

SHEBBEAR PARISH COUNCIL

Minutes of Council Meeting held on Tuesday 8th November 2016
in Lake Chapel Schoolroom. Shebbear at 7.30pm..

Present:

Chairman: Cllr R Clark.

Councillors: Vice Chairman: Cllr Haste. Cllr Quance. Cllr Maidment.

Cllr Dungate. Cllr Dymond. Cllr Stupple. Cllr Curtis. Cllr Whatley

District Councillor D Hurley. 13 members of the public. Clerk M Whatley.

AGENDA. 2016. Commenced at 7-30 pm.

Chairman R Clark opened the Meeting, and welcomed all present to a changed venue.

139. Apologies for Absence.

C Cllr Parsons (away). PCSO Melissa Baker (working). Cllr Gliddon (no apologies received).

140. Public Participation Period.

1. Mr Simon Bentley-Jones – Planning Application for 30 dwellings. Land off Pitt Lane, Shebbear.
2. Amanda Bonnefin – Architect for the above.

Mr Simon Bentley-Jones and Amanda Bonnefin outlined the planning application in what is known as ‘Church Fields’, a mixed range of 30 dwellings to include a couple of flats above garages, mews style arrangement. The proposal allowed for a densely built up area of smaller terraced properties located at the top of the site and less dense detached dwellings and outbuildings lower down the site. Space for village green with direct access to existing Square.

Chairman raised various concerns on the Planning Support Document

- (a) Surface water drainage. Proposed that surface water disposal is dealt with on site via infiltration in order that there is minimal impact on the surrounding drainage works. The use of swales in the children’s play area was considered totally unacceptable.
- (b) Topography. Site slopes overall with the highest ground next to the square with a gentle slope of 1:20, then falls way more steeply with approx. 1:7 gradient to the lower part of the site. Cement, paving slabs and tarmac cause run-off, excess water finding its way to the nearest water course. Concerns raised regarding increased flooding at the bottom of Pitt Hill.
- © Concerns raised over the proximity of houses to Pitt Hill and the noise of lorries travelling up the hill.
- (d) Sewerage. Levels on site fall away from the indicative point of connection and therefore it is expected that a pumping station will be required. Further consultation with SWW at a more detailed stage required.
- (e) Concerns over volume of traffic entering the square between 8.00- 9.00 am and 5.00 – 6.00 pm.
- (f) Cllr Haste reminded members that DAA regularly lands helicopter in the proposed development site to assist patients in an emergency.

Chairman thanked Simon Bentley-Jones and Amanda Bonnefin for their attendance.

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

- (a) Discloseable pecuniary interests (Prejudicial)

Cllr Quance declared a pecuniary interest in the land off Pitt Lane, which he rents. Mins 140 (1).

Cllr Dymond declared a pecuniary interest in the planning application for Battledown Farm, Shebbear Mins 148 (2) both declared they would not participate in any debate or decision where their interests were relevant.

- (b) Registerable interests. None received.

© Any variations to Members Registration of Interests. None received.

142. Draft Minutes of Council Meeting held on Tuesday October 11th 2016 having been previously circulated, to be approved and signed.

Proposed Cllr Maidment, Seconded Cllr Dungate. All in favour.

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

Wayleaves.

Received acknowledgement letter from Open Reach confirming our claim has been registered on their system with a wayleave reference number. A survey has been requested to confirm the apparatus eligible for a wayleave and payment. However, there is a backlog of surveys waiting to be done and Open Reach are unable to give a timescale of when this will be completed.

Risk Assessment.

