

North Cadbury & Yarlington Parish Council

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31st March 2025

Application No: **25/00384/FUL & 25/00385/LBC**

Applicant: **Mr Paul Rawson, Emily Estates**

Planning Officer: **Simon Fox**

Proposal: **Redevelopment of existing commercial buildings and yards at Shatwell Yard and existing dwelling at Dairy Cottage, including demolition and replacement of buildings and conversion of existing buildings to provide 18 hotel suites, family suite at Dairy Cottage, and ancillary services, function room, and associated access, parking and landscaping, including new access, reception, and parking area for existing adjacent hotel.**

Location: **Shatwell Yard Shatwell Lane Yarlington Wincanton Somerset BA9 8DL**

Dear Simon Fox,

North Cadbury and Yarlington Parish Council, as the adjoining parish, discussed the above application at its meeting on 26th March 2025 and would like to comment as follows:

Benefits:

Councillors considered that the proposed development and renovation would be a vast improvement to the site and the village of Yarlington as the existing buildings are dilapidated and a blot on the landscape.

Councillors recently attended the 'Drop in Session' at the Shatwell Studio and thought that the scheme as outlined by Emily Estate (EE) was very appropriate for the site. EE were careful to incorporate and retain any interesting original features e.g. brickwork columns on an old dilapidated barn.

The proposal would remove traffic entering "The Farmyard" site from the road further out of the village. The location is close to the A371 and its only neighbours are the large house opposite, which is included in the development and two cottages further down the Road. The site is a further 3/4mile to Yarlington village so it will not cause any additional traffic nuisance.

Flood Remediation technologies that previously were non existent are a part of the design and careful attention has been paid to drainage.

Concerns:

Concerns were expressed regarding the creation of the pond, filling from the Newt site under the main road. In particular, greater reassurance is required that this body of water will be monitored and its release into the valley leading to the River Cam will not impact on water levels down stream. EE may need to review the number of river gauges and purchase additional devices. In addition, concerns exist about the alignment of this water in the vicinity

of the sewage plant for the existing Farmyard development, whilst also accommodating the requirements of the additional residential units.

The general impact on flows into the river Cam, especially in times of heavy rainfall and potential flooding. Specialist advice should be sought to look upstream to try and mitigate the impact of heavy rainfall and reduce the risk of a similar recent flooding events.

Increased traffic may produce a problem at the junction with the A371.

Adverse comments:

Councillors do not support the removal of another house, Dairy Cottage, from the housing stock of Yarlington and hamlet of Shatwell.

Suggestions:

As major earthworks would be carried out for the Shatwell project, councillors considered this to be an opportunity for more than maintaining the status quo and suggested that the development could be reviewed to create solutions to reduce/slow down flows into the Cam during heavy rainfall events.

As the EE prides itself on growing ancient grains for their bread, would it be possible to make the water mill functional?

The Function Hall and car park could form part of a Section 106 request to enable its use for a limited number of local events and as discussed with the Applicant.

Councillors discussed the possibility of requesting an audit of the number of houses purchased by EE that are no longer residential, which, although it is not a material planning consideration, it is having a detrimental impact by reducing the number of residential housing available to the local community for rental or purchase.

Yours sincerely

RCarter

Rebecca Carter
Parish Clerk
North Cadbury and Yarlington Parish Council