

EXBOURNE WITH JACOBSTOWE PARISH COUNCIL

A meeting of the Council was held on:
Wednesday 26th July 2017 at 8:00pm in The Vestry, Jacobstowe

Councillors Present: Steve Blakeman (Chair), Adam Hedley (Vice Chair), Rose Williams, Brian Cobb, Lizzie Batson and Ulrik Lawson

Parish Clerk: Zena Tett

Also in attendance: 9 members of the public

Business Transacted

32. **Welcome:** Cllr Blakeman welcomed everyone to the meeting.
33. **Apologies for Absence:** Councillor Kirk England and Borough Councillor Lois Samuel
34. **Minutes of the Last Meeting:** the minutes of the meeting held on 28th June 2017 were agreed and signed as a true record, proposed by Cllr Williams, seconded by Cllr Cobb, all in favour.
35. **Declarations of Interest:** Cllr Hedley item 43.1 NP cheques, Cllr Williams, item 39.1 Village Hall Grant.
36. **Public Speaking Time**
 - 36.1 5 members of the public commented on the Elements Festival; Joe Skinner, Marie Wilkins, Diane Conway, Geoff Long and Peter Wilkins. The main concern appeared to be noise levels, one resident had approached Environmental Health prior to the Festival taking place and had readings taken with noise level equipment. Other concerns were focussed on excessive traffic and noise emanating from that traffic in the early hours of the morning, cars parking on private property without permission, the festival continuing after its licensed hours, damage to property and rubbish and drug paraphernalia being strewn from cars on their way home. Parishioners strongly suggested the Elements Festival not be allowed to take place in the future. Councillor Blakeman explained that the licence had been granted by WDBC and therefore out of the Parish Council control, however, the Parish Council would write a letter to WDBC explaining the concerns of Parishioners.
 - 36.2 Richard Brock commented on the planning application at item 40.3 Wood Close. He is concerned with the proximity of the houses to his Garage business. He believes the new residents will complain about noise and smells emanating from the Garage and he is concerned that his hours will need to be reduced as a result, which would be disastrous for the business. Cllr Hedley mentioned seeing a report within the planning documents which mentioned some form of sound protection barrier, indicating that the applicant had considered noise from the garage, but recognised Mr Brock's concerns. Mr Brock said he also has concerns with potential flooding from the new development and has suggested the developers create a parking area behind his Garage and build the houses further away.

37. Borough Councillor Report

Cllr Lois Samuel was not present, however, the following report was forwarded to the Clerk:

Yesterday at full council we agreed that we should go out to public consultation in regards to the possibilities of forming a new council with South Hams. South Hams Council is tomorrow, and if they agree with this, then a public consultation will start middle of August. The reason for forming one council is to close the budget gap of over £2m between the 2 councils and as we are in partnership with South Hams already, we can make further savings by combining our resources. I will keep you informed with any updated information.

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To also help close the budget gap we are looking at borrowing money from the public loans board to purchase commercial property. The borrowings of £26.75m was agreed at full council.

38. Matters Arising

38.1 Neighbourhood Plan

The Neighbourhood Plan team has been working with Devon Communities Together to finalise their Report resulting from the Community Consultation Day which should be completed next week. The Report will then be circulated to the Council and made public. **Action Cllr Hedley**

38.2 Lengthsman Work – Claiming Funds

Cllr Williams confirmed the completed form had been submitted to WDBC in order to claim back monies spent to date which total £750.00. She explained there was an amount of £450 left to claim and the Parish Council has until the end of September.

38.3 Financial Regulations

Councillors discussed the Financial Regulations and Cllr Hedley proposed Cllr Batson and the Clerk liaise to update the Regulations and forward to Councillors to review the tracked changes. This was seconded by Cllr Williams, all in favour. **Action Cllr Batson and Clerk**

38.4 Street Lighting and Reducing Light Pollution

This item was deferred until the next meeting. **Action Clerk**

38.5 Risk Assessment

Councillors decided to defer this item until the next meeting. **Action Clerk**

38.6 Elements Festival

The Elements Festival has been discussed at two meetings of the Parish Council. The first meeting, held in Exbourne was attended by 9 residents and only 1 complaint had been received prior to that meeting. Those residents who attended generally supported the Festival and the Shop, in particular, supported it due to additional trade. At this meeting, 5 speakers raised concerns over noise, traffic, damage to property and litter. Cllr Hedley proposed the Parish Council writes to WDBC reporting the concerns and complaints it had received from some parishioners but maintain a balanced view by also explaining that other residents and businesses in Exbourne and Jacobstowe had indicated they were not affected or had shown their support for the event. This was seconded by Cllr Batson, all in favour. **Action Clerk**

