

# EXBOURNE WITH JACOBSTOWE PARISH COUNCIL

A meeting of the Council was held on:  
Wednesday 30<sup>th</sup> August 2017 at 8:00pm in The Village Hall, Exbourne

**Councillors Present:** Steve Blakeman (Chair), Adam Hedley (Vice Chair), Lizzie Batson, Ulrik Lawson, Kirk England and Borough Councillor Lois Samuel

**Parish Clerk:** Zena Tett

**Also in attendance:** 6 members of the public

## Business Transacted

45. **Welcome:** Cllr Blakeman welcomed everyone to the meeting.
46. **Apologies for Absence:** Cllrs Williams and Cobb
47. **Minutes of the Last Meeting:** the minutes of the meeting held on 26<sup>th</sup> July 2017 were agreed and signed as a true record, proposed by Cllr Hedley, seconded by Cllr Batson, all in favour.
48. **Declarations of Interest:** Cllr Hedley – Item 56.1 Neighbourhood Plan payments. Cllr Blakeman – Item 52.1 Village Hall.
49. **Public Speaking Time**
- 49.1 Elements Festival – one resident mentioned concerns over safety and access to the field used for the Festival and that railings had been damaged opposite the field entrance. Also, he felt that provision should have been made for Devon Air Ambulance should it have been needed. He was advised Parish Councillors that the Parish Council had received and acted on similar concerns raised by other parishioners and to write to WDBC as the licensing application was made through them.
- 49.2 Assets of Community Value – two members of the public spoke against making the Red Lion an Asset of Community Value. They reported that 90% of the clientele come from outside the village and would therefore make it unviable to pursue this course of action. The owner of the Red Lion explained that he had a successful pub and he had no intention of selling it. Given the recent removal of permitted development rights for pubs, he questioned the practical benefits of the scheme and expressed particular concerns that a restriction on the Public House would make it difficult to sell if there should ever be a need due to illness, for example.
- 49.3 2659/17/HHO – The Downes Planning Application – the owner of the property put forward his case for the application, explaining the need to re-build this garage given the limited parking currently available for his property. He believes the access already has permission from an earlier planning application.
50. **Borough Councillor Report**
- Borough Councillor Lois Samuel confirmed her new role as Deputy Leader. She said most of her focus in recent weeks had been on “One Council”, an idea to merge South Hams with West Devon and help close the £1.9m budget gap before 2020. This idea is going out for consultation and all households should be receiving a postcard soon with all the details, alternatively all information may be found on their website which has a dedicated web page. There is also an event next Wednesday 6<sup>th</sup> September at Bridestowe between 6:30pm and 8:30pm where Officers from the Council will be available to answer any questions.

SJB

## 51. Matters Arising

### 51.1 Neighbourhood Plan

Cllr Hedley reported that the Devon Communities Together Report on the Community Consultation Day is now available to review on the Neighbourhood Plan website at [np.exbournewithjacobstowe.org.uk](http://np.exbournewithjacobstowe.org.uk). This together with other evidence will help to guide policies when the draft Neighbourhood Plan is prepared over the coming months. The NP Group is currently working on various matters including:

- A discussion paper outlining the advantages and disadvantages making site allocations in the NP
- A report to consider potential Local Green Space designations
- The structure and layout of the Neighbourhood Plan itself

Cllr Hedley reported that the 2<sup>nd</sup> grant funding period comes to an end on 30<sup>th</sup> September 2017 and the Group will work with the Clerk to determine the amount that will need to be repaid in advance of the next meeting.

### 51.2 Lengthsman Works

Cllr Williams reported Highways have been out clearing gulleys.

### 51.3 Financial Regulations

Cllrs Hedley and Batson will re-visit the Financial Regulations for discussion at the next meeting. **Action Cllrs Hedley and Batson**

### 51.4 Street Lighting and Reducing Light Pollution

As advised at the meeting of the Parish Council in June, Cllr England reported that it was possible to turn some street lights off, however, once this was done they could not be switched back on as DCC have informed the Parish Council the decision would be permanent. He suggested that DCC would be prepared to switch some off as part of a trial period for at least a month (this would be achieved by pulling out fuses on individual lights) to see how it would affect certain areas. After the trial period, the Parish Council would then make a decision which lights (if any) would be switched off permanently. It was pointed out that safety factors should be taken into account and lighting could not be switched off in areas where there is a junction, steps or footpaths and the Parish Council must be mindful of leading people into dark areas.

