any alerts being triggered.

I am currently in the process of also setting up a WhatsApp channel which can be used for us to manually send alerts to everyone signed up to the channel.

We have now been told that funding for the gauges and the portal is currently unclear. Paul has asked Cllr Viney and myself to attend a meeting of representatives of all parishes who

benefit from the gauges to discuss this. This is likely to happen in the next few weeks. I am happy to attend this and will report back at our next meeting.

It seems that the development of the app to send out the alerts for the gauges is potentially now not happening. This is very unclear at the moment. The SRA is not in favour of an app as they feel that each community has its own needs and should ideally develop their own warning system and response.

Tim Adams, flood warden from Blackford has come up with some very viable solutions. He suggests an app called PegelAlarm and hopefully this might lead to something.”

Community Flood Hub - <https://cfh.aquaticinformatics.net/AQWebPortal>

RiverApp - <https://www.riverapp.net/en>

PegelAlarm - <https://earlyfloodalert.com/en/>

b. Emergency Planning. The secretary of NC Village Hall had contacted the PC to confirm that the Hall Committee felt the only detail it could provide within the eleven pages of the Emergency Plan template would be the name and address of the Hall and possible contacts; the committee would be happy for the hall to be considered as a possible Community Shelter in the event of an emergency.

Councillors agreed that the main content of the Parishes Emergency Plan would be a list of contact numbers for each emergency service, relevant authorities and the contact addresses, phone numbers and email addresses of local ‘volunteers’, collated for each village, with the village halls as the ‘Command Centres’.

**RESOLVED:** Cllrs Beyer, Counsell, A Rickers and Viney to progress the collation of data with the village halls and assistance by ‘Community Prepared’.

#### **24/118. Local Community Networks LCNs:**

The next LCN meeting would clash with the next PC meeting on 23<sup>rd</sup> October.

**RESOLVED:** The Clerk agreed to look at available venues to move the meeting to Thursday 24<sup>th</sup> October.

#### **24/119. Items for Report and Future Business:**

a. SC Highway Volunteer Book and Training. A new pilot launch and volunteer training scheme, however, the Clerk advised that more detail would need to be provided on this scheme, which was not yet in its final form.

***(Cllr Messenger left the meeting at 8.50pm)***

**Next meeting:** On site planning meetings to be held on 9<sup>th</sup> October 2024 and ordinary meeting to be held on Thursday 24<sup>th</sup> October in The Reading Room, North Cadbury.

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

Signed .....

Dated .....Chairman