

Minutes of a Meeting of Exbourne with Jacobstowe Parish Council held on Wednesday 24th February 2016 at 19.30 in the The Village Hall, Exbourne.

119. Those present

Cllr M. Luxton (Chairman)
Cllr. Mrs. R. Williams (Vice-chairman)
Cllr S. Blakeman
Cllr U. Lawson
Cllr B. Cobb
Cllr T. Foster
Cllr A. Hedley

Cllrs Lois Samuels and Louise Watts, Borough Councillors for the Exbourne Ward, were present.

There were 8 members of the public present.

The chairman asked if any members wished to address the council on issues other than the planning applications that were being discussed this evening. No-one wished to address the council.

120. Apologies for absence – there were none

121. Declarations of interest – there were none.

122. Minutes of the last meeting

Cllr Blakeman proposed that the minutes of the last meeting be signed. This was seconded by Cllr Williams. The chairman signed the minutes.

123. Matters arising from the last meeting

123.1 Report by Borough Councillors – Cllr Samuels stated there were ongoing problems with the planning portal. Cllr Blakeman has noticed that information does not get updated regularly enough. Cllr Watts informed the council that items from the old system are being transferred onto the new system and this is taking time. Cllr Williams stated getting hold of someone on the phone is not easy either.

Cllr Samuels attended the meeting regarding the closure of the Okement Surgery – 1200 patients will be affected and there are concerns. Cllr Watts said she is on North Tawton Patient Participation Group and the surgery there would welcome new patients.

Cllr Samuels will chase up the information regarding S.106.

The chairman stated he was going to bring forward items 8.1 and 8.2 (min refs 127.1 and 127.2).

127.2 Applic No. 01110/2015 Hayfield House, Exbourne – readvertisement (revised plans received) Householder application for demolition of C20th lean-to-mon-pitch single storey extension. Construction of two storey slated clad extension with porch canopy. Soft terraced landscaping, new boundary fences. Discuss at meeting.

The architect and the applicants were present. The chairman invited the architect, John Wilde, to address the meeting. He informed the meeting that he has engaged in dialogue with the case officers, listened to objections, re-imagined the materials used and addressed the issues of overlooking/privacy. The extension is now smaller (the new proposal is 25% smaller in built footprint) and lower by 2m. The fenestration has been altered. Other alterations have also been made to address concerns raised by objectors.

The other members of the public then addressed the council. Mrs. Batson stated that in principle she does not object to an extension being built, but feels that the change to a hip roof from the previous gable end does not significantly reduce the scale and massing and, therefore, the proposed extension is still overbearing.

Letters of objection from Mr. Stewart and Mr. and Mrs. White were read out.

The council then considered the application. Cllr Blakeman felt that this proposal was a vast improvement on the previous one. With regard to what has been allowed on other properties you need to have a subjective judgement (what looks good on one house may not be suitable for another and you also need to take into account the size of the original dwelling). It is in the Conservation Area.

Cllr Hedley arrived. Cllr Blakeman proposed that the council supports the application.

Cllr Hedley felt that a precedent had been set with what had been allowed at Wheelwrights Cottage. He proposed that the council objected because the size and scale of the proposed extension will cause loss of privacy/amenity to neighbouring properties. This was seconded by Cllr Foster.

Cllr Blakeman withdrew his proposal. A vote was taken and there were four votes in favour of Cllr Hedley's proposal. This will be the comment submitted to the planning department.

127.1 Applic No. 01108/2015 Land north of Hayfield House, Exbourne – readvertisement (revised plans received) Application for new 2 storey 3 bedroomed dwelling with single storey garage/workshop. Discuss at meeting.

Letters of objection from Mr. Stewart and Mr. and Mrs. White were read out. It was felt that the size of the site was far too small for this new development and it remains at odds with its setting in the Conservation Area. The removal of the windows on the south west elevation makes the dwelling look unattractive.

Members of the public felt the lowering of the building by 2m negates the effect of the roof lights.

Mrs. Batson felt that although the proposed dwelling is going to be lower it is going to be closer to Wheelwrights Cottage and will still be an imposing feature. She did not feel the privacy issue had been addressed.

Members of the public had issues with the amount of parking/turning space and also the legal right of access to the proposed site.

The proposal is not keeping with the Conservation Area or the neighbouring properties.

Mr. Wilde informed the meeting that the roof light cill is 1.9m from the floor so it would be very difficult for a person to look out onto neighbouring properties. The proposed dwelling has 100 square metres of garden, which is regarded as acceptable.

