

EXBOURNE WITH JACOBSTOWE PARISH COUNCIL

A meeting of Exbourne with Jacobstowe Parish Council was held on:
Wednesday 30th November 2016 at 8:00pm in the Village Hall, Exbourne

Councillors Present: Steve Blakeman (Chair), Adam Hedley (Vice Chair), Brian Cobb, Trevor Foster, Ulrik Lawson, Rose Williams and Elizabeth Batson and District Councillor Lois Samuel

Parish Clerk: Zena Tett

Also in attendance: 6 members of the public

Business to be Transacted

74. **Apologies:** County Councillor Louise Watts
75. **Welcome:** Cllr Blakeman welcomed everyone to the meeting.
76. **Minutes from the last meeting:** held on Wednesday 26th October 2016 were amended with the word "yearly" being struck from item 69.c). These were then agreed and signed as a true record. Proposed by Cllr Foster and seconded by Cllr Hedley.
77. **Declarations of Interest:** Councillor Hedley declared an interest to the planning application at 82.b) and also to a cheque made out to Groundwork UK under Finance 83.a)iv.
78. **Public Speaking Time:**
 - a) Gaye Langham: accessed the Parish website but found all minutes were out of date. Councillors advised that a new website had recently gone live and all current Minutes may be found on this site. Cllr Hedley will forward a link. **Action Cllr Hedley**
 - b) Gaye Langham: parking continues to be an issue on the High Street and pavements are inaccessible due to vehicles parking on them.
 - c) Sally Hordern: mentioned the parking issue to a Community Police Officer who visited the shop recently, Sally was given a telephone number for Devon Highways as she was told the Police cannot legally tackle the issue. Unfortunately, upon contacting Devon Highways, Sally was advised they weren't responsible. Cllr Blakeman will speak with Police at the next Devon Links meeting. **Action Cllr Blakeman.** In the meantime, Cllr Samuel asked residents to forward any photographic evidence and she will speak with WDBC and ask them to send a parking enforcement person to assess the situation. **Action Cllr Samuel.**
 - d) Sally Horden: advised the meeting the Burrow is holding a contact book for people who live on their own or are elderly, or indeed, feel vulnerable in any way. Residents may leave details of key holders with Sally, who advised only two people would have access to these details and it would be kept completely confidential.
 - e) P O'Connor: mentioned that the development being proposed at Town Living would not overshadow Upper Church Style and Lower Church Style. Highways have made no objections and the Conservation Officer at WDBC has agreed the plans. Cllr

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Blakeman asked if a sun study had been carried out. Mr O'Connor replied it had not but said he had personally made visual checks and the apex of the new building will not be higher than the existing barn.

- f) Claire Hariades: said there was a lack of detail with regard to certain aspects of the planning application for Town Living Farm. She has concerns with where the new access will be made off the road into the farmyard and insists it is an overdevelopment of the site.
- g) Gaye Langham: had concerns on whether all the recent planning applications would count towards the 20 that could be allocated to Exbourne in the Local Plan. Cllr Blakeman believed that any included in the Town Living application will count towards the allocation. Cllr Hedley confirmed that he understood any houses built on land that had been assessed for development in Plymouth and South West Devon's Joint Local Plan should count whereas "windfall" development will not.

79. Matters Arising:

a) Report by Borough Councillor

Cllr Samuel said the WDBC are fully supporting the Saving Okehampton Beds campaign and are encouraging as many people as possible to get involved by signing the petitions. There is a large protest this Saturday in Exeter and Cllr Mike Davies and the Mayor of Okehampton have put a detailed report together to send to the CCG and they are going to Westminster next Thursday to present the hard copy of petition to Mel Stride who will pass on to the Minister of Health. Cllr Samuel asked for the public's help by signing either the online petitions or those which can be found in many places in Okehampton, i.e. Waitrose.

The last full Borough Council meeting will be held next Tuesday 6th December and a motion will be presented to Council regarding the higher age for pensions for women. The Council will call upon the Government to reconsider transitional arrangements for women born on or after 6th April 1951 so that women do not live in hardship due to pension changes they were unaware of until it was too late to make alternative arrangements. Further information may be found on the WASPI website www.waspi.co.uk

Cllr Samuel has been involved in helping shape the Homeless Strategy for West Devon and South Hams, over the last few months, which will go out for consultation between 1st December 2016 and 1st February 2017. The strategy has identified 4 main areas of priorities which are:

- Understanding the true costs of homelessness
- Access to housing
- Access to service
- Health and wellbeing

This year West Devon was the best in Devon for homeless prevention which demonstrates we have some good practices in place.

Cllr Samuel also informed the meeting that it was agreed yesterday that there will be no change in Council Tax reduction over this next year. It was feared that it would hit families on low earnings who are already struggling to pay Council Tax rates.

