

North Cadbury & Yarlington Parish Council

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“Draft” Minutes of On Site Parish Council Planning Meetings commencing at 2.00pm on Wednesday 18th December 2024

Councillors Present:

Andy Keys-Toyer (Chairman)

Clare Leavold

John Rundle

Chris Jose

Nerissa Northover

24/164. Apologies for absence:

To receive any apologies for absence.

RESOLVED: Apologies were received and accepted from Cllrs Nick Garrett and Maria Viney.

24/165. Declarations of Interests:

Members are reminded of their obligation to declare any Pecuniary or Other interests they may have under the Localism Act 2011 and NALC Model Code of Conduct adopted May 2022. (NB this does not preclude any later declarations).

RESOLVED: Cllr Northover registered a non-registerable interest in item 24/266.c as a close relative of the Applicant and would not participate in any discussion or vote.

24/166. To consider the following planning applications (PA):

a. **PA 24/02327/FUL.** Erection of new 4-bed single dwelling and double garage with associated external works on Plot 9, former Harvester Works Mayfield Close, BA22 7BA.

In Attendance: The Applicant, Mr Richard Dors and one member of the public.

Mr Dors described how the proposed new house would sit in the plot, being larger than the other houses and having a natural stone facing on the aspect facing the road, which would enhance the street scene and hide somewhat the less characterful houses behind. Councillors considered that this house should have natural stone facing on the aspect facing the Orchard Inn and the Grade II listed Foxcombe Farmhouse opposite, however, Mr Dors could not commit to making that change.

RESOLUTION: Councillors resolved by a majority vote to recommend **APPROVAL**.

b. **PA 24/02397/S73.** S73 Application to vary Conditions 01 (approved plans) and 12 (access) and to remove Condition 13 (visibility) relating to planning approval 22/03398/REM, Reserved Matters application for approval of access, appearance, landscaping, layout and scale following outline approval 19/02235/OUT for erection of 5 dwellings with associated landscaping and parking at North Town Farm, Higher North Town Lane, North Cadbury, BA22 7BX.

In Attendance: Two members of the public.

Councillors previously recorded their concerns about flooding and drainage issue in the minutes of the planning meeting held on 11th January 2023 to consider the original PA 22/03398/REM. The minutes stated that Councillors recommended approval with the caveat that any decision on the

application be subject to the following condition: "Further information be submitted to the Local Flood Authority for consideration."

There are three letters of objection from neighbours to the S73 application to submit the drainage plan post-construction but before occupation. Councillors do take these concerns seriously but are unaware that the Applicant has made an attempt to address them.

Having read the covering documents for the application and consequent emails Councillors were still not clear why the Applicant wishes to relegate the drainage issue to after the building work is done when it seems it should be a priority.

A neighbour was able to show the extent of recent flooding at the site and pointed out what damage they were afraid of if proper drainage for surface water run off was not attended to.

RESOLUTION: Councillors resolved unanimously to recommend **REFUSAL** of the application.

c. **PA 24/02658/HOU & 24/02659/LBC.** Create link extension connecting house with outbuildings and repairs and alterations to these outbuildings at Home Farm, Cary Road, North Cadbury, BA22 7DJ.

In Attendance: Mrs J Montgomery, the Applicant and one member of the public.

Mrs Montgomery explained how the plan would bring together the main house and the outbuildings that badly needed restoring to present the farm courtyard how it might have been. She explained she had discussed these issues with the conservation office so as to arrive at a plan that was acceptable for a grade II listed Farm House. Councillors asked many questions but were impressed by the proposed plans.

RESOLUTION: Councillors resolved unanimously to recommend **APPROVAL** of the application.

Next meetings: On Site Planning Meetings and Ordinary Meeting to be held on Wednesday 22nd January 2025 in Galhampton Village Hall.

There being no further business, the meeting closed at 3.00pm.

Signed

DatedChairman