

North Cadbury & Yarlington Parish Council

Clerk: Mrs Rebecca Carter, Portman House, North Barrow, Yeovil, Somerset, BA22 7LZ

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"Draft" Minutes of the Parish Council (PC) Meeting held in Yarlington Village Hall on Thursday 27th July 2017 commencing at 7.00pm

ACTION

Councillors Present: Cllr M Hunt (Chairman), Cllr D Handley (Vice-Chairman), Cllr A Bartlett, Cllr A Brain, Cllr B Board, Cllr L Cheesman, Cllr S Cox, Cllr A Greaves, Cllr A Keys-Toyer and Cllr P Wood.

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

17/152. Electors Question Time/Comments: None.

17/153. Apologies for absence: Cllr M Martin.

17/154. Declarations of Interest: None.

17/155. Police Community Support Officer (PCSO) Report: None received.

17/156. Reports from County and District Councillors:

a. C.Cllr Lewis reported on the Library Customer Satisfaction Survey which could be completed online at www.somerset.gov.uk/librarysurvey from 24th July until 12th August 2017. **(Cllr Lewis left the meeting at 7.05pm)**

b. D.Cllr Hobhouse reported that the Castle Cary branch of Barclays Bank would close on Friday 27th October 2017; the closest branch would be on Cheap Street, Sherborne. The cashpoint would also be removed, however, there was a 'free' cashpoint in McColls Newsagents and most bank transactions could be carried out in the Post Office.

c. D.Cllr Weeks. Nothing to report.

17/157. Minutes of the Parish Council meeting held on 29th June 2017 were received, agreed and signed as a true record.

17/158. Matters Arising from the Minutes:

a. Highways. Cllr Brain previously circulated his detailed Highways Report, which can be found at attachment 1. Following a brief discussion regarding damaged pipes running under properties in Galhampton near the Manor House, Cllr Hobhouse confirmed that these were not the responsibility of the householder as riparian ownership refers to banks and ditches, not underground services into which surface water drained, which were Highways responsibility. **Cllr Brain agreed to progress this matter.**

b. Revision of the 2006 Parish Plan (PP). Cllr Cox reported that the Working Group (WG) hoped to circulate the draft of the final report to the PC and Tim Cook, South Somerset District Council (SSDC) in mid-August 2017 for comment/feedback. The PC would discuss the draft in more detail at the PC meeting in September 2017.

c. Provision of an Additional Dog Bin in North Cadbury. **Following a brief discussion D.Cllr Weeks agreed to discuss this matter with Streetscene.**

d. Future Maintenance of North Cadbury Phone Kiosk/Book Swap. **Cllr Wood reported that she had approached a resident who was not interested, however, she would continue to make enquiries in the vicinity of the kiosk.**

AB

Clerk

NW

PW

17/159. Planning:

