

North Cadbury & Yarlington Parish Council

Clerk: Mrs Rebecca Carter, Portman House, North Barrow, Yeovil, Somerset
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"Draft" Minutes of the Parish Council (PC) Meeting held in Galhampton Village Hall
on Thursday 8th September 2016 commencing at 7.00pm

ACTION

Councillors Present: Cllr M Hunt (Chairman), Cllr A Bartlett, Cllr L Cheesman, Cllr M Martin, Cllr J Masters, Cllr T Webb and Cllr P Wood.

In Attendance: D.Cllr H Hobhouse, D.Cllr N Weeks, Mr D Norris, the Clerk and three members of the public.

16/164. Electors Question Time/Comments: None.

16/165. Apologies for absence: C.Cllr M Lewis, Cllr S Cox and Cllr D Handley.

16/166. Declarations of Interest: None.

16/167. Police Community Support Officer (PCSO) Report: The Clerk reported that there had been three reported incidents in the parish in the previous month; one dwelling burglary, one missing person and a fraud. The area was still being visited by opportunist thieves who are looking for unlocked or poorly secured sheds and garages. Power tools, chain saws, mowers and similar were on the 'shopping' list.

Cllr Masters reported that she had been visited recently by suspicious persons asking if she had any scrap for sale. Cllr Cheesman also reported that the items he had left outside his property for sale had been stolen. He always sold eggs and other items from outside his property and this was the first time items had been stolen in the fourteen years he had lived in Galhampton. Both Cllrs asked for parishioners to be vigilant.

16/168. Reports from County and District Councillors: Nothing to Report

16/169. Presentation from Mr David Norris, Development Manager, South Somerset District Council (SSDC) Planning Officer on Retrospective Planning Applications (RPA): Mr Norris was present to discuss and answer questions on the apparent recent increase in the number of RPAs received. Mr Norris circulated information on "Failure to obtain or comply with planning permission" and information on the planning process. Mr Norris considered that the increase in the number of RPAs was more down to the number of planning enforcement letters being sent out. RPAs arose mainly due to ignorance of the planning rules, or householders taking a calculated risk. He advised that a planning breach in itself was not illegal and the planning authority were required to still consider each RPA as they would an ordinary PA and would need to prove that there was a significant difference or reason to warrant refusal. After a full discussion on RPAs and other PA queries, the PC thanked Mr Norris for his time and advice, who then left the meeting.

16/170. Minutes of the PC meeting held on 28th July 2016 were received, agreed and signed as a true record.

16/171. Matters Arising:

a. Highways

i. Safety Improvements Three Ashes Junction, Cary Road and A359. The Clerk reported that Cllr Lawrenson had met on site with Mr C Fletcher, SCC Highways at Three Ashes. It was agreed that in addition to recent improvements the following actions would be taken:

1. Highways would attempt to have the speed limit reduced to a continuous 40mph up to the

no speed restriction sign after the junction. This would require the necessary speed checks and subsequent process.

2. If this was unsuccessful, Highways would erect a maximum speed advisory sign of 40mph on the corner and "Reduce Speed" markings painted on the road.

3. White lines would be painted on either side of the road in order to give better definition.

4. Highways would review the road surface in order to establish need and priority for replacement.

ii. Re-positioning of North Cadbury 30mph speed restriction signs. The Clerk reported that repositioning of the 30mph speed signs at North Town, North Cadbury was also discussed at the on site meeting, but time constraints meant that efforts were focused on the junction at Three Ashes, therefore, this would be discussed at a later date.

iii. Galhampton Flooding. Cllr Cheesman reported that Highways had carried out the CCTV survey on the pipes in March Lane, which did come across some obstacles, namely, a buried chamber and another pipe restriction approx. six metres from the ditch outlet pipe to upstream. Highways had applied to get the utility apparatus information and raised a works order which were necessary prior to commencing digging.

iv. Broken Fingerpost at Junction of Woolston Road/Dodinal House Road. The Chairman reported that a contractor, hired by a landowner to cut his hedges, had broken the fingerpost and, allegedly, thrown it over the wall onto private property. The landowner would look for the missing "finger".

