

**North Cadbury & Yarlington Neighbourhood Plan
Working Group Minutes
Tuesday 5 January 2021**

Present

Malcolm Hunt (MH)	Chairman
Richard Rundle (RR)	Vice Chairman
Andy Keys-Toyer (AKT)	Vice Chairman
Tamsin Bruce-Gardyne (TBG)	Group coordinator
Alan Bartlett (AB)	
James Bruce-Gardyne (JBG)	
Brian Morris (BM)	
John Rundle (JR)	
Anna Scott (AS)	
Jo Witherden - NP Planning Consultant (JW)	

1. Apologies

Nigel Humbertson (NH)
Richard Scott (RS)

2. Declarations of Interest

AKT ref Sandbrook Lane East
TBG ref the Grange
JBG ref the Grange
RR ref Clare Field
AS/RS ref Sandbrook Lane East

3. Minutes of Last Meeting

These were approved unanimously.

4. Action Points from Minutes

Picked up as part of the agenda.

5. Finance

5.1. JR reported that out of total grants of £28k, £22.5k had to date been drawn down.

5.2. JW reported that she had sent through estimates and invoices with the first tranche being paid 2 days before the grant came through. Grant funding for guidance notes and technical support had been applied for.

5.3. JR reported that a report on spending for the year needed to be done by end March. The Group can then decide what else needs to be applied for, but this cannot be done until the guidance notes are out.

5.4. AKT reported that the "Parish Online" annual software licence is due imminently. Parish Clerk (PC) has offered to pay until the Parish Council is able to. JR

5.5. RR is paying the zoom licence for meetings and needs repaying. JR

5.6. RR recommended spending £60 +VAT to improve the website news section. This was approved. RR will liaise with Western Web and ask PC to pay. **RR**

6. Review of Consultation draft document

6.1. Widespread thanks to JW for working over Christmas on this.

6.2. JW asked if everyone was happy with the latest draft and it could be signed off. It was agreed to review the other agenda items first.

7. Site Options

7.1 New sites

The new sites submitted including Bill Longman's (BL), Jennifer Raymond (JR)/Hill Farm and the Montgomery sites (AM) were discussed as to their suitability for consultation.

7.1.a. BL sites

RR commented that BL had provided enough detailed information to consult on Higher North Town Lane sites.

7.1.b JR sites

It was noted that her potential sites are clear but information on possible use and access is missing. She is thought to be against large scale development but her views on affordable housing aren't known. It was also noted that her sites are quite large and in open countryside.

7.1.b.ii It was agreed a zoom meeting would be useful ASAP to discuss the development potential and ascertain her preferred approach. JW happy to join. **RR/AB**

7.1.c. AM sites.

It was noted that the site plans are quite explicit and offer 16 new dwellings including 12 affordable ones on the orchard side of Woolston Road and 4 + the farm manager's dwelling on the south side.

7.1.c.ii JW commented that as the site was an historic orchard, heritage and ecology could be potential issues however the orchard may not have been well maintained. This would need to be considered alongside the addition of affordable housing. It is also within the curtilage of the village.

7.1.c iii JW asked if anyone had any comments on the sites from a local knowledge point of view.

7.2 Highways

7.2.a. JBG commented on the amount of potential development in North Town, the potential impact of additional traffic on Cary Road and at 3 Ashes Junction and the need to address highway problems.

7.2.b. JW commented that AECOM didn't have a strong view on highways traffic, and we'd need to raise the issue with SSDC although it isn't well primed on the issue.

7.2.c. RR noted that highways is a County Council rather than District Council issue.

7.2.d. MH commented that SSDC has employed its own Highways adviser in previous cases having lost confidence in the service it received from County Highways.

7.2.e. JR noted that any decision on Highways has to be referred back to the County Council.

7.2.f. JW noted that there were no highways comments from either SSDC or SCC on the Queen Camel Neighbourhood Plan.

