

# North Cadbury & Yarlington Parish Council

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**“Draft” Minutes of the Parish Council (PC) On Site Planning Meeting held on Wednesday 17<sup>th</sup> July 2024 at 5.00pm to consider PA 24/01203/FUL – 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 at Manor Farm, Pound Lane, Yarlington, BA9 8DG**

## **Councillors Present:**

Diane Rickers (Chairman)

Nick Garrett

Andy Keys-Toyer

Nerissa Northover

Maria Viney

John Counsell

Chris Jose

Claire Leavold

Alan Rickers

**In Attendance:** Fifty members of the public, the farming team from Manor Farm and Emily Estate Representatives:

Paul Rawson - Applicant

Ed White – Project Manager

Cameron Knee – Estate Farm Manager

Zoe Young Community liaison Officer

Martin Harradine – Architect

**24/97. Declarations of interest:** None declared.

**24.98.** Councillors noted that to date there were 143 comments online, of which there were 112 objections and 31 in support of the application.

Emily Estates outlined the proposed plans for the demolition of the current farm and erection of a new farm on green land beneath the Sleights.

Clarification questions were asked by councillors around the Neighbourhood Plan and the requirements of the livestock to be housed at the site.

The meeting then moved to the actual site to enable all to view the proposed new farm location and to see the proposed fencing. Councillors were informed that this was trial fencing, four stand electric fencing would be used. Questions were asked regarding the proposed lane, which would meet the field on the site, councillors were assured that this would not become hard standing.

On site clarification was given in respect of the track linking Avalon Farm to the new site.

The meeting then reconvened at Manor Farm.

Emily Estates were asked to clarify that this application would be the only application in respect of the new farm and that there would be no further applications to increase the size. It was clarified that this would be the only application.

Clarity was sought on whether this would be the last application in Yarlington. Emily Estates were unwilling to clarify what the future held.

Questions were asked as to whether an Environmental Impact Assessment is required across the entire Emily Estate portfolio. Councillors were assured by the Emily Estates that this is not required.

Flood risk was discussed and the Lead Local Flood Authority has been contacted and confirmed that Emily Estate's assessment is correct for 100years + a % factor for climate change. It was felt that it would be prudent to wait for the full Section 19 report following the flood events on 9<sup>th</sup> May 2023 that affected the area surrounding Manor Farm Yarlington.

Members of the public then asked clarity questions which were answered.

A vote by Parish Councillors followed:

Support – 1

Against – 6

Abstain – 2

**24/99. RESOLUTION:** Councillors resolved by a majority vote to recommend **REFUSAL** of the planning application on the grounds as outlined below, which relate to the Neighbourhood Plan.

For Clarity:

### **North Cadbury and Yarlington Neighbourhood Plan September 2022**

#### **Environment**

- Local Green Spaces
- Important recreation routes (including footpaths, bridleways)
- Locally important landscape characteristics / features (including dark skies, tranquillity and tree coverage)
- Locally important (unlisted) historic buildings and other heritage features
- Flood risk - use of local flood incident information
- Guidance regarding eco-friendly and traditional building designs

Page – 15 Environment Objectives –

Page - 17 Yarlington Sleights an important local walking route

Page - 19 paragraphs 6.12

Page – 21 – Policy 5 The areas rural character. Development should respect and where applicable enhance local landscape character, including retention and reinforcement of

General tranquillity

Dark night skies

Hedgerows

New buildings should not diminish the underdeveloped gaps between the villages or appear prominent in the landscape.

Page – 22 Policy 6 Recreational routes and views

Page – 22 Policy 7 Protecting local wildlife

Page - 22 Policy 8 Flood risk  
Page - 28 Business and employment paragraph 8.7  
Page - 29 Policy 13 Other employment Opportunities  
Page – 61 Important features of the environment. Paragraph 13.20  
Page – 62 Yarlinton 13.21  
Page – 63 13.30

Please see on the following pages: Somerset Council Parish Council Consultation Document.

The meeting closed at 6.30pm.

Signed.....

Dated.....

