

SHEBBEAR PARISH COUNCIL

Minutes of the Annual Council Meeting held at 7-00 pm on Tuesday May 13th 2008 in the Church Room. Shebbear.

Present: Chairman: S. Hillier. Cllrs: E.Haste. P.Lomax. H.Davis. G.Slade. N. Jeffers.
R.Clark. R.Gliddon. 3 Members of the Public.

Agenda. 2008 Annual Meeting.

1. **Apologies for Absence.** Cllr L.Quance. (Previous engagement.) P.C.S.O. Baker.(Not on duty).
Chairman R.Johns. (Last minute work commitments.) Vice Chair S.Hillier therefore took the Chair.
District Councillor A.Saywell. (University exams).
2. **Declarations of Interest in items on the Agenda/ Any variations to Members Registration of Interests.**
Cllr Clark declared an interest in Item 9(a), paying of Local Grants, due to his involvement in Shebbear Shooters & Reflecting Shebbear magazine.
3. **Election of Officers.**
Prior to the election it was noted that Clerks advice, that coopted members could not vote for Chairman or Vice Chairman was wrong as the new legislation states that these officers cannot be chosen from among coopted members.
 - (a) Chairman. Cllr Haste proposed that Cllr Johns continue in office for a further term. Seconded by Cllr Davis. Cllr Jeffers proposed that Richard Clark be nominated, this was seconded by Cllr Gliddon. When put to the vote Cllrs Hillier, Slade, and Lomax supported the proposal that R.Johns be re-elected for a further term. All were then in favour.
 - (b) Vice Chairman. Cllr Slade proposed that Cllr Hillier be re-elected, this was seconded by Cllr Haste with all in favour. Cllr Hillier stated that she was quite happy to carry on, under the previous understanding that her work commitments sometimes made it awkward for her to be present.
 - (c) Internal Auditor. Mr Ohlsen had indicated his willingness to continue and all were in favour of him doing so.
4. **Minutes of the Meeting held on Tuesday April 8th 2008**, which had been previously circulated, were approved and signed.
5. **Any matters arising from the Minutes.**
Councillors queried whether any reply had been received from TDC concerning their refusal of planning permission at Berry Park Barn. (Minute 37(c) refers). Clerk had written on April 24th but no reply had yet been received.
6. **Agenda items for Discussion and Resolution.**
 - (a) Supplementary L.D.F. Planning Consultation (Affordable Housing.) Cllr Davis had kindly offered to read this document and reported that it was merely a tidying up exercise of the main consultation and contained nothing of any significance to concern us, or to alter what we already knew.
While on the subject of Affordable Housing, with the Chairmans approval, Cllrs Davis and Lomax reported to the meeting that they had attended the meeting of The Affordable Village Housing Trust at Merton earlier in the day in the presence of the President HRH Princess Anne. Both Cllrs agreed that the meeting was very informative and taught them a lot about the possibilities presented by the work of the Trust who have been involved in projects nationwide for some time, with the exception of Devon, which for some reason has been slow to take up the opportunities that the Trust can provide. The process starts with a need for affordable housing being identified, then, land acquired using the Section 106 process, which may be outside the normal planning zone, and known as Exception Plots. Normally the Trust relies on land owners offering plots in suitable locations, and is willing to pay several times the Agricultural Value of the land to acquire it. The build processes are in sympathy with the local area, to a high standard, and the finished products are proper family homes, not cheap, shared maisonettes or flats which is sometimes the case. They are sometimes part owned and part leased, but usually are wholly rented. Whichever method of occupation is agreed stays with the property indefinitely by covenant, in order to protect the affordability status. Although the process can be lengthy, it is relatively straightforward and has been proven to work successfully many times already elsewhere.

The success of the scheme is largely due to it having universal support. Councillors were agreed that using the Trusts expertise would be the way forward in any future affordable projects in Shebbear. The question of local need was raised and Cllr Clark said that Torridge regularly assesses it, but it probably needs updating at the moment.