Discussions are still undergoing regarding the WDBC and South Hams setting up the Local Authority Controlled company called the LACC. More facts and figures in the New Year but, in the meantime, if anyone is interested please contact Cllr Samuel direct.

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b) Neighbourhood Plan Update

Cllr Hedley explained the NP Group had been asked to comment on the initial scoring of the Village Sustainability Assessment undertaken by the South West Devon Strategic Planning Team. It is proposed that the assessment will be used to identify a recommended number of new homes the village should plan for in the next 20 years. Cllr Hedley had recently circulated a draft response to Councillors that had argued for a reduction in the score awarded across a number of categories. The Council gave approval to submit the response and, in the meantime, Cllr Hedley said if anyone had any further comments to please let him know before the deadline date of 9th December 2016.

Cllr Hedley reported that three further sites in Exbourne had been submitted for consideration for development in Plymouth and South West Devon's Joint Local Plan. One of these sites (Great Rookery Orchard) has been identified as suitable for consideration for potential development whereas the others have been rejected. The NP group are generally reluctant to comment on the suitability of sites in order to avoid potential accusations of prejudice in a future community consultation exercise. However, in the case of one site that has been rejected (a strip of land along the North side of Stowe Lane), they feel the community should be given the opportunity to have its say. AH pointed out that this site is not likely to impact on traffic through the village and could potentially relieve the parking issues on the High Street. These were the two biggest issues identified as areas for improvement by the community in last year's questionnaire. A draft consultation response has been prepared pointing out this evidence to the Joint Local Plan team and the NP Group asked for the Parish Council's comments. There were concerns from Cllr Williams regarding the visibility of the site from the road in that the hedge is not tall enough, however, Cllr Blakeman moved that the document be sent and the Council agreed.

On a separate matter, Cllr Hedley reported that he had spoken with Ed Persse from EFJP Planning (the agent of the owner of the site on North Road behind Copper Beeches) in October. Mr Persse had written to the Parish Council, following the dismissal of the appeal against a planning application to build 10 houses on the North Road site. The owner still wishes to develop the site but wanted to try to take account of the community's views in any future plans. Cllr Hedley informed him that the NP Group was keen to engage with all landowners that had submitted their sites to be considered for development and would aim to share each landowner's plans for the sites with the community. He suggested the best opportunity to understand the community's wishes would be from the results of the Consultation Day, now planned for Spring 2017. In the meantime, Mr Persse was advised to monitor the Neighbourhood Plan website to keep up to date with progress.

Cllr Hedley reported that the grant funding period ended on 15th November and all unspent monies must be refunded. Cllr Hedley had provided a spreadsheet to Councillors analysing costs and the amount to be refunded and asked for approval to send the cheque.

c) Lengthsman Works

Cllr Williams has been in touch with Ben Pell (the previous Lengthsman) and has a meeting planned for next Wednesday 7th December 2016 to assess agreed sites. Cllr Williams confirmed the fees would be £300 per day and would confirm whether this fee included VAT. **Action Cllr Williams**

d) Clerks Contract

The Clerk's Contract was agreed and signed by the Chairman, Councillor Blakeman. – Clerk to scan and forward copy to the Chairman. **Action Clerk**

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e) Sports Council AGM

Cllr Foster felt the meeting could have been better organised in that a proper Agenda, timings and venue need to be put in place. He also mentioned that the planning permission expires at the end of December which means there is now not enough time to complete the percolation tests.

80. New Items

a) WDBC Planning Procedures

Cllr Samuel advised the meeting that the Planning Department at WDBC have assured her that procedures are improving. Other Councillors mentioned that the Planning website was slow and laborious. All to forward copies of emails and examples of problems they have with the Planning department so that she can help resolve matters.

b) Footway Widening

Cllr Foster said nothing further had happened since the last meeting, however, Darryl Jagger, DCC's Neighbourhood Highway Officer, had sent an email to explain that any work would unlikely be funded by DCC as the money has already been allocated for the next two years. He went on to explain that all data has been logged and that there was no evidence in the last five years to support a safety case for the work.

c) Village Pot Holes

Cllr Foster carried out a survey of the road network in the village, and noted how potholes are getting considerably bigger. He calculated there were approximately 60 holes in and around the village, however, he would confirm with Darryl Jagger the criteria on size. Cllr Blakeman mentioned anyone can report potholes on the DCC website.