The council considered the application. Cllr Blakeman stated that 300 square metres is an adequate plot for a single dwelling, the two parking spaces are adequate and turning space is not a requirement. The legal issue of the right of way over the driveway is not an issue for the parish council. Developments in a Conservation Area should maintain or enhance the area. Currently this proposed dwelling and the existing Hayfield House are under the same ownership, but the lack of privacy would become an issue in the future when one or other of the properties are sold.

Cllr Williams commented on the size of plots designated to neighbouring properties – they are much larger.

Cllr Hedley felt that if everyone in The Tumbles built a dwelling in their garden then it would become an urban area. If this application receives consent it would set a precedent.

Cllr Blakeman proposed that the council objects to this application. The design does not enhance or conserve the Conservation Area. The proposal would cause loss of amenities to neighbouring properties.

This was seconded by Cllr Cobb. A vote was taken and there were six in favour.

Mr. Wilde stated he was happy to continue receiving comments.

All 8 members of the public left.

Cllr Samuels and Watts asked if there was anything else the council wished to raise with them as they also wished to leave.

The parish council informed them that if the planners were minded to approve these applications they would like them taken to committee.

Cllr Hedley understands that Rebecca Black is leaving and he pleaded for an experienced person to be appointed in her place as she has been invaluable in helping with the Neighbourhood Plan.

Cllrs Samuels and Watts left the meeting.

123.2 Neighbourhood Plan update

Cllr Hedley informed the council that a document, which summarises the responses received from the visions and themes questionnaire, has been made public, with copies available on the Neighbourhood Plan website and in the Burrow.

Based on the findings the group has prepared a draft vision for the village of Exbourne:

“ In 2030 Exbourne is a quiet, rural village with working agricultural surroundings and a great community at its heart. Its natural environment, character, built heritage, and green spaces have been retained and remain unspoiled. Its local businesses and facilities have been sustained, with people at all stages of life provided for.”

The group has now begun the task of drafting aims and objectives for the Neighbourhood Plan based on this vision. It is hoped to hold workshops in the early summer with the aim of consulting the community on the proposed vision, aims and objectives as well as possible policies.

The application for funding has been delayed, but it is hoped that it will be finalised in time for discussion at the next meeting.

Cllr Hedley asked that a request for the parish council to continue funding the hire of the hall for Neighbourhood Plan meetings and printing costs until grant funding is obtained be an agenda item for the next meeting.

123.3 Parish Council website/new computer, printer/scanner and associated software

Cllr Williams reported that she now has the items. The clerk will arrange to collect them from her as soon as she can.

123.4 Cutting of grass and clearing of car park at Little Ellicroft Meadow – Cllr Cobb

informed the council that the tree has been dealt with and the verge has been cut. It is, however, too wet to clear the car park.

123.5 Remaining councillors to review their Registers of Interests – Cllrs Cobb and Foster

studied their registers of interest and had no alterations to make.

124. New Items

124.1 Queens Birthday Beacon – April 21st 2016.

The clerk has contacted Kris Flanagan, secretary to the Playing Fields Committee, and she was going to contact committee members about having a bonfire there. The clerk has not yet received a response. Cllr Foster reported that he understood that the committee wished to make an event out of it. He will contact Kris and explain that we require a response.

The clerk was asked to check about insurance.

The clerk has also contacted Sally Hordern regarding the beacon used on the top of the church tower and this information has been circulated to Cllrs.

124.2 Pension Provision for the clerk – the council have to be registered and as the clerk is below the lower earnings limit the council does not operate PAYE. The clerk declares the income on her self assessment tax return. She has contacted the pensions regulator and has now obtained a letter code and can update contact details.

124.3 Arrange Clerk's Annual Review – Cllr Williams will organise.

124.4 Consider whether to create a list of key stakeholders in the parishes – Cllr Hedley

explained this had come about because of an email directed at a particular group within the parish and he wondered if it was worth creating a list of contacts. The chairman expressed concern about keeping these lists up to date. Cllr Hedley felt that an annual update would be adequate. It was also suggested by other councillors that information could be publicised in the parish pump or on the website. A list would need to be created for both parishes.

It was decided to leave it for now and review at a later date.

124.5 Venues and dates for meetings during the year – it was decided to keep the meetings on the last Wednesday of each month and not to hold a meeting in December. No meetings were held at Jacobstowe last year so it was decided to hold three meetings over there this year in the months of July, September and January. The clerk to inform Sheila White and Rod Lane.

124.6 Arrangements for the next Northern Links meeting being held at Exbourne Village Hall on March 10th –

Northern Links will pay for the hire of the hall. It was agreed that the council would provide refreshments. Cllr Cobb proposed that the council spends up to £10 on refreshments. This was seconded by Cllr Williams and agreed by all. The chairman stated he would arrange tea/coffee/biscuits etc.