16/172. The PC unanimously adopted SSDC's resolution 33. from its Council Meeting held on Thursday 21st July 2106 to condemn any form of racism, intolerance, bigotry or xenophobia.

16/173. The PC unanimously agreed to wait until the two vacancies on the council were filled by co-option before appointing PC representatives for Highways and North Cadbury Village Hall.

Clerk

16/174. To propose a location within the parish to be considered as a 4G hotspot, for consideration by Cllr Hobhouse, to improve broadband coverage in an area with exceptionally poor internet reception: At the request of D.Cllr Hobhouse, the PC agreed unanimously to defer this item to the next PC meeting on 20th October 2016.

Clerk

16/175. Informal Consultation – Proposed diversion of public footpath WN 19/24 Hearn Lane, Galhampton: The PC agreed by a majority vote to support the proposed diversion, which was a condition of planning approval 15/04687/REM and necessary prior to development of the site.

16/176. Planning:

a. South Somerset District Council (SSDC) Decisions:

i. **16//01674/FUL.** Reconstruction of timber framed building (formerly Bath and West Eco Building) for private recreational use in connection with lake at Lakeside, North Cadbury Court – **GRANTED.**

ii. **PA 16/02925/FUL,** Mr J Goodship. Loft conversion with 2 Velux rooflights to the rear elevation at 8 Ridgeway, North Cadbury – **GRANTED.**

iii. **PA 16/02933/FUL,** Mr R Amor Esq. Temporary permission for the siting of a mobile home (retrospective) for use during the construction of an agricultural workers dwelling on land at Woolston Manor Farm, Woolston Road, North Cadbury – **GRANTED.**

16/177. Finance and Accounts:

a. The Finance report was received.

b. Payments Approved:

Grant Thornton Audit Fee

£120.00

Clerk's Expenses 28 Jul to 8 Sep 16

£69.85

16/178. Allocation of properties by Hastoe Group (HG) – Cllr Bartlett's findings on the history of Orchard Gardens Bungalows, North Cadbury: Cllr Bartlett previously circulated his report to all

councillors and gave a copy to the Clerk for the records, which can be found at attachment 1. **After a full discussion it was agreed that the next time the lettings became available, HG must ensure that the original agreement was adhered to. The Clerk agreed to circulate a draft letter for approval, prior to sending it to HG, stating that the terms of the tenancy had been contravened and ask them to visit the dwelling to ensure it was maintained to the standards the parish would wish to see and that planning rules may also have been breached due to the height of the fence erected by the tenants.**

Clerk

16/179. Correspondence circulated:

- a. Invitation to Town and Parish Council Information Sessions - Housing and Employment Land Availability Assessment (HELAA) - Area East: 6.00pm-8.00pm, 14th September 2016, Council Offices, Churchfields, Wincanton. **Cllr Wood agreed to attend.**
- b. Invitation to the Somerset Association of Local Councils (SALC) AGM, 17th September 2016 in the Edgar Hall, Somerton, 9.30am-3:30pm.
- c. National Association of Local Councils (NALC) Community Led Housing Survey – responses by 30th September 2016. **The PC agreed this was irrelevant to the parish and did not need to respond.**

PW

16/180. Items of Report and Future Business:

