

SHEBBEAR PARISH COUNCIL

Minutes of Council Meeting held on Tuesday 13th March 2018 at 7.30 pm.

in the Church Room. Shebbear.

Chairman: Councillor R Clark.

Councillors: Vice Chairman A Maidment. J Curtis. J Stupple

N Whatley. J Franklin. P Isaacs

C Cllr B Parsons. D Cllr D Hurley. 10 Members of the Public. Clerk M Whatley

AGENDA. 2018.

146. Apologies for Absence.

Cllr Dungate (holiday). Cllr Quance (working). Cllr Gliddon (committed elsewhere). PCSO Melissa Baker (working).

147. Public Participation Period of 15 minutes. For speakers registered in advance, with the Clerk. None.

Chairman invited C Cllr Barry Parsons to say a few words as he was aware the Councillor had another meeting to attend in St Giles in the Heath.

Highways. Cllr Parsons reported that it was difficult to get work done on the highways at the present time as there is still a lot of activity on emergency works following the extreme weather conditions. Some areas in the county experienced -9c temperatures and up to 15ft snow drifts on the roads. A round-the-clock response from highways teams to clear roads included the deployment of 16 tractor snow ploughs, nine snow blowers, JCBs, tractors and 48 gritters spreading around 4,000 tonnes of gritting salt. The emergency teams across the board worked well together to ensure safety and wellbeing of those in rural communities.

Health and Wellbeing.

In Devon, we have a significantly high percentage of deprivation – children who are poor, alcohol problems, rough sleepers, long term health problems and car ownership is only 1 in 5. There will be a public meeting on 19th April 2018 in the Memorial Hall, Holsworthy. **Chairman enquired in the index of deprivation grant funding what would the population be in the Ward that you look after – 12,000 people.**

Budget. In 2018-19 there will be a Council Tax increase of 2.99% alongside the 2% Social care precept (total increase 4.99%). There will be a one off amount of £6.5 million into Highways – Drainage and Patching – and £2.2 million into Adult Social Care Support.

The good news from the Budget is that Holsworthy Rural is in receipt of £10,000 Locality Allowance for applications in respect of communities, and an additional £10,000 towards local capital projects. Bear in mind, I do have 30 parishes and I do like to share!

Chairman thanked Cllr Parsons for his attendance.

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

(a) Discloseable pecuniary interests (Prejudicial).

None.

(b) Registerable Interests.

None.

Any variations to Members Registration of Interests.

None received.

149. Draft Minutes of Council Meetings held on Tuesday February 6th and February 27th 2018, having been previously circulated, to be approved and signed.

Proposed Cllr Curtis, Seconded Cllr Maidment that the Minutes dated 6th February 2018 be taken as a true record of the meeting, all in favour.

Proposed Cllr Curtis, Seconded Cllr Whatley that the Minutes dated 27th February 2018 be taken as a true record of the meeting, all in favour.

150. Any matters arising from the Minutes. Clerk's Report.

Open Meeting. Reserved the Village Hall on Thursday 21st June 2018 for an Open Meeting on how we would like to see Shebbear in the future.

Annual Parish Meeting. Church Room on Tuesday 17th April at 7.30pm. Have invited all recipients who have been awarded Grants by the Parish Council to attend and report on their activities.

Planning.

1/1283/2017/OUT. Land to the East of The Manse, Shebbear.

Outline application with all matters reserved except access for 5 houses and associated works. Responded to TDC that Shebbear Parish Council opposes this application as it does not provide any economic or social advantage to the village.

1/0049/2018/AGMB. Barn Opposite The Shippen, Caute, Shebbear.

Prior notification for the change of use of agricultural building to No. 1 dwelling under Class Q. Responded to TDC that Shebbear Parish Council unanimously opposes the conversion of this steel framed agricultural building under Class Q. It will look totally out of place with large aluminum windows and wooden cladding in what is still an unspoilt hamlet.

1/1179/2017/FUL. Astrabenz, Shebbear.

Retrospective application to regularise their activities. Responded to TDC that Shebbear Parish Council recommends approval of this application having had regard to the concerns outlined in the letter.

1/0138/2018/FUL. Ladford Mill, Shebbear, Devon.

Single storey kitchen extension. Responded to TDC that Shebbear Parish Council has no objections to this application.

Helipad Refund.

Again emailed Lee Duckworth and received a response. "Messaged both my Secretary and Treasurer requesting confirmation that the cheque was paid in, therefore allowing me to write a cheque to the PC. I aim to have this resolved as quickly as possible".

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

None.

152. Any urgent Agenda business or correspondence brought forward with the approval of the Chairman.

(1) Allotments – Report Cllr Isaacs.

Cllr Isaacs reported that he was a little disappointed there were only six interested parties as a result of his article in Reflecting Shebbear although these all appeared keen gardeners. It was agreed a notice should be put on the noticeboard and perhaps a flyer in the shop. Cllr Isaacs asked if a notice should be put on Facebook.