Chairman thanked Cllrs Lomax and Davis for attending and presenting the results to the meeting.

(b) BT Payphone removals. It is being proposed by BT that the kiosks at Rosehill and Caute are removed.

The justification put forward being that 60% of the 61,000 kiosks in UK don't cover their cost, 85% of people have mobile phones, and 99% of UK homes now have a telephone. Councillors agreed to Object to both removals, in the case of Rosehill, being on a dangerous stretch of main road, for Emergency reasons, and in the case of Caute, that the kiosk was valued as a facility as well as its visual attraction. Clerk was asked to find out if there was any precedent for locals to subsidise the retention of the kiosk, and what the cost might be, before the end of the consultation period on June 20th.

7. District Councillors Report.

None this month as Mr Saywell is away.

8. Planning.

(a) New Applications.

1/0405/2008/FUL. Erection of rear conservatory. The Beeches. Shebbear. for Mr Buse.

No Objections.

(b) and (c) Councillors received the details.

(d) There were no relevant adjacent Applications.

9. Finance.

(a) All were in agreement that the Local Grants be paid as the details relating to individual organisations had already been approved and no changes had been made.

(b) Allianz Insurance annual premium. All in favour of payment. The increase over last years premium is mainly due to the revaluing of assets. Cllr Clark suggested that this should be borne in mind when putting together next years Precept. **Since the Meeting it has come to light that the premium is in fact £383.23.** This as a result of a clerical error.

(c) All in favour of payment.

The Bank Balances were received by the Meeting.

10. Correspondence.

(a) A letter from Brenda Clark was read to the meeting detailing the concerns a number of people have that the choice of permanent road names for the new development would not be given to people in the village. A letter from Midas Homes on the same subject was read to the Meeting assuring the village that name Mill Field was only temporary and it was never intended otherwise, and when the time came for a permanent name the village would be consulted. Clerk was asked to contact the relevant department at T.D.C to ensure our concerns are registered.

(b) Land Registry. There is currently an effort by L.R. to encourage local authorities to register their land holdings. Clerk will make enquiries with L.R. to establish what we have registered already as the situation is not too clear.

7-58pm. Chairman adjourned the Council Meeting to allow the commencement of the Annual Parish Meeting.

8-53pm. Council Meeting resumed.

Correspondence (cont).

(c) The Agenda for the A.G.M of the Torrington MCTALCP on May 29th was brought to the attention of Councillors should anyone be able to attend.

(d) Devon C.C. P3 partnership. Letter informing us that we will not be receiving any grant money this year as we have a credit balance and spent very little last year. It was suggested that a visit to a meeting by Mr Spurway, the P3 Co-ordinator, would be informative for all. Clerk will arrange.

Items (e) to (h) inclusive, were circulated for councillors information.

Correspondence. (cont).

With regard to Item (f) the TDC Boundary Commission Submission Report, Cllr Clark said that he would read the document and report back as it might be a subject on which the village should have a say although the consultation period was now over.

Last minute arrivals brought to the meetings attention were:

- (1) The monthly newsletter from PCSO Baker was read to the meeting and a copy placed on noticeboard.
- (2) Letter from Ken Miles, TDC Solicitor, stating that from May 8th, all complaints should be addressed to the District Council rather than the Standards Board itself, as has been the case up to now. Details are on the Notice Board.

Items for next Meetings Agenda on Tuesday June 10th 2008, and any other business at the Chairmans discretion.

The possibility of a donation to the Friends of Shebbear Medical Practice, in the light of the comments made by Bill Littlechild in his report to the Parish Meeting, was proposed for inclusion after enquiries as to the actual requirements have been discreetly made.

More information is requested as to the application procedures of Section 106 Agreements.

Councillors want to know if Highways are starting verge trimming soon, if they haven't already done so.

Clerk will follow these matters up and report.

There being no other Business the Meeting ended at 9-36pm.