125. Matters arising from circulated correspondence (info only)

There was none.

126. Parish Paths Partnership (P3)

126.1 Does the parish council wish to consider a donation (for expenses) to the P3 Co-ordinators? The clerk informed the council that a donation of £25 was made to each of the co-ordinators. Cllr Blakeman proposed that the sum of £25 be donated to each co-ordinator again this year. This was seconded by Cllr Cobb and agreed by all.

126.2 The annual P3 Surveys and Finance Forms have been submitted. The clerk informed the council that Steve and Tim have submitted an application for a metal swing pedestrian gate on footpath 8 (the path opposite Hole Cottage that goes towards Solland).

127 Planning

127.1 Applic No. 01108/2015 Land north of Hayfield House, Exbourne – readvertisement (revised plans received) Application for new 2 storey 3 bedroomed dwelling with single storey garage/workshop. Discuss at meeting.

Discussed earlier in the meeting on page 284/285.

127.2 Applic No. 01110/2015 Hayfield House, Exbourne – readvertisement (revised plans received) Householder application for demolition of C20th lean-to-mon-pitch single storey extension. Construction of two storey slated clad extension with porch canopy. Soft terraced landscaping, new boundary fences. Discuss at meeting.

Discussed earlier in the meeting on page 284.

127.3 Applic No. 0295/16/LBC Rose Cottage, Jacobstowe – Listed Building consent for construction of unstable chimney breast to East gable and chimney over and removal of temporary shoring. Discuss at meeting.

The application was discussed. Cllr Blakeman proposed that the council supports it. This was seconded by Cllr Foster and agreed by all.

127.4 Applic no. 2591/15/FUL Trotters Cottage , Lower Cadham road from Terris Cross to Higher Cadham, Jacobstowe – agricultural building for young stock. Granted conditional approval.

127.5 Applic No. 2818/15/HHO St John’s Park, Exbourne – householder application for proposed alteration to allow the use of ancillary storage building as photographic and sound studio and craft hobby room. Granted conditional approval.

127.6 Applic No. 2916/15/VAR Kingfishers, Woodhall Holiday Barns, Exbourne – Variation of condition 3 of planning consent 00267/2015/OKE to permit the erection of hut and fence. Granted conditional approval.

127.7 Applic No. 2917/15/VAR Woodhall Holiday Barns, Exbourne – variation of condition 3 of planning consent 00268/2015/OKE to permit the erection of fences. Granted conditional approval.

127.8 Applic No. 01060/2015 Risdon Mill, Jacobstowe – application for removal of condition 10 ref 00577/2015. Withdrawn. Reason not known.

127.9 Report on site meeting held at Land at NGR SX 590990 (Planning applic 00987/2015). The application is a full application for erection of new agricultural livestock building and siting of a temporary agricultural workers dwelling (page 271 94.2) The chairman has attended the site meeting. The site isn't actually in the Exbourne with Jacobstowe parish, but being so close to the border the Borough Council had consulted with this parish council. Inwardleigh parish council felt the temporary dwelling is the forerunner to a dwelling and had requested a business plan (none submitted). The chairman informed the site meeting that it was down to agricultural assessment. If permission was granted the planners would insist on the provision of a hard standing as the site was very muddy.

128. Finance

128.1 Received the Code of Transparency Grant - £479.04

The chairman informed the council that the sum of £542.15 had been spent on the purchase of the new computer, printer/scanner etc. This purchase has been agreed. Cllr Blakeman proposed that a cheque should be signed to re-imburse Cllr Williams. This was seconded by Cllr Hedley.

128.2 Review of balance at bank – as at 2nd February the balance in the bank account was £12882.06. There is the hire of the hall for Oct/Nov/Jan/Feb totalling £60 and an outstanding cheque for £427.17. This brings the balance down to **£12394.89** (this figure does not take into consideration the cheques signed this evening.).

The clerk had obtained a copy of the missing bank statement and this was shown to the chairman, who signed it.

129. Matters at the discretion of the Chairman

The clerk stated that at the next meeting there would be the review of the assets, review of Standing Orders and Financial Regulations.

The next council meetings are:

Wednesday 30th March 2016 at 8.00 p.m. – venue Exbourne Village Hall

Wednesday 27th April 2016 at 8.00 p.m. – venue Exbourne Village Hall

Wednesday 25th May 2016 at 7.30 p.m. – venue Exbourne Village Hall

(The May meeting will include the Annual Parish Meeting and Annual Council Meeting)

(Time and venue subject to change depending on whether there is a speaker and the availability of the Vestry at Jacobstowe Church)

The chairman closed the meeting at 9.20 p.m.