- a. Cllr Webb reported that the footpath opposite The Orchard Inn, Galhampton had been taped off and electric fences erected across the footpath. The advice he received from Eve Wynn, Rights of Way Officer, was that in this instance the fences could be moved if so wished.
- b. Cllr Webb asked that conduct at PC Planning Meetings be reviewed. **After a full discussion and upon the advice of Cllr Weeks, the PC agreed to consider the protocol used by Area East, which could be used as a template for PC on site Planning Meetings. Cllr Weeks agreed to arrange for a copy of the protocol to be sent to the Clerk. The Clerk agreed to include this item on the agenda for discussion at the next meeting.**
- c. Cllr Wood advised that posters/notices on telegraph poles were considered to be fly posting.
- d. Cllr Masters reported that some walkers in Yarlinton Parish were not keeping to footpaths and had broken stock fencing, which had been recently repaired and which was not near a designated footpath. Walkers were also cutting up branches with a hand saw to clear the paths so that they could go through. It took some considerable time to make fences and hedges stock proof again, especially when barbed wire fences were also broken. Cllr Masters asked for this matter to be brought to the attention of all walkers as the footpath maps for both parishes were on the parish website. It was pointed out that respect was a two way street; farmers were responsible for keeping their stock safe and off the highways, walkers should also show respect to farmers, their land and stock. Cllr Webb proposed that the PC consider a dedicated notice board to educate parishioners on ways of the countryside such as footpaths, dog walking etc. **The Clerk agreed to include this item on the agenda for discussion at the next meeting.**
- e. Cllr Cheesman reported that there was now a second dog bin in Galhampton, purchased from funds raised by residents, which was well used and waste collected by SSDC.
- f. **The Chairman wished to thank Cllrs Lawrenson and Newport, following their resignation as Councillors, for their time and commitment to the causes of concern to the community, which should be recorded and to which the PC agreed.** Particular mention was made as to Cllr Lawrenson's contribution to the management of Highways issues.

Cllr Weeks
Clerk

Clerk

16/181. Date and time of next meetings: Thursday 20th October 2016 in The Reading Room, North Cadbury, commencing at 7.00pm.

There being no further business the meeting closed at 9.00pm.

SIGNED..... DATED.....

THE TWO BUNGALOWS KNOWN AS ORCHARD GARDENS NORTH CADBURY – REPORT BY CLLR A BARTLETT.

After correspondence with the Hastoe Housing Association and a couple of visits to the Somerset Heritage Centre at Taunton, I am now able to give some information about the above two properties and of the interest the Parish Council had in getting them built.

The site was purchased by South Somerset District Council (SSDC) from JA&E Montgomery LTD on 27th March 1987. There is a very clear clause contained in the conveyance document stating that **There should be two units each of single occupation solely for the housing of elderly persons (those previously living in the villages of North and South Cadbury to have preference).**

In February 1988 the Parish Council Vice Chairman and myself as Chairman, met a representative of the NAC Rural Trust (NAC was the National Agricultural Centre). He explained how a Housing Association worked and in particular the scheme called Village Homes for Village People. Subsequently, at a meeting of the PC in February 1988, the SSDC Housing Officer explained that because of financial constraints the DC could not proceed with building any houses. The South Somerset Rural Housing Association had been formed and they had offered to buy the land **for the purpose of building old peoples bungalows.** It was agreed at this meeting that a survey be carried out in the Parish to obtain the views of residents concerning housing needs. It was stressed by the Housing Officer that the scheme should be very much a partnership between the PC and the Housing Association.

The survey was completed and the results given at a meeting of the PC on 29th March 1988. As a result it was decided that the Housing Association should purchase the land from the SSDC and proceed with the building of two old people's bungalows. The PC were much involved in the planning and design of the two bungalows, I remember visiting the architects at Street on several occasions and finally a model was produced and approved.

The bungalows were completed in May 1991 and the first tenants were in place. There was considerable concern felt in the PC that no reference was made to it as to the choice of tenants.

Sometime between 1989 and 1995 ownership of the properties was transferred from the South Somerset Rural Housing Association and the Wyvern Rural Housing Trust. Subsequently in 1995 The Wyvern Rural Housing Trust became a subsidiary of Wyvern Rural Housing Trust and as the Area Manager of Hastoe put it to me 'this means we have very little paperwork relating to Wyvern Rural Housing Trust'.

There can be no doubt that the bungalows were built for the occupation of old people and certainly the original design was specifically for that purpose and certainly not for the housing of a whole family. It may be that because there has been a change of ownership several times that the original objectives have been lost and forgotten about.