

SHEBBEAR PARISH COUNCIL

**Minutes of Council Meeting held on Tuesday December 10th 2013
in the Church Room. Shebbear.**

Present:

Vice Chairman: Councillor E Haste.

Councillors: J Curtis. J Stupple. M A Wells. R Clark. P Lomax. T Carr. J Dungate.

District Councillor D Hurley. 9 Members of the public. Clerk. D Walker.

AGENDA. 2013. Commenced at 7-30 pm.

Vice Chairman Councillor E Haste opened the Meeting, and welcomed all present.

143. Apologies for Absence.

None received.

144. Public Participation Period.

(1) John Foulkes. *Retrospective Planning Application at North Worden Farm*. This proposal was heard by the Parish Council in November before any of the objectors had been notified. As a neighbour to the applicant we are seriously affected by the structure which is already partly built. The applicant is carrying out an unlawful development at this site and a number of breaches of the regulations have been committed. The Planning Authority should issue enforcement or stop notices in respect to the Planning and Building Control aspects of this case. The breaches of regulations in respect to the Listing areas of the site also need investigation and even consideration of prosecution. We beg the Parish Council not to approve this application.

(2) Rosemary Brightmore. *Retrospective Planning Application at North Worden Farm*. The building dominates our outlook, we understood that it was to be lower. The materials used are totally unsuitable. There have been numerous misdemeanours committed during the process. Why does the applicant want this shed in front of his lovely farmhouse. All his other work buildings are on the other side of his property. I urge the Council to reject the application.

(3) Philip Minghay. *Retrospective Planning Application at North Worden Farm*. (Applicant). My property is currently farmed and is part forestry. These activities need machinery and storage is needed. The barn and roundhouse date back to the 1700's and when I purchased the property in 1993 it was in a delapidated state. The only viable option was to restore it as a useful building. It will be clad in featherboarding and steel profile sheet. It will be used for machinery and farm equipment. I believe the application is compliant with local regulations and will preserve the historic remains.

Chairman thanked the speakers for their participation and proposed that Agenda Planning Item 152(a) - New Applications 1/0919/2013/FUL and 1/0921/2013/LBC be brought forward for consideration after Item 145. All in Agreement.

145. Declarations of any Councillors Interests in Items on the Agenda.

(a) Discloseable pecuniary interests.

Councillor Curtis declared an Interest in Planning Item 152(a) as she is currently employed by one of the objectors, she will leave the Room while the matter is discussed and decided upon.

Councillor Dungate stated that he had worked for several residents at North Worden in the past but has no current relevant interests that might influence his opinions.

(b) Registerable interests.

None received.

Any variations to Members Registration of Interests.

None received.

152. Planning. (Brought forward).**(a) New Applications.**

1/0921/2013/LBC & 1/0919/2013/FUL. Retrospective application for steel fabricated roof structure replacement for roundhouse and threshing barn. North Worden Farm. Shebbear.

Councillor Curtis left the Meeting Room.

Chairman reported that himself, Councillor Dungate and the Clerk, had carried out a site visit by agreement with the parties involved, including the applicant, and had viewed the proposed structure from the perspective of each. This followed approaches made by occupants of neighbouring properties to the site that they had not been notified by TDC Planners that an application was in progress and that had they known they would have made their objections through the parish council at the November meeting.

Councillor Carr said that, as we had not been in possession of all the details when we agreed a response of No Objections in November, it is to be hoped that we will be able to reconsider.

Clerk said that he had corresponded with the planning officer in the case who had assured him that the correct procedures had been followed, but, as the reply from the planning officer contained inaccuracies and contradictions it appeared that omissions in the procedure had been belatedly applied. The planning officer had in any case agreed that further submissions from the parish council would be accepted.

Councillor Clark pointed out that what Mr Mingham had said inferred that there was a change of use, in which case a separate application would be needed. Councillor Clark was also concerned that there had been a flaw in the procedure and that a lot of work had been done without permission. Also he could not support an application that was so divisive.

Councillor Dungate's opinion was that the proposal would not result in a valid restoration due to the materials intended for use and the steel structure already erected. He was aware of a previous incident when a listed cob wall blew over adjacent to the site and the planners insisted that the wall was rebuilt as per the original even though the owner did not want it rebuilt and could not afford to do so. It would be unfair to say the least if a more relaxed view of the regulations were to be applied in the present case.

Chairman felt that in its present form the building was too high and had suggested to the applicant that a reduction in height would go some way towards placating the neighbours.

Agreed that District Councillor Hurley be requested to call the application in, and that Clerk should send a response to TDC that our previous decision was invalid due to being based on insufficient information. The Parish Council now objects to the application in its present form as the proposal would not be in keeping with the neighbouring structures, and is too high. The Grade 2 Listing restrictions already in place at North Worden are not being consistently applied and a Change of Use is implied in the application and should be considered.

Councillor Curtis returned to the Meeting Room.**146. (8-09pm) Draft Minutes of Council Meeting held on Tuesday November 12th 2013.**

All in agreement, that the Draft Minutes, which had been previously circulated, be approved and signed by Chairman as a correct record after Item 137(5), line 2 changed to read "Councillor Clark" instead of "Councillor Lomax".

147. Any matters arising from the Minutes. Clerks Report.

Replacement P3 Coordinator. Clerk said that he had not received any interest in the position after it had been publicised in Reflecting Shebbear for any member of the public to become involved. Councillor Dungate offered to fill the post as it was not too demanding time wise. Offer gratefully accepted by Members. Councillor Lomax outlined the defects he had reported in the 2014 Footpath survey and thanked Councillor Wells for assisting him in carrying out the annual check.