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## SOMERSET COUNCIL PARISH COUNCIL CONSULTATION DOCUMENT

|                         |                                  |
|-------------------------|----------------------------------|
| Name of Parish Council: | North Cadbury and Yarlington     |
| Application Ref No:     | 24/01203/FUL                     |
| Address:                | Manor Farm Pound Lane Yarlington |
| Date of response:       | 17/07/24                         |

|  |                                     |                          |
|--|-------------------------------------|--------------------------|
| Support the granting of permission   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Please explain below the main grounds on which you support the proposal:   |                                     |                          |
| Object to the granting of permission                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Please explain below the main grounds on which you object to the proposal: |                                     |                          |

| Material Considerations   | Explanation of Grounds  |
|---|---|
| 1. Overlooking, loss of privacy or overbearing/overshadowing nature of proposal | Neighbourhood Plan Policy 5 Page 21<br>Development should respect and, where practicable, enhance local landscape character, including the retention and reinforcement of the following key characteristics: – General tranquillity (away from the A303 corridor) – Winding lanes, with traditional fingerpost signs and no street lighting, old drove roads and sunken lanes (Holloways) – Particularly dark night skies – Hedgerows demarcating field boundaries. – Mature oaks and other ancient trees (particularly along roadsides and stream corridors) – Presence of the River Cam with its associated riverside vegetation and small stone bridges / crossing points – Small historic apple orchards in and around settlements – Scattered farmsteads and hamlets in the wider countryside, with buildings reflecting agricultural use, and primarily of local building stone, with clay tiles or thatch roofs – new buildings should not diminish the undeveloped gaps between the main villages or appear prominent in the landscape. |
| 2. Design & appearance, impact on public visual amenity                         | Neighbourhood Plan page 15, ENVIRONMENT OBJECTIVES → Ensure that development is sensitive to the rural setting of the area and does not erode our existing environment and character. → Protect the green spaces and recreational trails that are valued by local residents and create new ones where possible. → Protect existing historic trees (some of which may lie outside the Conservation Areas and may need to be identified) and support  |

the planting of further native trees as part of any development, given their wildlife and climate benefits and how trees can soften the visual impact of development given the rural character of the area. → Protect people, property and roads from flooding (in particular highlighting any local knowledge of flooding which may not be clear from the flood risk maps). → Maintain the current good air quality and low levels of pollution – in particular recognising the dark night skies and general tranquillity of the area (away from the A303). Environment objectives

Page 19 6.11, 6.12. National planning policy makes clear that planning should “protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.” Our policies look to build on this general protection. National planning policy also allows for green spaces that are well related to existing settlements and hold a particular local value and significance (for example due to their landscape, recreation or historic / cultural interest) to be designated as “Local Green Spaces”. This designation provides strong protection against development, that should last well beyond the Neighbourhood Plan period. It can be applied to land that is local in character and well related to a settlement (so is not appropriate for extensive areas of countryside) and should avoid protecting land that may need to be developed in the longer term. As these spaces may be in private ownership, it is important to understand that designation does not convey any new public access rights or management responsibilities – but is a planning tool to prevent unwanted development from happening. As these spaces are local in character and relate to different settlements, they are included in the relevant chapters later on in this plan.

Policy 6 Page 22. RECREATIONAL ROUTES AND VIEWS Development should retain the rural character of the lanes and tracks around the villages and hamlets and into the countryside, North Cadbury and Yarlinton Neighbourhood Plan Page 22 Submission Draft, December 2021 protecting and enhancing public rights of way and access, with particular regard given to the three main recreational trails (the Macmillan Way, Leland Trail and Monarch's Way), the Sustrans onroad route from Castle Cary linking to the national cycle network, and the popular routes listed in Table 1 and shown

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|  | <p>on the Policies Map. Development that would significantly detract from the active use and enjoyment of these routes by walkers, cyclists and horseriders will not be supported. The scale, design and layout of development (including any landscaping) should minimise adverse impacts on publicly accessible views over open countryside and towards key landmarks (such as the local church towers, Cadbury Court, Cadbury Castle, Yarlington Sleights as well as distant views of Glastonbury Tor) and should preserve and enhance such views where possible. Particularly iconic views noted as part of the evidence gathering for this Neighbourhood Plan are listed in Tables 4 (North Cadbury), 7 (Galhampton), 10 (Yarlington) and 13 (Woolston) and shown on the Policies Map. Projects that will improve recreational access to the countryside for walking and/or horse-riding will be supported.</p> <p>Page 62 13.21 -23 The most popular walk for Yarlington residents is to walk up onto Yarlington Sleights, with their clear historic feel (from the strip lynchets) and views across the village. However the connecting route east linking to the national trails and a number of possible circular walks (including coming back via the Sleights), and that to the south passing to the west side of Yarlington House and on to Woolston are also very popular with local residents. These are described in more detail in Chapter 6. Whilst there are many fantastic views from the footpaths and lanes across the area, the views from along the Sleights are perhaps the most cherished and admired. Table 10. Yarlington: Key Views Location Direction Description / Importance</p> <p>V5 Views from Yarlington Sleights South-Easterly Good views along the sleights. There are also views of the Sleights (a local landmark) from the surrounding area</p> <p>Local green spaces There were several important green spaces suggested by local residents, linked to the centre of the village, the church and the area used for Yarlington Fringe Festival.</p> |
| <p>3. Layout &amp; density of building</p> | <p>Page 63 Policy 27 13.28 – 30 There were no sites in or around Yarlington proposed by local landowners for possible inclusion in this plan (the land around Yarlington Lodge that had been suggested by Emily Estates having been withdrawn before the options consultation was run). Therefore no sites are proposed for allocation. The Emily Estate is a major landowner in the area, having acquired Hadspen House in 2013, turning it into a</p>  |