81. Clerks Report

a) Correspondence

Various correspondence has been received over the last month, however, the Clerk highlighted a couple of emails from the Mayor of Okehampton regarding the Okehampton Community Hospital Beds, BT regarding the removal of several Telephone Boxes across the South West; whilst neither Exbourne or Jacobstowe are not immediately affected there are some nearby which they should be aware of. An email had been received from Sampford Courtenay requesting Exbourne with Jacobstowe joins in their TAP Fund application to help pay for heating in their Village Hall – all Councillors agreed. There were a couple of dates for the diary:

- The West Devon Community Voluntary Services Annual General Meeting which will take place on Wednesday 7th December at 12:30pm in The Ockment Centre.
- Fusion Contract Signing Ceremony which takes place at Meadowlands Leisure Centre at 4pm on 1st December 2016.

b) Website

The Parish Council website is now live and can be found at <https://www.hugofox.com/community/exbourne-with-jacobstowe-parish-council-7959/about-us/>. Cllr Williams asked the Clerk to contact Northern Links with an email to be distributed to all other Clerks in the area about the free service offered by Hugo Fox. **Action Clerk**

Clerk to also display an A4 sheet explaining minutes and agendas may now be found on website. **Action Clerk**

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- c) Village Signs
The Clerk confirmed Highways had been contacted regarding the removal of the "New Road Layout" sign, located on North Road in Exbourne.
- d) Meeting Times
Cllr Blakeman confirmed the next Parish Council meeting would take place in Exbourne and that all future meetings would start at 8pm unless stated otherwise.

82. Planning

- a) Tor Down Farm 3522/16/FUL
Proposed general purpose agricultural storage building.
No neighbourhood complaints.
Decision: Support application: proposed by Cllr Lawson and second by Cllr Williams – all agreed. **Action Clerk**
- b) Town Living Farm 3413/16/LBC and 3342/16/FUL
Application for Grade II listed building consent for conversion of outbuildings into 3 dwellings.
2 letters of objection
Decision: Following a site meeting on 1st December 2016, Councillors objected to the current proposal.
Whilst the Parish Council is generally supportive in respect of the conversion of the buildings to form separate dwellings it is felt that the conversion into 3 dwellings represents over development of this historic site. The proposed parking within the courtyard and alteration to the historic roadside wall that currently forms part of the local vernacular for the area is considered to be an unnecessary and unwarranted intervention. The Parish Council felt it would be preferable if all parking were to be situated East of the site where 3 parking spaces are currently proposed. If the roadside wall is to be altered, full details of the works should be provided and agreed prior to the grant of permission. The application drawings indicate that the Eastern eaves of the northernmost dwelling are to be raised to the height of the threshing barn. The Parish Council felt that this change to be inappropriate and these eaves should not be raised because this building should remain visually subservient to the original threshing barn. **Action Clerk**
- c) Opposite Downes Tenements 3100/16/FUL
Hybrid application comprising: full application for a replacement garage, new vehicular access and driveway to garden and orchard with ancillary works to improve sightlines including moving retaining wall. Outline application with some matters reserved for 3no. dwellings.
West Devon Conservation Officer has objected to the removal of the curved wall alongside the highway and the use of timber for the garage.
Highways have supported the application
Decision: Objecting proposed by Cllr Batson and seconded by Cllr Lawson due to the adverse effect on the conservation area and potential over development of the site. The Council would consider detailed applications showing sensitive development of the site. **Action Clerk**
- d) St James Church 3477/16/FUL
Construction of timber building incorporating disabled W/C with storage area.
Decision: support application proposed by Cllr Cobb and seconded by Cllr Hedley. However, the Parish Council notes that the building is positioned close to the

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Western boundary wall and it appears that one of the doors would not be usable and may result in the repositioning of the building. **Action Clerk**

e) Kingfishers 3458/16/HHO

Convert utility to lounge with altered windows, extend storage shed to provide additional secure storage and erect car port over parking area.

Decision: Support alterations to dwelling house application but object to alterations to car port for what appears to be an inappropriate junction between the existing shed and the car port, proposed by Cllr Hedley and seconded by Cllr Williams.

Action Clerk

83. Finance

a) Payments

- i. £127.07 Clerks Expenses and mileage
- ii. £50.00 Okehampton Ring and Ride as per Minute 69.c)
- iii. £15.00 The Burrow: NP Room Hire
- iv. £4,827.55 Groundwork UK: NP unspent grant funds
- v. £387.60 Clerks Salary second quarter
- vi. £581.40 Clerks Salary third quarter

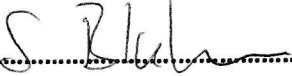
b) Details of Balance at Bank

Bank Balance as of 15th November 2016 statement was £18,153.83. Two cheques were cleared during the period 14th October 2016 to 15th November 2016 amounting to £34.43. There are six new cheques which total £5,988.62 and a further two cheques which have not cleared totalling £120.00 giving the parish an actual balance of £12,045.21 when these payments have cleared.

84. Matters at the discretion of the Chairman

- Next meeting Agenda item: How can the Parish Council improve its performance – Cllr Blakeman. **Action Clerk**
- Apologies received from Cllr Foster for the January 2017 meeting. **Action Clerk**

With no further business the meeting closed at 10:40pm

SIGNED AS A TRUE RECORD:  (Chair)
NAME: S. BLAKEMAN / DATE: 25 Jan 2017

Next meeting: The Village Hall, Exbourne on Wednesday 25th January 2017 at 8:00pm