

North Cadbury & Yarlington Parish Council

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Minutes of the Parish Council (PC) On Site Planning Meeting

held on Tuesday 8th February 2022 commencing at 2.50pm to consider:

PA 21/03664/FUL – Erection of new food production and food storage / delivery building (Use Classes B2/B8), erection of food production / office building (Use Classes B2/E) and associated access and landscape works (revised proposals to those approved under 20/01357/FUL) at Avalon Farm, Galhampton Hill, Galhampton.

Councillors Present:

Malcolm Hunt (Chairman)

Sue Gilbert

Andy Keys-Toyer

Alan Rickers

Alan Bartlett

Karen Harris

Bryan Mead

John Rundle

In Attendance: Mr Paul Rawson, Director and Estate Manager, Mr Martin Harradine, Planning Consultant, and 35 members of the public.

22/22. Declarations of interest: Cllrs Bartlett and Rickers declared a personal interest and would not vote.

22/23. The Chairman invited Mr Rawson to commence proceedings with an outline of the proposals, this was done with the assistance of 4 boards which defined the outline of the site. The levels of opposition and concern were high, as exemplified by the 82 letters from members of the Community, which had been posted on the SSDC Planning website. These concerns were set in context by one member of the public who expressed the concern, alarm and disgruntlement felt in the Community and appealed to the PC to refuse the PA.

In his introduction Mr Rawson explained some of the misunderstandings, which he believed existed and sought to explain them. The public concern arises from unhappiness at the dominance of the site on the area, the proposals for change of use, potential 24 hour working and the effects of increased light pollution. It was observed that it was not appreciated that this operation was now national in nature. It is felt that there has been insufficient communication with the community from the planners on the District Council and there is unhappiness about the enlarged car park for 60 vehicles adjacent to the A359. It appears that the concerns and sensitivities of those living opposite the site have barely been taken into account. Indeed, there is a strong feeling that the feelings of those who live in the village have been largely ignored.

This large development on this site, which might have been, with more thought, located at or close to the Cadbury Business Park, has caused great unhappiness. It is mainly a case of spilt milk and there is an acceptance that the damage is done but this action leaves a great deal of resentment towards the Newt, who appear not to have taken any trouble to take public opinion with them in this part of South Somerset. Work is required to correct that perception. This might be aided by early and accelerated action to increase the degree of landscaping and concealment of some of the buildings, which would soften their appearance in the countryside. The view is that current plans will take far too long to have any effect.

The PC stated that the CPRE had reversed their original position on this project and now supported the community. At the time of the meeting the report had not been seen by the Applicants.

Given the strength of opinion among the community, the PC felt that they could do no other than support them. It is fully realised that this project must continue but efforts must be made to show some recognition of public concern by adjusting some of the proposals in this Application.

22/24. Resolution: The Parish Council resolved to refuse the Application by a majority vote.

The meeting closed at 4.10pm.

Signed.....

Dated.....