(2) Consultation on North Devon & Torridge Local Plan.

North Devon and TDC are working together on the final plan. The district council in presenting its local plan to the inspector must demonstrate they have enough land outlined for housing for 5 years indeed for the lifetime of the plan. The Government has a way of monitoring this called the Sedgefield system. Basically, if the planning authority falls behind its target rate then it must make good that deficit within five years. There is another way of monitoring called the Liverpool system. The difference is, the council has the entire period of the plan to make good the deficit. It is a more lenient system which the inspector has offered to Torridge and North Devon.

The second item relates to 5 plots on Staddon Road, Appledore, which were to have been removed last year. However, at a full TDC Council meeting some members insisted they wanted the 5 kept in so the planning officers had to rewrite large sections of the document.

The consultation will take place during the period 1st March and 13th April 2018. **Chairman**

recommended we support both recommendations, i.e. Liverpool system and that the 5 houses at Appledore be removed. Clerk to respond to the Consultation.
Chairman thanked Cllr Hurley for his comprehensive report.

(3) Fix Date for Village Development Plan Open Meeting

Clerk had arranged this for Thursday 21st June in the Village Hall, Shebbear, at 7.30pm.

(4) Broadband Costs.

Chairman had spoken with BT about the possibility of having a line at the Church Room and / or Village Hall. Both would come under business rather than domestic. The installation would be £125 + VAT at either location and BT say they could guarantee very good broadband. The line rental would be about £48 a month to include superfast broadband and one hour's free calls a month. To be discussed at a future date.

153. Agenda items for Discussion and Resolution.

(1) Any matters raised during the Public Participation period.

None.

154. District Councillor's Report.

Council Tax. At a Full Council meeting in February it was decided to increase C/T) by £5 per year (3.25%) for a Band D property in Torridge. From £153.66 - £158.66. DCC raised their C/T by 2% plus 3% for social care £1,331.19. Devon & Cornwall Police increase of £12 (equivalent to 6.81%) £188.28. Devon and Somerset Fire and Rescue + 2.99% £84.01. Town and Parish Council precepts for 2018/19 total £1,391. This is an increase of 9.06% and results in an average Band D C/T of £54.18. Total £1,821.23. Torridge share is only 8.94% of total. From 2020 the method of funding Council services is changing and the revenue available to Councils will, in the main, be derived from C/T and business rates.

Cllr Stuppel left the room to move his car.

Middle Dock Appledore. Lease has been signed and site shortly will be cleaned up to be used as a base for the 12 new recycling vehicles that have been ordered. Leaflet detailing new recycling + waste collection system has been included with C/T bills. Any queries regarding the new recycling/waste collection systems please contact Customer Services at Torridge.

Cllr Stuppel returned.

Local Plan. Planning Inspector reviewed the submitted joint local plan at what is known as the examination stage and recommended two alterations. 1) the 5 year land supply. Councils have to demonstrate 5 years of land supply and at present Torridge and North Devon are unable to do this – hence developers applying to build on land that would not normally be allowed to be built on. The Inspector has advised that she wants the new Local Plan to use by way of house calculation what is known as the Liverpool method as opposed to the Sedgefield method. This means that any undersupply of housing since 2011 can be distributed and met across the remainder of the period up to 2031 (lifetime of Plan) (Liverpool) as opposed to needing to be addressed fully over the next 5 years (Sedgefield. Under Sedgefield both Councils could demonstrate 5.1 years of supply but under Liverpool method that the Inspector has advocated the supply rises to a more robust 6.24 years.

The second alteration was the removal of what is known as a “Non-Strategic housing site” at Appledore. This consisted of 5 houses and has been refused planning permission and an appeal was also refused. Torridge Councillors followed North Devon Councillors in approving the Planning Inspectors recommendations and the Plan will now undergo a 6 week public Consultation.

TDC and Parish Information Sessions

The two sessions held today at Langtee and Holsworthy to discuss Enforcement attracted a disappointingly low number of Parish Councillors. There is often a lot of work that goes into the preparation of these sessions and due to the low apparent interest reflected in the numbers attending Torridge will review the situation and ask “Are these sessions wanted in the future?”

Cllr Sam Robinson

Cllr Sam Robinson, Member for East the Water in Bideford, sadly passed away on 14th February. Sam had been elected to Torridge on 4 occasions initially as a Conservative representing Northam and since 2014 represented E the Water as UKIP Councillor. He was also a past County Councillor. A by-Election

will be held shortly (12th April).

(a) New Applications.

**Deed of Variation to S106 related to Planning Application 1/1945/2006/FUL
Land to the rear of Barn Close (Ackland Close), Shebbear.
Ref No. 1/0104/2018/SEC106**

Chairman explained this related to the houses at Ackland Close that were delivered as affordable homes. The existing 106 agreement says that these dwellings are reserved for tenants with a local connection, for a period of three months. The application is asking for the terms of the 106 agreement to be varied so that the local connection priority will expire after one month, not three.