- a. **Amended plans for PA 16/03476/FUL**, Mr T Junge. The change of use of land and the retention of one mobile home, one touring caravan, one shipping container, treatment plant, hardstanding, gates and fencing on land OS 8735 Sandbrook Lane, North Cadbury. Following a brief discussion the PC considered that the proposed residential caravan site was fundamentally objectionable since the development was on agricultural land not scheduled for residential or other development. The assertion that the proposed site "has minimal character and visual amenity impacts (sic) upon its surroundings" was wholly misconceived: the proposed site is in an area of particularly attractive open countryside which the local community consider should remain as such, as evidenced by the numerous letters of objection submitted by local residents and others. The minor modifications proposed to the site layout did not affect, in any way, the fundamental objection that the PC has to the proposed development site. The landscaping proposals would serve to increase (not reduce) the adverse impact of the site. In this connection, the proposed introduction of post and rail fences would result in the proposed shipping container, mobile home and dog kennel being readily visible from Sandbrook Lane. Furthermore, the impact of the visibility of these structures would not be mitigated by the proposed planting scheme. Point 5 of Appendix 2 to the Landscape Design Statement was of real concern, since vehicles of less than 3.5 tonnes would be enabled to be stationed, parked or stored on the site which presupposes the existence on the site of substantial commercial vehicles. Indeed, it had come to the PC's notice that the Applicant was currently using a tilt and slide transporter regularly, by both night and day, to move vehicles to and from the site, presumably for the purpose of pursuing his commercial activities, to the detriment of the users of Sandbrook Lane and surrounding roads. **The Parish Council resolved unanimously to recommend REFUSAL of the amended Application.**
- b. Residents' concerns over access and extra volume of traffic relating to approved PA **17/01275/FUL**, Mr P Rawson. The carrying out of various alterations, extensions to outbuildings and change of use of Shatwell House into hotel to provide 17 No. units of accommodation (Use Class C1) and change of use of associated adjacent buildings into visitor accommodation to include new 'pool barn' to provide ancillary leisure facilities for guests, new 'Granary' building and associated landscape works including new landscaped car park and new private access track linking to Hadspen House. **The Clerk agreed to invite Mr P Rawson to the next PC meeting. (Cllr Hobhouse left the meeting at 7.55pm)**
- c. South Somerset District Council (SSDC) Decisions:
- i. **PA 17/01746/FUL & 17/01747/LBC**, Mr J Armfield. Alterations and conversion of barn into annexe accommodation at Old Manor Farmhouse, Woolston Road, North Cadbury – **GRANTED.**
 - ii. **PA 17/01760/FUL**, Mr & Mrs D Westley. Proposed change of use of land from agricultural to domestic, new vehicular access (extinguishing of existing access/egress) and erection of a car port. Two storey side and rear extension and associated alterations at Woolston Cottage, Ferngrove Lane, North Cadbury – **GRANTED.**
 - iii. **PA 17/01993/S73A**, Mr R Cock. Application to vary condition 2 (approved plans) of approval 14/00741/FUL for various amendments to design of dwelling at Yard Office, Orchard Leigh, Long Street, Galhampton – **GRANTED.**
 - iv. **PA 17/02241/S73A**, Mrs S Tillard. Application to vary condition 2 (approved plans) of 14/05654/FUL for various alterations to design of dwelling at Stone Barns, Higher Farm, Woolston Road, North Cadbury – **GRANTED.**
 - v. **PA 17/02406/PAMB**, Mr D Glover. Notification of prior approval for the change of use of barn to dwelling on land and buildings at Camelot Barn Woolston Road, North Cadbury – **GRANTED.**

Clerk

17/160. To review Parish Councillors' roles and responsibilities: **Cllr Greaves agreed to fill the vacancy on the Personnel Committee. Cllr Keys-Toyer agreed to take forward the research into the possible refurbishment of the parish historic fingerposts from Cllr Board.**

AKT
BB

17/161. Finance and Accounts:

- a. The Finance report for the period 29th June to 27th July 2017 was received.
- b. Payments Approved:

SW Broadband – northcadbury.org.uk	£53.88
Clerks Expenses 29 Jun to 27 Jul 17	£25.15
Reading Room Hire 29 Jun 17	£14.00

17/162. Correspondence circulated:

- a. SSDC Planning training for Parish and Town Councillors in responding to planning applications – Thursdays 5th and 12th October 2017 commencing at 6.30pm in the Council Chamber, SSDC Council Offices, Brympton Way, Yeovil. **It was agreed that the PC monthly on site planning meetings would continue on the second Tuesday of the month, however, the time would change to 2.00pm to enable more councillors to attend. Cllrs Brain, Cox and Keys-Toyer agreed to attend the planning training on 12th October.**
- b. SCC – Library Customer Satisfaction Survey can be completed online at www.somerset.gov.uk/librarysurvey from 24th July until 12th August 2017

**AB/SC/
AKT**

17/163. Items of Report and Future Business:

- a. Cllr Board reported that the County Fingerpost Project Group had run a successful trial, allowing volunteers to paint fingerposts only and not carry out any repair work, within certain parishes and hoped to run further programs in the Autumn onwards. **The Clerk agreed to include on the agenda for the next PC meeting “Fingerposts – The Way Ahead”.**

Clerk

17/164. Date and time of next meetings: Thursday 7th September 2017 in The Reading Room, North Cadbury, commencing at 7.00pm.

