

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 The Reading Room, North Cadbury on Thursday 20th October 2016 commencing at 7.00pm

ACTION

Councillors Present: Cllr M Hunt (Chairman), Cllr D Handley (Vice-Chairman), Cllr A Bartlett, Cllr A Brain, Cllr L Cheesman, Cllr S Cox, Cllr M Martin, Cllr J Masters, Cllr T Webb and Cllr P Wood.

In Attendance: C.Cllr M Lewis, D.Cllr H Hobhouse, D.Cllr N Weeks, the Clerk and two members of the public.

16/191. Electors Question Time/Comments: A resident present asked for an update on PA 16/03476/FUL land OS8735 Sandbrook Lane. **After a brief discussion it was agreed that a letter would be drafted for approval at the next planning meeting on 8 Dec 16 to cover any points not already submitted to South Somerset District Council (SSDC).**

MM

16/192. Apologies for absence: None.

16/193. Declarations of Interest: None.

16/194. Co-option to fill two vacancies on the council: There were four eligible candidates for the vacancies; Ms R Adams, Mr A Brain, Mr B Board and Mr A Keys-Toyer. The PC voted by a majority in favour of Mr A Brain and Mr B Board who were co-opted onto the PC. Mr A Brain, who was present, signed his Declaration of Acceptance of Office (DAO) in the presence of the Clerk; Mr B Board, who was absent, would duly sign his DAO at the next meeting. Ms Adams and Mr A Keys-Toyer were not co-opted onto the council by a majority vote against.

16/195. Police Community Support Officer (PCSO) Report: No report received.

16/196. Reports from County and District Councillors:

a. C.Cllr M Lewis reported on the withdrawal of mobile library stops where usage had fallen below the criteria set; North Cadbury was due to have its stop withdrawn from the end of December 2016. Somerset County Council (SCC) would look into providing an alternative form of transport for those who do use the service. Cllr Lewis advised that if there was a sudden influx of usage the parish may have an opportunity to put forward a case to keep the service. **The Clerk agreed to advertise the proposed withdrawal of the North Cadbury Mobile Library Stop.**

Clerk

Cllr Lewis reported that Highways England would hold another consultation at Haynes Museum from 22nd to 24th November 2016. **The Clerk agreed to advertise the consultation once official confirmation received including timings.**

Clerk

b. D.Cllr H Hobhouse reported that SSDC were now looking at a completely different system to give rural communities the opportunity for higher speed broadband by using satellite masts, similar to those successfully used in the parish of Cucklington. The cost of this service to homeowners would be equivalent to those using copper broadband, with the additional cost of purchasing a dish.

c. D.Cllr Weeks commented on the Inspectorate process in Wincanton. He suggested that members write to their MPs regarding the inspection process expressing their concerns on how the inspectorate dealt with planning applications within the community. Cllr Weeks spoke on behalf of the Area East Committee who were concerned regarding the consistency of the inspectors. The PC asked D.Cllr Weeks for his explanation why permission had been granted for retrospective PA 16/03194/FUL for the retention of track for agricultural/residential purposes in connection with Brookhampton Farm given the objections received from the PC and neighbours. The PA wasn't

referred to a Ward Member, although the case Officer had advised that it would. Cllr Weeks explained that the planning officer had not read the proforma properly, which specified that the application should be referred to himself as Ward Member. Unfortunately a planning decision is a legal decision and, therefore, cannot be overturned unless it goes to judicial review. **It was agreed that the PC would write to Mr D Norris, Development Manager and Chief Planning Officer expressing its dissatisfaction with the planning decision, asking why this happened and how it could be prevented in the future, stating that the system of delegation was completely and utterly overruled and undermined.** Cllrs Martin and Cox agreed to draft the letter for approval by the PC, which would be copied to Ian Clark, Legal and Corporate Services, Cllr R Pallister , Leader of SSDC and Cllr M Beech. Cllr Hobhouse apologised on behalf of SSDC for its mistake.