- (a) Oak Tree. Arranged for the Oak tree to be surveyed. The tree specialist confirmed this is an over mature tree of an age and size to be known as a ‘veteran’ tree, and is listed on the Ancient Tree Forums website where it is given the local name of the Devils Stone Oak. In good health for its age and due to the reduced canopy should be securely anchored in the ground. Requires minor pruning works to lift the branch ends away from the roof, and the ivy should be severed at the base and be allowed to die back naturally.
- (b) Lamp by Doctor’s House. Asked Adrian Caudwell to climb up ladder and check for stability and corrosion.
He reports that 4 bolts hold the lantern on, two have snapped off over time and rusted. Needs attention.
- (c) Asked Adrian to clean the war memorial ready for Remembrance Sunday Service.
- (d) Towable Gritter. Asked Cllr Haste if this could be serviced by his mechanic. Has been brought up to the farm ready for a full service, greasing and oiling, and then will be taken back to Chamberlains.
- (e) Warning floodlight at Libbear continually flashing. Reported this to C Cllr Hackett and direct to Hydro-logic.

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

None.

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

- (1). Balleroy Close – Update.

Chairman reported concerns about ‘goings on’ at Balleroy Close. The application for the 4th dwelling was refused, however, the developer has lodged an Appeal. TDC feel it unlikely for any breach of planning at this stage as the Enforcement Officer has been alerted.

- (2) Works Required to Oak Tree.

Clerk to obtain quotation for the works detailed in the report.

- (3) Christmas Tree.

Cllr Quance offered to provide a Christmas tree, deliver and erect and remove in the New Year. Cllr Haste offered the aid of his ‘cherry picker’ and himself as driver.

- (4) Clerk mentioned that Mrs Phyllis Mead, wife of the late Rev. Nigel Mead, had passed away. Mrs Mead had pre-booked a seat in the square to have a brass memorial plaque ‘In Memory of Rev. Nigel Mead, Vicar of Shebbear 1972 – 1995, and his wife, Phyllis’. Clerk to order the brass plaque.

- (5) Chairman drew attention to the existence of a tree guard by the war memorial, which was no longer required and suggested this be moved to support a tree on left of the lych-gate. All in favour. Clerk to arrange this.

146. Agenda items for Discussion and Resolution.

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

None.

147. District Councillors Report.

Refugees.

The Home Office have designated Beam House, Torrington, as a Dispersal Centre for “children” under 18

that have arrived from the now removed “jungle camp” at Calais. TDC had no involvement with the process and in fact were only informed of the approval of the first group of approximately 22 children 4 days before they actually arrived. The Home Office process is continuing and many of the young people arriving at the facility have now been successfully re-united with their families. The Home Office have indicated that more young people can be expected, but do not have details as to numbers. The costs of this exercise are being born by the Home Office so no local rate-payers money is being spent.

Fly-tipping.

If ratified by Full Council, Authorised Council Officers may now serve a fixed penalty notice on any person who they have reason to believe has committed an offence under legislation introduced in May 2016. The power will typically be used by Officers to deal with small, medium and large cases of fly-tipping with the very large scale, i.e. more than a lorry load of waste and hazardous waste offences remaining the responsibility of the Environment Agency. The introduction of a fixed penalty notice scheme for fly tipping offences is considered a necessary and proportionate response to the current environmental issues facing the Council and will equally save them time and expense of initiating prosecutions through the courts. A fine of £300, with a reduction to £180 if paid within 10 days, would provide a targeted response to existing problems of fly tipping within the District, in accordance with the new Legislative Framework.

Consultation – Waste Management.

Devon County Council is inviting residents to have their say on proposed changes to its waste management service. The changes at Devon’s Waste Recycling Centres include length restrictions on vehicles using the sites, charging for the disposal of all plastic construction and demolition DIY waste and an amendment to the list of non-acceptable wastes. Under the proposals pick-up trucks towing trailers and long wheelbase vans (in excess of six metres in total length) will be excluded. This will reduce congestion on site and the opportunity for traders to try to access the sites illegally. The proposals are part of a public consultation launched on Friday 4th November and ends 23rd December.

<https://new.devon.gov.uk/haveyoursay/>

Chairman thanked Cllr Hurley for attending the meeting and bringing us up to date

148. Planning.

(a) New Applications.