As a result, Cllrs Hedley and England walked around the Village one evening to determine which lights could be omitted and put forward the following options:

- Switch all off except those along the A3072
- Leave High Street lights on and turn the rest of the Village off
- Reduce High Street lighting to those at key junctions and switch off the rest of the Village
- Reduce High Street lighting and within Village to those at key junctions – this option would reduce the number of lights from 40 to 13.
- Leave them all as they are

After discussion, it was decided that the residents of the Village should be consulted and Cllr England would formulate a limited range of proposals and draft survey for discussion at the next meeting. Cllr England was also asked to find out how much lead time would be required for Highways to carry out this request. **Action Cllr England**

### 51.5 Risk Assessment

Clerk to forward the Risk Assessment to Parish Councillors. **Action Clerk**

### 51.6 Queens Commemoration

In the absence of Cllr Williams this item was deferred to the October meeting.

## 52. New Items

### 52.1 Village Hall Signage

A resident has written to the Parish Council about the lack of signage to the Village Hall. Parish Councillors proposed the Clerk forwards the email from the resident to the Village Hall Committee. **Action Clerk**

SHP

52.2 Arts & Crafts Gallery

A resident has asked the Parish Council for help in locating a facility within the Village for an arts and crafts space. The Clerk was asked to write explaining that, whilst the Parish Council is unable to take the lead on this project, they would be happy to support it and, perhaps, make a small donation in due course. Borough Councillor Lois Samuel will look into possible grants that are usually made available for projects of this sort. The Clerk will also advise them to contact the members of the Management Committee of The Burrow who managed to obtain grants for the shop. **Action Clerk**

52.3 Maintenance of Parish Assets

Cllr Blakeman gave a review on current assets in the Villages and the following were decided:

The cleaning of the bus shelters and the interactive sign should be carried out by the Lengthsman. **Action Cllr Williams**

Notice Boards should be repainted and costs to be investigated. **Action Cllr Blakeman**

The seat by Duck Lane needs replacing, Clerk to investigate costs. **Action Clerk**  
Cllr Cobb to comment on fencing at Little Ellicott Meadow. **Action Cllr Cobb**

52.4 Assets of Community Value

At the last meeting of the Parish Council, Cllr Hedley agreed to research what an asset of community value (ACV) means and, in particular, the protection this designation could give the Red Lion. In brief, The Localism Act 2011 has conferred an ability for community groups (including Parish Councils) to nominate land or buildings to be placed on a list of assets of community value. If, in the opinion of the Local Authority, the main use of the building furthers the social wellbeing or social interests of the community, then a listing, which is valid for 5 years, has the following effects:

- It is a material planning consideration, which gives the Local Authority additional reasons to reject any proposal involving loss of the asset;
- It gives the community the opportunity to bid for the property if it is sold or leased for 25 years or more; and
- It gives Councils powers of compulsory purchase if the community use of the asset is in danger of being lost.

ACV status also used to remove from owners the permitted development rights that meant they could change the use of their building or demolish it without permission. However, a recent change in law has meant these rights have been removed for all pubs, whether or not they hold ACV status.

There are, however some concerns regarding the ACV scheme. In particular:

- From the landlord's perspective, it will likely deter interest if the owner wishes to sell and there is also the possibility that the regime around listing becomes more prohibitive in future.
- From the community's perspective, the right may merely defer a disposal as it does not allow the community to compel a purchase.
- From the Local Authority's perspective, listing pubs as an ACV is an expensive administrative burden.

After some discussion, the conclusion of the Parish Council was that an ACV is potentially worthwhile if there is a situation where a pub is under threat and the community is serious about raising the money to buy it. Otherwise, it is potentially a burden on the landlord and a waste of Council money. As the Parish Council is not aware of any immediate threat to the pub or a body of the community expressing interest in buying it (including the Parish Council itself), the Parish Council does not think it would be appropriate to consider nominating the Red Lion at present. This proposal was made by Cllr Hedley, seconded by Cllr England, all in favour.

52.5 Devon Air Ambulance Trust (DAAT)

Cllr Williams reported Toby from DAAT will be carrying out a survey on the Playing Field to determine whether the site would be suitable as a night landing site. To date, she has not yet heard from South West Water regarding the supply.

53. **Planning**

53.1 2659/17/HHO

The Downes, Road from Farthingland Cross to Red Lion, Exbourne: householder

application for replacement garage and associated works (part re-submission of 3100/16/FUL).

Comments: The Parish Council requests that Highways comment on whether they feel the access is appropriate.

Decision: Neutral

Proposed by Cllr England, seconded by Cllr Lawson, all in favour. **Action Clerk**

53.2 2549/17/LBC

Lower Cadham, Jacobstowe: listed building consent for restoration of porch (changes to render approved under original reference 1225/17/LBC).