7.2.g. It was agreed to contact the SSDC Interim Head of Planning re highways to put it on the agenda for the forthcoming NP meeting. **JW/MH**

7.2.h. AS asked why the Harvester site next to the Galhampton pub by Tincknells and BL's Hearn Lane sites had not been included in the consultation.

7.2.i. JW commented that the Harvester site already had planning consent - for 10 houses and that the Hearn Lane site does not belong to BL so couldn't be considered.

7.2.j. RR commented that any application approved since March 2018 counts towards the supply of 60 new homes needed.

7.2.k. It was noted that we already have a good head start on new homes.

7.2.l. JW agreed to circulate the list from a year ago listing extant houses agreed, for comment by all. **JW/ALL**

7.2.m. RR agreed to update the numbers following comments and keep the list updated. **RR**

7.3 Action re potential new sites

Regarding the 3 new potential sites submitted, it was agreed that

7.3.a conversations with JR and AM are needed ASAP to firm up details on their potential sites. It was felt there is enough information already from BL **RR.**

7.3.b. the sites need to be assessed by AECOM (with an application put in next week) so go ahead is secured by 15 January with 4 weeks then needed for the draft report. **RR/JW**

7.3.c. the community needs to provide views and comments on them. **AS/JW**

7.3.d. the AECOM assessment and community feedback could be done in parallel so not to lose time.

7.3.e. JW suggested a flyer should be circulated ASAP to the community seeking views online or on paper using Survey Monkey on the 3 new sites. To be drafted by 22 Jan. **JW/AS**

7.3.f Given the tight timescales, it was agreed that the flyer and consultation should be circulated by 29 Jan with the deadline for responses by 12 Feb so the results can be analysed and considered with AECOM's assessment. **AS/JW**

7.3.g. AS noted that school parking was an issue raised in the consultation and that the AM site might mitigate these concerns and encourage new feedback.

7.3.h. JW commented that the new sites shouldn't affect the upcoming meeting with SSDC but be raised as part of the next meeting in mid Feb when we have feedback on the 3 new sites.

7.3.i. JW suggested giving David Clews information on the 3 new sites. **RR**

8. Vision

8.1 Comments on the NP draft Vision statement were discussed, and it was agreed to keep JW's version.

9. Views and Green Spaces

9.1 Following comments made on missed green spaces in the consultation, AKT suggested four new ones (as previously circulated)

- a. the sunken lane in Woolston - however this has been discounted in favour of the Orchard opposite the NC village shop.
- b. Ferngrove Farm orchard
- c. Yarlinton swing by the pub
- d. Triangle in Galhampton

9.2. JW said the landowners will need to be identified and consulted.

AKT

10. Walking Routes

10.1 JW said she would make the case for all the routes in the NP.

10.2 It was agreed that a route to Galhampton stores across the fields from Galhampton would be beneficial as the A359 is dangerous. A conversation with Richard Horsington is needed. **JR**

10.3 BW said a route across AM land coming out at the turning circle could also be useful but JW commented that the Manager's house for which planning permission has already been given, is under different planning policy guidance.

11. AOB

11.1 Meeting with SSDC

11.1.a. It was agreed that MH, AKT, RR and JW will attend the meeting next Thursday 14 January. JW will lead the meeting.

11.1.b. An agenda will be drafted and will include the additional sites.

JW

11. 2. Publication of consultation summary

11.2.a. Following discussion of the other agenda items above, it was agreed that the final draft could now be published with publicity around it being uploaded onto the NC website. **RR/AS**

11.3. Heritage Report

11.3.a. AKT raised the heritage report and whether corrections regarding certain facts should be investigated. JW said that matters of opinion should be left as they are, and only incorrect facts changed.

11.4 Boon Brown clarification

11.4.a. It was agreed that as soon as the Clare Field planning application is lodged, PC will formally ask Boon Brown to share all their papers and technical reports.

PC

12. Date of Next Meeting - Tuesday 26 January at 7pm by Zoom.