

SHEBBEAR PARISH COUNCIL

Minutes of Meeting held at 7-30 pm on Tuesday June 10th 2008 in the Church Room. Shebbear.

Present: Chairman: R.Johns. Cllrs: L.Quance. E.Haste. H.Davis. N.Jeffers. G.Slade. R.Gliddon. R.Clark.
District Cllr A. Saywell.
4 Members of the Public.

Agenda. 2008.

41. Apologies for Absence. Cllr S.Hillier.(At work.) Cllr P.Lomax. (Previous engagement.)
PCSO Baker. (Off duty.)

Chairman R.Johns apologised again for his absence at last months meeting and said that at certain times of the year it is very difficult for those members connected with the farming industry to be able to attend meetings. He expressed his thanks for Councillors votes in returning him as Chairman for the next year.

42. Declarations of Interest in items on the Agenda/ Any variations to Members Registration of Interests.

Cllrs N.Jeffers and R.Gliddon declared prejudicial interests where Planning item 1/0402/2008/FUL, change of use of barns to work units at Southcombe Farm Shebbear, was concerned and would leave the room at the appropriate time.

Cllr Quance said that he was related to the applicant Brian Ward and may be deemed to have an interest, although in fact, he did not.

43. Minutes of the Annual Council Meeting held on Tuesday May 13th 2008, which had been previously circulated, were approved and signed.

44. Any matters arising from the Minutes.

Cllr Jeffers asked if the query over the P3 budget had been followed up. Clerk has arranged for Richard Spurway, currently in charge of P3 at DCC, to be present at next months meeting for an information session, when any queries can be clarified.

45..Agenda items for Discussion and Resolution.

(a) Post Office closure. It was agreed that Chairman and Clerk would get together and compile the Parish Councils response to the Consultation Process ahead of the June 30th deadline.

(b) The audited accounts, which were available for inspection at the meeting, were approved with all in agreement, and signed ready for delivery to the external auditor.

(c) Boundary Commission Report. Cllr Clark had been looking at the document and instead of a formal report to the meeting, commented on the complexities of the proposals which, when taken countywide tended to suggest that there was no ideal solution mainly due to the differing nature of the various county areas and geographical locations. It is to be hoped that when reaching their decision the Commission ensure that rural deprived areas are recognised and supported.

(d) Land Registry. Clerk reported to the meeting that 4 parcels of land in the Square had been officially identified by DCC in the 1990's as belonging to Shebbear parish, as had Back Lane from The Street to the bottom of Hay Hill. These were areas that could be put to LR for registration. There was still some research for Clerk to carry out among the records to ensure that any other land holdings were identified, one being opposite New Inn Chapel where the legal position needed clarification. The item will be carried forward to the next meeting to allow further enquiry.

46. District Councillors Report.

D/Cllr Saywell congratulated Roy Johns and Sandie Hillier on being re-elected to the position of Chairman and Vice Chair respectively. Regarding the threatened closure of the Post Office he was fully aware of the devastating impact closure would have on the parish and surrounding area and was doing his utmost to help the campaign to keep Shebbear open. Things were fairly quiet at TDC at the moment. The Boundary Commission enquiry decision was awaited and the feeling was that N.Devon on its own would not be viable with insufficient financial clout. Torbay were an example of this and were seeking to expand their area of control to include more of the South Hams. We don't want a N Devon area to go the same way. It is recognised that there will always be a North vs South population bias. It is still up in the air what the decision might be and the Government could still pull the plug on the whole thing. Chairman thanked Mr Saywell for attending.

47. Planning.

(a) Councillors considered the following new applications.

1/0462/2008/REM. Construction of 3 Industrial Units at Lake, Shebbear. For Mr P.T.Gillies. Councillors had no objection in principle but were anxious to know to what use the units were to be put. Clerk will enquire.

1/0507/2008/FUL. Regularisation of agricultural implement store at Caute Cottage. Shebbear. For Mr Shailer. No Objections. (Clerk had enquired with Torridge as to the word "Regularisation", was it another way of describing "Retrospective", as the building had already been erected. The Planning Officer asked that councillors ignore the fact, when considering the application, that the building was already in situ, and reach their decision as if it did not exist.) This they endeavoured to do.