Comments: The Parish Council feel the works are appropriate

Decision: Support

Proposed by Cllr England, seconded by Cllr Batson, all in favour. **Action Clerk**

53.3 2689/2017/HHO and 2690/17/LBC

Shilstone Farm, Exbourne: householder application and listed building consent for replacement of existing granite path and courtyard dressing with new slate surface and replacement of one existing crittal window casement with a new timber window element to match existing.

Comments: The Parish Council wish to support changes to the window, however, they feel the path may potentially negatively affect the structural character of the building.

Decision: Support windows, neutral regarding the path

Proposed by Cllr Blakeman, seconded by Cllr Lawson, all in favour. **Action Clerk**

53.4 2744/2017/HHO

10 Froggyport, The Village, Jacobstowe: householder application for erection of a single storey side extension.

Comments: The Parish Council feel they have attempted subservience and the design is appropriate, given the size of the property and the existing extension.

Decision: Support

Proposed by Cllr Lawson, seconded by Cllr Batson, all in favour. **Action Clerk**

53.5 New Premises Licence Application: Mr Foggs Winemonger & Mixologist, 8c West Street, Tavistock

Comments: None

Decision: No comments

53.6 2835/17/TCA

Manor Gardens, Exbourne: 1 – Holly; crown reduction by 1.5m to reduce breadth of tree, crown lift by 1.5m due to tree overhanging the road and maintain natural teardrop shape.

Comments: None

Decision: Support

Proposed by Cllr England, seconded by Cllr Batson, all in favour. **Action Clerk**

53.7 2794/17/HHO

Lower Cadham, Jacobstowe: householder application for a proposed greenhouse.

Comments: None

Decision: Support

Proposed by Cllr Lawson, seconded by Cllr Hedley, all in favour. **Action Clerk**

## 54. Clerks Report

### 54.1 Correspondence

The following correspondence was noted/reviewed/discussed:

54.1.1 Village Hall: thank you letter for donation

54.1.2 Borough Council: One Council Consultation Leaflet

54.1.3 Email from Resident: Woodclose Development

54.1.4 Devon Communities Together: Parish Plans

54.1.5 Information Commissioners Office: Data Protection Registration receipt of payment

54.1.6 Highways: notification of TTRO: Bridestowe

54.1.7 WDBC: Community Housing Briefing and Workshop

54.1.8 Okehampton Hamlets: Links Meeting dates

54.1.9 Okehampton District Community Transport Group: newsletter

54.2 External Audit

Grant Thornton have returned the certified Annual Return for the year ended 31<sup>st</sup> March 2017. In accordance with the Audit Commission's scale of audit fees for small bodies there will be an audit fee payable of £100 and the Parish Council will be invoiced shortly. There were two matters they would like to draw our attention to:

- **Independence of Internal Auditor**

It appears that the internal auditor may have been involved in preparing the figures for the annual return. This could affect his/her independence. The internal auditor should not be requested to undertake tasks that may compromise his/her independence, such as completing Section 2 of the Annual Return.

- **Internal Audit Report Inconsistent with AGS**

The Internal Auditor has replied "no" to internal control objective K, "Trust Funds (including charitable) – The council met its responsibilities as a trustee. The Authority has responded "NA" to Assertion 9 in Section 1 of the Annual Return which is inconsistent with the Annual Internal Audit Report.

**55. Councillors Reports and Items for Future Agenda**

55.1 Cllr Williams

Unhappy that the Hatherleigh.net website still hasn't taken down the out of date documents pertaining to the Parish Council. Cllr England offered to speak with the Editor. **Action Cllr England**

**56. Finance**

56.1 Payments for Approval

The following costs were approved by the Parish Council.

56.1.1	Marilyn Weeks: Easyspace	£38.30
56.1.2	Village Hall: donation for electrical works	£300.00
56.1.3	Devon Communities Together: NP Report	£1,800.00
56.1.4	The Burrow: NP Meetings	£30.00

Proposed by Cllr Batson, seconded by Cllr Lawson, all in favour. **Action Clerk**

56.2 Review the Bank Balance

The balance as of 14<sup>th</sup> August 2017 statement was £15,330.43. Outstanding transactions, including the cheques above, amount to £2,318.30, giving the Parish an actual balance of £13,012.13.

**57. Date of Next Meeting**

Councillors confirmed the date of the next meeting of the Council would take place on Wednesday 27<sup>th</sup> September 2017 to be held in The Village Hall, Exbourne.

Finally, the Chairman read out a letter from Cllr Batson, formally resigning from the Parish Council.  
**Action Clerk**

**With no further business, the meeting closed at 9:55pm**

SIGNED AS A TRUE RECORD: .....  ..... (Chair)

NAME: ..... STEPHEN BLAKEMAN ..... DATE: ..... 27 Sept 2017 .....