

# North Cadbury & Yarlington Parish Council

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21<sup>st</sup> January 2025

Application No: **24/01203/FUL (revised plans)**

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

Planning Officer: **Simon Fox**

Proposal: **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**

Location: **Manor Farm, Pound Lane, Yarlington, BA9 8DG**

Dear Simon,

## **Attachment 1 – Minutes Extraordinary Planning Meeting of North Cadbury and Yarlington Parish Council dated 15<sup>th</sup> January 2025**

### **Introduction**

This report explains the Parish Council's decision to support the revised proposal by Emily Estates to relocate and redevelop their farm facilities within Yarlington. It also reflects on why the Council has changed its stance from rejecting the earlier proposal, highlighting how feedback from both the Parish Council and local residents has been incorporated into the revised plan. Whilst fully supporting the North Cadbury and Yarlington Neighbourhood Plan (NCYNP) and its influence when addressing planning proposals, the Parish Council notes that Agricultural Developments are not the focus of the NCYNP.

### **Background to the Previous Decision**

The Parish Council previously rejected an earlier proposal for relocating the farm due to concerns over its impact on the local community, environment, and alignment with the NCYNP. Specific concerns included:

- Insufficient measures to mitigate the visual and environmental impact on the surrounding area, particularly on public Rights of Way.
- Potential for increased disruption to residents from traffic, construction, and the ongoing operation of the farm.
- A lack of clarity on how the plan would contribute positively to the parish as a whole.

Feedback from the Council and residents was shared with Emily Estates, and they have since made revisions to address these issues, resulting in the current proposal.

## **Key Improvements in the Revised Proposal**

### **1. Location Adjustments and Landscaping Enhancements**

- The new site has been carefully chosen to minimize visibility from key vantage points, including Rights of Way.
- Substantial landscaping has been added to integrate the farm into its surroundings, addressing concerns about its impact on scenic views.

### **2. Minimized Disruption to Residents**

- The new “Build and Remove Plan” ensures that the current site will remain operational during the construction of the new farm, reducing disruption.
- By connecting the new farm directly to the Emily Estates internal roadway, farm traffic will no longer pass through Yarlington village, addressing a major concern from the original proposal.

### **3. Environmental and Flood Mitigation**

- Modern water management systems have been incorporated into the revised design to reduce the risk of flooding, improving on the outdated systems at the current farm site.
- Returning the current farm site to green pasture will improve drainage and enhance biodiversity.

### **4. Alignment with the NCYNP**

- The revised proposal clearly supports the NCYNP’s emphasis on sustainable development and preserving the rural character of the parish.
- By modernizing agricultural facilities and securing the long-term viability of farming, the plan aligns with the NCYNP’s goal of supporting local livelihoods and rural sustainability.

## **Why the Parish Council Now Supports the Proposal**

After reviewing the revised plan, the Parish Council acknowledges that Emily Estates has taken feedback and made small but significant changes to address the issues raised. These improvements, combined with the clear benefits of the proposal, have led the Council to change its position.

## **Benefits of the Current Proposal**

### **1. Reduced Disruption**

- The phased “Build and Remove Plan” minimizes the impact on residents and ensures continuity of farming operations without requiring work on the current site.

### **2. Environmental and Visual Gains**

- The removal of the old farm and restoration of the land to green pasture will greatly improve the visual appeal of Yarlington.
- Modern water catchment and drainage systems will reduce flood risk and improve environmental sustainability.

### **3. Traffic Improvements**

- Connecting the new farm to Emily Estates’ internal roadway will eliminate farm traffic from village roads, a major improvement over the previous proposal.

### **4. Sustainable Farming**

- The revised proposal provides a modern, fit-for-purpose farm that will secure the future of agriculture in Yarlington, benefiting the parish economically and preserving its rural identity.

### **5. Enhanced Landscaping**

- Landscaping has been introduced to mitigate visual impacts, particularly for those using nearby Rights of Way or living in neighbouring parishes like Galhampton.

### **Addressing Concerns**

The Parish Council recognizes that the revised proposal still involves some trade-offs, such as building on existing grazing land and proximity to Rights of Way. However, the revisions made by Emily Estates, including landscaping and environmental mitigation, have reduced these impacts.

The Council has also considered the views of residents from Yarlington, Galhampton and wider afield in North Cadbury

### **Conclusion**

The Parish Council has carefully evaluated the revised proposal from Emily Estates and is satisfied that it addresses the concerns raised in the previous application. The changes made—particularly in reducing disruption, managing traffic, mitigating environmental risks, and improving alignment with the **North Cadbury and Yarlington Neighbourhood Plan** have strengthened the proposal.

On balance, the Council believes the benefits of the revised plan outweigh its disadvantages. It represents a thoughtful, sustainable, and forward-looking approach to farming in the parish

Yours sincerely

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Rebecca Carter  
Parish Clerk  
North Cadbury and Yarlington Parish Council