(b) Applications Granted.

**Received after the Agenda was circulated.
1/0795/2017/OUT. Field Known As 'Dougies Field', Shebbear, Devon.
Outline planning permission for up to 8 dwellings with all matters reserved.**

Chairman confirmed that he had attended the planning meeting at Bideford where there had been an uproar at the decision of the planners. Ted Haste, present, confirmed there was an activist from Appledore. Cllr Hurley agreed, it was acknowledged at Torridge that it had been an orchestrated lobby and no Shebbearians were involved.

© Applications Refused.

None.

(d) Any relevant adjacent applications.

None.

156. Finance.

(1) Tap Fund Approval.

Clerk reported that the Tap Fund in the sum of £842.00 had been successful.

(2) Nat West Mandate Up-dated.

Clerk reported Bank Mandate had been up-dated to include new signatory.

(3) Transparency Code Funding Approval

Clerk reported application for Transparency Code Funding was successful and Shebbear PC had been awarded £275.00.

(4) Approval of Items for payment.

(a) Mark Ohlsen – Internal Audit - £45.00

(b) Hire of Church Room 2016-17 – £70.50

(c) Mat Electrics (Maintenance Agreement) – £89.95

(d) Clerk's Mileage (Year) £96.30

(e) Clerk's Telephone / Broadband (Year) £307.72 including WiFi Adapter £79.99

(f) Clerks & Councils Direct Magazine Subscription £12.00

(g) HRCT (Tap Fund Donation) £842.00

(h) Buckland Filleigh Parish Council - £139.00

Proposed by Cllr Stupple, Seconded by Cllr Curtis that items (a, b, c, d, e, f, g, h) be paid, all in favour.

Bank Balances.

Current Account: £12,193.81

Reserve Account: £9,736.82

157. Correspondence.

(a) PCSO Melissa Baker – Police Report.

Crimes – 1 Send letter/communication/article conveying a threatening message and 1 produce controlled drug.

Logs – 2 personal anti-social behavior, 3 concern for welfare, 1 environmental anti-social behavior, 1 sheep on the road and 1 drugs warrant.,

(b) Michael Wright – Inconsistencies in local planning matters.

Chairman referred to Mr Wright’s letter. Land east of Meadow Park. A presentation was made by the Architect where we identified a number of gaps in the Design & Access Statement. Dougies Field. The reason that the support was given for Dougies Field was threefold - 1) size of development, some members liked the idea of a small development (8 units) as opposed to a large development (20 units). 2) two self-build plots. 3) funding for the village school.

Developers are asked to make a S106 contribution towards impact on infrastructure. The applicant, Mr Richard Haste, was asked if he would be willing to agree in principle to make a contribution and recompense in the items of infrastructure, not yet identified including the community school; he replied in the affirmative subject to a reasonable figure being agreed.

Ted Haste, from the gallery, wished to confirm that the promise of funds outside a S106 agreement potentially for the school still stood.

Chairman reported that the second application for 7 houses had not come before the Parish Council, and had it done so he would not have supported it with just one affordable. Ted Haste confirmed that the reason there was lack of decision on the 7 or 8 units was that it had as yet to be determined as to who owned the hedgerow. If Hastes own the hedgerow there will be 2 self-build units; if they have to pay for the hedgerow, there will be one self-build.

Chairman asked Mr Wright if he was satisfied with the response. Mr Wright said the comparison should have been made with the application submitted by Shebbear College, land east of the Manse, not the Chamberlain scheme on land east of Meadow Park, and his email had been unclear.

Cllr Maidment responded with the reasons why Shebbear PC was objecting to the college which included lack of any self-builds and lack of affordables.

Mr Wright left the room. After a few minutes **Mr Wright returned** and replied “I reserve my position as to whether I accept the response”.

Received after the Agenda was circulated.

© Neighbourhood Planning Course.

Winkleigh PC are planning a bespoke NP training/awareness course. Cllr Maidment expressed interest.

(d) Dipper Mill.

Yet more reports of failure received. Cllr Franklin suggested Shebbear Parish Council invite Ron Lester to take on the role of ‘Flood Czar’ for a three/six month period to try and manage the project to success to include communicating with the supplier, Julian Parkin, and the community through Facebook, managing the process of titrating the system parameters to a sensible level or even manually managing the signs when the software fails. To report to the next Council meeting.

Circulation File.

Council Planning List. HAGS. Tap Fund Approval. Lee Duckworth Helipad Fund. NatWest. Glasdon. Clerks & Councils Direct Mag.

158. Agenda items for the Annual General Parish Council Meeting which will be held on Tuesday April 10th 2018 at 7-30 pm, and any other matters, for discussion only, at the Chairman's discretion.

159. The Annual Parish Meeting will be held on Tuesday April 17th 2018 at 7.30pm in the Church Room, Shebbear.

There being no further business, Chairman closed the Meeting at 8.57pm.

Signed

Dated