MM/
SC

16/197. Minutes of the PC meeting held on 8th September 2016 were received, agreed and signed as a true record.

16/198. Matters Arising:

a. Highways

i. Safety Improvements Three Ashes Junction, Cary Road and A359. The Clerk reported that the road surface was previously mechanically re-textured and a SCRIM survey carried out in September. Highways were awaiting those results to identify if the road surface benefited from that treatment. In addition, this section of road had been submitted for inclusion in the May to August 2017 surface dressing program, subject to meeting the specific design criteria. The agreed edge lining was with the Highways contractor and the agreed max 40mph speed limit sign was being arranged. Changing the speed limit involves a new traffic order and is an involved process. Mr C Fletcher was in discussions with the Traffic Management Section that processes the orders, however, the advisory sign could be implemented more quickly.

ii. Galhampton Flooding. Cllr Cox reported that Highways had applied to get the utility apparatus information and raised a works order, which were necessary prior to commencing digging the manhole.

iii. Re-positioning of North Cadbury 30mph speed restriction signs. The Clerk reported that efforts had been focused on safety improvement measures at the Three Ashes junction, therefore, this would be discussed at a later date once a Highways Representative had been appointed.

iv. Broken Fingerpost at Junction of Woolston Road/Dodinal House Road. The Chairman reported that the landowner had found both parts of the broken finger post and was hoping to source an estimate for its repair.

16/199. To appoint representatives for Highways and North Cadbury Village Hall: Cllr Alan Brain volunteered to become the Highways representative, which was agreed unanimously. It was agreed that the NCVH Rep would be appointed at the next meeting once Cllr Board was present.

AB
Clerk

16/200. 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: No longer necessary (See item 16/196.b)

16/201. Department for Communities and Local Government (DCLG) Capping Consultation – closing date of 28 Oct 16. Proposals to extend referendum principles to ALL PC and town councils: After a brief discussion it was agreed that the PC would respond in line with NALC recommendations.

Clerk

16/202. Planning:

a. Housing and Employment Land Availability Assessment (HELAA) to discuss proposed sites and form response to SSDC. Cllr Wood previously circulated her brief on the meeting she attended on 14th September 2016 at which Ridgeway Field had been included on the list of proposed sites. The landowner had put forward Ridgeway Field as a possible site following a written request from

SSDC for landowners to identify any land they may be open to developing in the future. The Chairman reported that he and Cllr Wood had met with the landowner and made it clear that the PC does not agree and would not accept the land is suitable for development. North Cadbury does not have an area for growth and the PC would oppose any proposals for development under policy SS2. **The PC agreed that it was important for SSDC to know the view held by the PC and would write to ensure its comments were on record.**

Clerk

b. To consider protocol used by Area East Committee (AEC) as the template for PC on site planning meetings. Cllr Martin proposed that the process for on site planning meetings should be formalised along the line of the template used by AEC. **It was agreed that, as not all Cllrs had seen the protocol, the Clerk would re-circulate it and a decision would be deferred to the next meeting.**

Clerk

c. To discuss the planning process: See item 16/196.c. **It was agreed that the PC must continue with its review of the Parish Plan dated 2006, with a view to produce an updated Community Plan. The Clerk agreed to invite Tim Cook, SSDC Community Development Officer, to the next PC meeting.**

Clerk

d. South Somerset District Council (SSDC) Decisions:

i. **PA 16/02410/FUL**, Mr P Longman. Erection of 3 residential dwellings with associated parking and landscaping as well as the demolition of existing barns at North Town, Higher North Town Lane, North Cadbury - **GRANTED.**

ii. **PA 16/03172/FUL, 16/03174/DPO, 16/03188/COU**, Mr I Horner. Separation of part of dwelling for use as a separate residential unit (retrospective), Modify 106 agreement to allow part of dwelling to be used as a separate residential unit, change of use of existing barns to equestrian use, plus retention of workshop and stable blocks at Whitewoods Farm, Galhampton – **APPLICATIONS WITHDRAWN.**

iii. **PA 16/03194/FUL**, Mrs C Damant. Retention of track for agricultural/residential purposes in connection with Brookhampton Farm (retrospective) on land OS 6100 Brookhampton Farm, Sandbrook Lane, North Cadbury - **GRANTED.**

iv. **PA 16/03462/FUL**, Mr J Darch. Erection of a single storey extension to dwellinghouse with metal chimney at Rosemary Cottage, 31 Cary Road, North Cadbury – **GRANTED.**