1/0509/2008/FUL. Proposed Stable Block. Caute Cottage. For Mr Shailer. In view of the proposal being for 5 stables and a feed store, Councillors felt that, added to the other two applications being heard, that this represented overdevelopment of the site and agreed to Object to the proposal.

1/0511/2008/FUL. Change of use of garage/garden room to holiday accomodation. Caute Cottage. Shebbear. For Mr Shailer. No Objections.

1/0402/2008/FUL. Change of use of agricultural barn to work units including associated car park and access improvements. Southcombe Farm. Shebbear. For Mr Brian Ward.

8-41pm. Cllrs R. Gliddon and N.Jeffers left the room.

Cllr Haste reminded the meeting that 2 businesses were already operating from the site, and would it be appropriate to treat the proposal as retrospective even though it wasn't described as such.

To clarify the situation, one of the business proprietors using the site, Mr Philip Baker of Combe Farm Pies, received the Chairmans permission to address the meeting.

Mr Baker had been in Shebbear for 12 years and had been keen to start a business in food production using local ingredients. Lake Industrial Units were not suitable on Health & Hygeine grounds. He then met Brian Ward who's buildings had not been used since the foot and mouth epidemic. Neighbours had been consulted and there were no objections. From Day One Torridge had been notified, and they issued the necessary meat production licence. The kitchen has been built to EU specifications. He had met Lewis Andrews today, who was aware of the businesses existence, and had discussed various relevant matters with him. The Planners were keen to see businesses as "low impact", using local products and employees and attracting minimal traffic. Mr Baker emphasised that this was not an application to create an industrial estate, merely the change of use of farm buildings, although it was hoped that there would be a small number of other units in addition to his business and The Gallery, which was already open at the site. Mr Baker was sorry this matter had come before the council in this fashion but everything had been above board from the beginning, nothing was underhand. He asked the council to look favourably on the application in order that he could "give it a go", and thanked all present for hearing him out. After discussion all were in agreement that No Objections were to be raised.

8-53pm. Formal Agenda Business resumed and Cllrs Gliddon and Jeffers rejoined the meeting.

(b) Applications Granted. None received.

(c) Applications Refused. None.

(d) There were no relevant, adjacent applications.

48. Finance.

The following were presented for payment.

(a) Mr H. Paulger. Grasscutting. £93.50.

(b) Church Room Hire April 07 - March 08. £72.50. (Includes £2.50 for one N/Watch Meeting.)

Also considered for payment at the Chairmans discretion was the auditors fee for the years 2007 and 2008 presented by Mr Ohlsen in the sum of £80.00 which had just been received.

Proposed by Cllr Slade and seconded by Cllr Haste with all in favour that these accounts be paid.

The Current Bank a/c balance of £3,363.57 was noted and the Reserve a/c remains at £13,164.60.

49. Correspondence.

items (a)(e)(f) and (h) placed in Councillors Information Folder for circulation.

The following items were brought to Councillors attention.

- (b) TDC Estates Officer Peter Beer acknowledges being contacted by Clerk to ensure that he knows Shebbear want to select the permanent name for the Mill Fields development when the time arrives.
- (c) TDC inform us that the old recycling shed is to be removed in late June. It was suggested that a permanent recyclables bank might be put in its place. Cllr Haste offered to make enquires with a contact he has in the Torridge Department and will report back.
- (d) Letters of Thanks from Grant recipients were heard by Councillors.
- (g) Road Closure details were received by the Meeting. (Between Rowden and Stibb Cross for one week from September 15th.)

Last minute arrivals.

- (1) Sally Strange at Shebbear School writes to say that the new Covered Area is now in use and will be officially opened on Saturday June 28th between 10 am and noon, everyone is invited to attend.
- (2) Invitation to a Torridge Area Police Liaison Meeting at East the Water on June 23rd at 7-30 pm.

40. Items for the next Meetings Agenda on Tuesday May 13th 2008, and any other business at the Chairmans discretion.

Mr Richard Spurway will attend the meeting to talk on the latest Parish Paths administration.

Update of the Emergency Plan and other recommendations from the Auditor.

Land registry.

There being no other Business the Meeting ended at 9-18 pm.