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|  | <p>boutique hotel (now known as The Newt) then extending further to include Shatwell Farm and converting it into another smaller hotel (now known as The Farmyard). More recently, land was acquired to the east side of the village (either side of Crockers Hill / Shatwell Lane) to include Yarlington Lodge. Whilst the Estate withdrew its proposals for an events venue at Yarlington Lodge from the Neighbourhood Plan, and in August 2021 consulted on alternative plans to refurbish three of the existing buildings on the property (Yarlington Lodge, the Coach House and the Gardener's Cottage) in order to create three holiday homes for individual rental. The Parish Council welcomes early discussion on any proposals going forward, to ensure that they reflect the wishes of local residents as far as possible. In summary, the main opportunities for development in Yarlington will be through the conversion and possible extension of existing buildings. The need for further development can be re-assessed when this plan is reviewed but given the Local Plan policies the scale of any</p>  |
| <p>4. Effect on listed buildings and/or conservation areas</p> |  |
| <p>5. Loss of trees or ecological habitats</p>                 | <p>Page 19 6.13 – 15 Policy 7 POLICY 7. PROTECTING LOCAL WILDLIFE Development should protect and, wherever practicable, enhance biodiversity, starting with a thorough understanding of the existing wildlife areas and corridors (such as existing field hedgerow boundaries and streams) that are in the vicinity of the site, and the wildlife that may be affected by the development (this can be demonstrated through the submission of a completed biodiversity checklist and any necessary supporting ecology surveys). In line with national policy, a net gain in biodiversity will be sought. In general, it is expected that: – Existing site features that support wildlife are retained (or if there are overriding reasons for their removal, then compensatory measures should be incorporated within or adjoining the site); – New buildings and alterations to existing buildings should incorporate provision for wildlife such as bird / bat boxes and bee bricks; – Landscaping schemes should be designed to support wildlife movement / foraging through the provision of native hedgerow and tree planting, the creation of wildlife ponds where the topography and soil / geology allows, and the use of wildflower planting in areas of open space</p> |

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|---|---|
| 6. Inadequate parking and/or servicing areas  |   |
| 7. Access, highways safety or traffic generation  |   |
| 8. Noise, smells or disturbance from the scheme   |   |
| 9. Flood Risk   | <p>Page 20, 6.22 – 24. Given the greater propensity for surface water flooding in the area, it is this map that should be referred to by applicants and decisions makers in determining whether a flood risk assessment is required, and advice sought from the Parish Council regarding more recent incidences of localised flooding and drainage problems (as these may not yet be shown on the maps). Known incidences in recent years include: - flooding to the north side of the allotments in North Cadbury, along Ridgeway Lane and either side of the farm track that connects to Cary Road (public footpath WN 19/106) flooding along Woolston Road, in the area just eastward of where public footpath WN 19/60 meets the road; - flooding along Frog Lane north of Galhampton, between Marylands Farm and Land Orchard Cottage; - run-off down Lodge Hill (mainly to the south side) and off the Sleights in Yarlinton, and on farmland to the west side of the village; - flooding by Rose Cottage at the junction of Ferngrove Lane with Woolston Road, and also on the stretch of Woolston Road between Woolston and North Cadbury. Policy 8 page 22</p> <p>POLICY 8. FLOOD RISK New development or intensification of existing vulnerable uses should avoid flood risk from all sources and must incorporate a viable and deliverable drainage system to manage surface water runoff. Measures should be based on sustainable drainage systems (SuDS) and make an allowance for the likely effects of climate change on increased flood risk. Existing drainage infrastructure must not be adversely affected by development.</p> |
| 10. Other reason – please explain   | It was felt that the planning application in its current form does not meet the requirements of the Neighbourhood Plan as outlined above.   |
| Comments only <input data-bbox="1326 1749 1445 1805" type="checkbox"/>  |   |
| <p>General Observations:</p> <p>The application has not embraced the principles of the Neighbourhood Plan which underpins the community and the Parish Councils approach to planning. In addition to the new site it is noted that Manor Farm Castle Cary and Whitewoods Farm have similar profiles and access to pasture and green fields (page 25 Planning Location</p> |   |



and site selection document), but are not deemed appropriate for part or total farm.  
Similarly Copplesbury Farm

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