There being no further business the meeting closed at 8.30m.

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

Attachment 1

North Cadbury & Yarlington Highways Report - July 17

<u>Three Ashes Junction/Cary Road</u>	The edge lining through the bends has now been undertaken. Together with the improved chevrons these measures should reduce accidents. The existing reduce speed now sign is due to be changed for a max 40 mph and we await the outcome of the Traffic Management group looking at a formal 40mph speed limit over an extended length. The current position was being ascertained by the Area Traffic Engineer. However he has now retired and a new engineer took over earlier this week. This will be raised with his replacement in due course.
<u>Re-positioning of North Cadbury 30mph speed restriction signs.</u>	This was raised with the previous Area Traffic Engineer and will be raised again with his replacement in due course.
<u>Sandbrook Lane Bridge</u>	There has been no further comment from Somerset County Council on this. They are aware of the current damage to parapet and timber rail. The required works remain on a program list with no current program date. The work is subject to priority, budget and resource. Current Status: Awaiting comment from SCC Bridges section.

<p><u>Parking Adjacent to North Cadbury Primary School</u></p>	<p>Currently no white lines are painted by the primary school to advise people not to park on the junction to Lower Back Way by North Cadbury Primary School. In addition the existing white lines, on Cary road, are badly worn and require repainting. A request for this has been put in for this to be done and at the same time request that a Traffic Order is raised so that the start of Lower Back Way has double yellow lanes painted to enable parking enforcement action to be taken.</p> <p>This was raised with the Area Traffic Engineer and will be raised with his replacement in due course.</p>
<p><u>Drains in Lower Back Way/ Sandbrook Lane</u></p>	<p>Jetting and CCTV works are programmed for 11 - 22 Sept 2017 and these will require a Road Closure.</p>
<p><u>Lower Back Way Opposite Sycamore Cottage</u></p>	<p>A low spot in the lane has been noted that causes water to form a large puddle after heavy rain.</p> <p>Current Status: Currently covered under the jetting and CCTV programmed for 11 - 22 Sept 2017.</p>
<p><u>Sandbrook Lane Highway Erosion</u></p>	<p>From previous flooding issues there is damage to the surface of the lane by the bridge causing subsidence to the south (left hand) side. There are a number of points created to allow to drain into the ditch and brook, on both sides of the bridge, which allow excess water to drain from the lane which need to be cleaned out.</p> <p>Current Status: This will be undertaken as part of the works to be undertaken between 11 - 22 Sept 17</p>
<p><u>Sandbrook Lane Right of Way Erosion</u></p>	<p>On the stretch of lane leading past “the Cabbage Patch”, on the east side it was noted that water was leaving the lane through the hedge and had created a large sump. This water was then flooding the narrow stretch of field between the lane and the brook making the footpath passing through it (part of the Leland Trail) unpassable.</p> <p>Current Status: A meeting with RofW has now been undertaken. They have identified a possible drain to the RofWay which needs jetting, to verify, and then fill eroded area with clean stone. RofW will consider any issues resulting from SCC implemented works.</p>
<p><u>Drains in Hearn and March Lanes</u></p>	<p>The drains along Hearn and March Lane, especially in the region of Galhampton Manor were inspected. Some were clear and others required jetting.</p> <p>Current Status: Jetting was undertaken 2 - 4 June.</p>
<p><u>Highway Erosion in Hearn and March Lanes</u></p>	<p>Areas of damage to the road surface in the area will need to be addressed and these will be actioned under an additional Work Order.</p> <p>Current Status: Defects at safety intervention levels have been repaired and a further assessment is still pending.</p>