(1) **1/0973/2016/OUTM. Land Off Pitt Lane, Shebbear.**

Cllr Quance left the meeting whilst the application was discussed

Outline Application (all matters reserved) for up to 30 dwellings.

Having seriously considered the application and after much questioning of the applicant, there remained too many serious flaws and unaddressed issues for the Councillors to give any support.

Clerk to respond to TDC recommending they refuse the application.

(2) 1/0993/2016/FUL. Battledown Farm, Shebbear.

Proposed Agricultural Fodder Storage Building.

Councillors had no observations and approved the application. Clerk to respond to TDC.

(b) Applications Granted

1/0725/2016/FUL. Durpley Farm, Stibb Cross.

Construction of slurry store and reception pit.

Received by Councillors.

(c) Applications Refused.

(1) 1/0779/2016/AGMB. Dipper Mill Farm, Shebbear.

Conversion of 3 agricultural buildings to dwellings under Class Q.

TDC refused the application as insufficient information had been submitted to demonstrate that the proposal would constitute permitted development as provided by Class Q1. As such, the Local Planning Authority is unable to determine whether the barn is capable of conversion to a dwelling house without new structural elements being added. It is also considered that the proposed building operations, including the creation of a new floor within Barn 3, go beyond the remit of those allowed by Class Q, the proposal is not permitted development.

Received by the Councillors.

- (d) Any relevant adjacent applications.
None.

149. Finance.

- (1) Approval of Items for payment.
(a) The Cumbria Clock Company Ltd - £156.00
(b) Coastal Tree Consultancy – Inspection and Report of oak tree, Shebbear - £75.00
© Adrian Caudwell – Grasscutting £216.00
Proposed Cllr Curtis, Seconded Cllr Stuppel, that items (a) – (c) be paid. All in favour.

Bank Balances

Current Account: £11,397.09 Reserve Account: £14,057.81

150. Correspondence.

- (1) PCSO Melissa Baker Police Report.
1 silent 999. 1 hit and run. 2 suspicious behaviour. 2 road related offences crimes over the past three months – all historic incidents.
Received by Councillors.
- (2) Local Grants
(a) Lake Methodist Chapel.
(b) Holsworthy Rural Transport.
(c) Shebbear Lunch Club.
(d) Shebbear Shooters.
(e) History Group.
(f) Citizens Advice Bureau
(g) Youth Club.
Letter received after the Agenda had been circulated. Youth Club depends on as much assistance as it can gather, and help from the Parish Council is always very welcome.
(a) – (g) to be discussed at the next meeting.
- (3) Tap Fund. Clerk had contacted adjoining parishes, to find a Tap Fund partner. Cllr Hurley confirmed that both parishes do not necessarily have to contribute in the same proportion.
- (4) Holsworthy Area Advisory Group (Circ)
- (5) Holsworthy Theatre Publicity Request.
Clerk had forwarded contact details for ‘Reflecting Shebbear’.
- (6) Received after the Agenda had been circulated, Helipad, Shebbear. Chairman had heard from Dave Simpson that an illuminated site behind the village hall would be favourable. An offer of £500 had been received from C Cllr Parsons to go towards this. To be discussed at future meeting.
- (7) Speed Watch. Chairman reported that volunteers for Speed Watch had been dropping away. Agreed Chairman draft an article for ‘Reflecting Shebbear’.

Circulation File.

Jamie Hollis – Speaking at Plans Committee. Rough Sleeper Estimate. Save our Hospital Services. Parish Council Weekly Lists. EE. The UK’s Fastest Network. Health watch Voices. Clerks & Councils Direct Mag. Update Holsworthy Rural Nov 2016 by C Cllr B Parsons. Southcombe Farm Solar Farm.

151. Any Items for the next Council Meeting Agenda which will be held on Tuesday December 13th 2016 at 7-30 pm, and any other matters, for discussion only, at the Chairman's discretion.

There being no other Business Chairman closed the Meeting at 9-55 pm.

Signed Dated.....