Vacancy for Parish Councillor. Clerk had not yet received any applications for the co-opted Councillor vacancy although there has been interest shown.

Allotments. As requested from last months meeting Clerk had contacted members of the Allotment Association to put them in touch with The Rev Whatton and learnt that they were already corresponding with each other.

Road Salt/grit. An order has been placed for 1 tonne each, of 25kg bags, for Graham Quance and John Chamberlain. As Robert McCurrach is not available for Snow Warden duties some of the time Councillors suggested that enquiries be made to ascertain if there was anyone located in the southern area of the parish who might like to take on the Snow Warden position.

148. To Agree any items to be dealt with in Part 2, closed session, of the Meeting.

Agreed - all items to be Part 1.

149. Any urgent agenda business or correspondence brought forward with the approval of the Chairman.
None.

150. Agenda items for Discussion and Resolution.

(1) *Town and Parishes Fund.* Clerk had circulated surrounding parishes suggesting that we are looking to take advantage of the TAP Fund and is awaiting any responses. Lisa James has also been in touch with neighbouring parishes regarding attendance at Shebbear Youth Club and this may provide an opportunity for TAP Fund involvement. District Councillor Hurley had made enquiries in TDC about this and will report.
(2) *Youth Club Funding.* Following the discussion last month (Item 134) regarding ways in which assistance could be given with the Youth Club overheads, Councillor Carr had met with the Chairman of the Village Hall Committee to talk over one or two suggestions and had drafted a letter based on the outcome.

Letter received by Councillors.

Agreed, Clerk will send the letter to the Hall Committee in time for the next Committee Meeting in January.

151. District Councillors Report.

David Hurley informed Councillors that Ken Miles was leaving TDC to take up a post at N Devon District Council so we will hear at some stage who will be the new Monitoring Officer for Torridge. David had made contact with TDC Community Development Manager Malcolm Harris about the payment of last years Shebbear TAP Fund allocation, without our authorisation, towards a joint enterprise with Buckland Filleigh. The funding is currently allocated at the request of a "lead parish", which in this case was Buckland Filleigh. It was pointed out that the system could be open to abuse in its present form, but, as there had not been any problems before there were no indications that Torridge would change the rules. Shebbear has £845 of this years fund in credit. David had attended the defibrillator demonstration recently at Langtree and had been impressed at how simple and safe to operate the modern devices are. He is still keen to see one installed in Shebbear and would contribute funds towards it.

There is a consultation running at the moment regarding a proposal to close the Anvil Corner Recycling Centre on weekdays in an effort to save money.

Chairman thanked District Councillor Hurley for his attendance and report.

152. Planning (Cont'd).

(b) Applications Granted.

1/0235/2013/FUL. Erection of wind turbine (77m to blade tip), access road and associated works (including formation of 1.5 km bridleway). Alscott Farm. Peters Marland. (Shebbear). Affecting Public Right of way - (amended plan). Received by Councillors.

(c) Any relevant adjacent applications.

None.

153. Finance.

(1) *To consider applications for Local Grants payable in April/May 2014.*

Clerk reported that Local Grants were paid out to 12 organisations last year. This year, despite publicising the grant setting on this months agenda, only 5 applications have been received. Councillors agreed that to ensure that taxpayers money goes to appropriate organisations the proper procedure should be followed, namely, a written application supported by a recent set of accounts.

Agreed, that Clerk write to all the former recipients who had not applied this time stating that any requests outstanding should be with the Clerk by January 5th 2014, and that no reminders will be given in future.

(2) *To Agree the budget for the financial year 2014 - 2015.*

(3) *To Agree the provisional Precept ahead of final details re funding to be received from TDC.*

Items (2) and (3) drafted and will be finalised at the January Meeting.

(4) *Items for payment.*

Proposed Councillor Lomax, seconded by Councillor Dungate with all in favour that Items (a)(b) and (c) be paid.

Bank Balances to November 29th 2013.

Current account - £7,710.04 Reserve account - £15,536.43 Received by the Councillors.

Current account balance includes - P3 Funds £1,497.36

154. Correspondence.

(1) *DCC Highways. Blocked culvert. Gidcott Road at West Wootton.* Due to shortage of money outstanding road repairs have been given a priority rating throughout the County between 1 and 10. The remedial work at Gidcott Road, despite the fact that it is likely to become impassable before long, has been given a rating of 6. Plans for the work and the estimated cost have been drawn up but all schemes County wide with a higher grading will be carried out first. In this financial year only schemes rated 1 and 2 were tackled and not all of them were carried out. Indications are that Gidcott Road will not be repaired for the foreseeable future.

Agreed. Clerk to ask DCC for details of the estimated cost for Gidcott Road and also for the collapsed culvert at Ladford Mill.

(2) *Bibby Financial Services.* Received by Councillors.

(3) *Mr J Brock. Re seats in The Square.* (Received after agenda issued.) To be heard when seats are to be next on the agenda.

Councillors Circulation

TDC Satisfaction Survey. Received by the Councillors.

155. Items for the next Council Meeting Agenda which will be held on Tuesday January 14th 2014, and any other matters, for discussion only, at the Chairmans discretion.

None received.

There being no other Business the Meeting ended at 9-58 pm.