16/203. Finance and Accounts:

a. The Finance report was received.

b. Payments Approved:

SALC Planning Training – Cllrs Cox and Martin

£190.00

Clerk's Expenses 8 Sep to Oct 16

£35.04

16/204. Allocation of properties by Hastoe Group (HG) Response to Cllr Bartlett's findings on the history of Orchard Gardens Bungalows, North Cadbury: Hastoe Group replied to the Clerk's letter stating that during the most recent vacancy at Orchard Gardens in 2015 no older persons within the Parish applied for the property; there were also no applicants on the shortlist with connections to North Cadbury, therefore, they considered applicants with a connection to adjoining parishes. Cllr Bartlett and the PC considered that this did not follow the guidelines of the original scheme "Village Homes for Village People". Cllr Weeks advised that South Cadbury had a similar scheme called the "Village Exception Scheme". **The Clerk agreed to discuss the scheme with the Clerk to South Cadbury Parish Council.**

Clerk

16/205. To consider a dedicated notice board to educate parishioners on ways of the countryside such as footpaths, dog walking etc: After a brief discussion it was agreed that an additional notice board or sign was not required. (Cllrs Hobhouse and Weeks left the meeting at 9.00pm)

16/206. Correspondence circulated:

a. Somerset County Council (SCC) – Withdrawal of North Cadbury Mobile Library Stop from the end of December 2016. See item 16/196.a.

b. Letter from G Barwell, MP for Housing, Planning, DCLG - Neighbourhood Planning Bill.

c. SCC - G.I.S Mapping Systems for Public Footpaths and Rights of Way and "Report a Problem" on our Highways. The Clerk reported that the information was on the parish website.

d. Letter from Mrs S Kiddle, Head Teacher, North Cadbury School – Nomination of Parish councillor to sit on the Governing Body. **It was agreed that the Clerk would draft a response to Mrs Kiddle stating that the PC would be grateful if it were possible for the issue of a Parish Councillor on the Governing Body to be reviewed once the school attains Academy status under the Wells Diocese.**

Clerk

e. Email from Galhampton Village Fund Group re signage in the village. The Clerk reported that the Group would provide more information for discussion at the next meeting.

16/207. Items of Report and Future Business:

a. Cllrs commented on the advertising board for North Cadbury Village Stores (NCVS) at the Three Ashes junction, which may be considered a distraction for drivers. **Cllr Handley agreed to look at the sign and speak to the owners of NCVS.**

DH

b. Cllr Cheesman reported that the Nippy Bus had encountered difficulties driving along Hearn Lane, Galhampton due to overgrown hedges. Cllr Cheesman had spoken to the landowner, who would cut his hedges in November, however, there were also other routes the Nippy Bus could take.

c. The Clerk had circulated the Area East Bulletin in which there was a paragraph on advice and funding assistance for projects. It was suggested that North Cadbury Village Stores may wish to seek advice from AE in the event any funding was available. **The Clerk agreed to forward the bulletin to the owners of NCVS.**

Clerk

d. The Clerk had circulated SSDC Historic Environment Strategy (HES) Draft for Consultation with a closing date of midday 25th November 2016. As the closing date was before the next meeting of the PC, the Clerk asked for councillors to consider the draft and report back if they wished to comment.

All

16/208. Date and time of next meetings: Thursday 1st December 2016 in The Reading Room, North Cadbury, commencing at 7.00pm.

There being no further business the meeting closed at 9.30pm.

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