38.7 Queens Commemoration

Cllr Williams will bring images of potential books to next meeting after liaising with Lorraine Aagard. **Action Cllr Williams**

39. New Items

39.1 Village Hall Grant

Councillors discussed the letter received by the Clerk requesting a donation to cover the costs of electrical works to be carried out at the Village Hall. Cllr Batson proposed £300 be donated to the Village Hall for this purpose, this was seconded by Cllr Hedley, all in favour. Clerk to write to the Village Hall Committee to notify them of this decision and ask for a copy of the invoice when work is complete. **Action Clerk**

40. Planning

40.1 2180/17/FUL

Barn at SX 607 999, Riverstone Farm, Exbourne EX20 3QS: retrospective application for reinstatement of barn as a dwelling (following grant of permission 00659/2015)
Comments: The Parish Council does not wish to comment

40.2 Asset of Community Value: Land at The Wordens, Exeter Street, North Tawton, EX30 2BY.

Councillors discussed whether the Parish Council would like to register an interest with WDBC that they wish to be considered as a potential bidder.

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Comments: The Parish Council does not wish to register an interest to bid on the land at North Tawton

40.3 2263/17/ARM

Land Adjacent to Wood Close, High Street, Exbourne: approval of reserved matters following outline approval 00458/2015 (residential development of 9no. dwellings.

Decision: Object

Comments: The Parish Council has specific concerns regarding the proposed development due to its proximity to the Exbourne Cross Garage, which is the main employer within the Village. The Garage usage is likely to fall under use class B2 where noise generation is quite frequent and if the development were to proceed as planned it is likely that there will be complaints from residents which could adversely affect the operation of the business.

The proposals do not appear to include any real form of sound attenuation which is likely to be needed and in particular plot 5 and its garden that appears to be only a meter or so from the boundary of the Garage. The owner of the Garage advised the Parish Council that sound tests were carried out some time ago but the Garage wasn't making much noise on that particular day.

The Parish Council would suggest that should the development proceed, specific precautions should be taken to mitigate against potential noise nuisance. It is suggested that sound monitoring is carried out for a period of time, so that a scheme of sound attenuation can be designed as part of the proposal to the satisfaction of the authorities' environmental health department. In addition to noise there is a potential nuisance from smell as body fillers, paints and the like are used regularly within the Garage.

The Parish Council is aware that there is a significant level change between the application site and the Exbourne Cross Garage, specifically the soakaway from plot 5 is very close to the boundary which could potentially destabilize the ground and allow the water to run into the garage site.

The Parish Council feels that the site will be quite visible from the main road (south of the site) and it appears that little consideration has been given to the visual impact and effect of the development on the setting of the Village when viewed from outside. The Parish Council would be pleased to comment on some form of photo montage or drawing indicating the wider visual effect of the development.

Based upon the information provided at this stage the Parish Council strongly objects to the proposal, however the Parish Council would welcome further information showing how the concerns raised have been fully addressed which may allow the Parish Council to support the application.

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

41. **Clerks Report**

41.1 Correspondence

The following correspondence was noted/reviewed/discussed:

- 41.1.1 Newsletter: Clerks & Councils Direct
- 41.1.2 Minutes: Northern Link Meeting
- 41.1.3 WDBC: Consultation on Taxi Licensing Policy
- 41.1.4 Easyspace: Successful Renewal Confirmation of domain name
- 41.1.5 WDBC: 1287/17/HHO – permission granted for householder application for swimming pool extension (retrospective)
- 41.1.6 Okehampton Community Transport Group AGM Reports
- 41.1.7 Exbourne Neighbourhood Plan – email from resident relating to Wood Close landscaping

- 41.2 The Clerk also mentioned receiving a letter from the Pensions Regulator stating that the staging date is set for 1st January 2018. **Action Clerk**

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

42.1 Agenda Items for Next Meeting

Maintenance of Parish Assets. **Action Clerk**

Consider registering the Red Lion as a Community Asset. **Action Clerk**

Devon Air Ambulance Trust update. **Action Clerk**

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42.2 Cllr Williams

A meeting was held between Toby Russell of the Devon Air Ambulance Trust (DAAT), Holly from the Playing Field Committee and Councilors Williams and Blakeman. The site appears to be suitable as a landing field but DAAT will carry out a survey to confirm. For the scheme, the community would need to purchase the lights, mast & switch gear which would cost approximately £2700 in addition to the cable at about £2.00/m. It was suggested the Parish Council approaches SWWS for the power connection or if not possibly a separate connection. DAAT may be able to provide some funding towards the actual cost of the installation of the equipment. The mast would probably be best sited on the eastern boundary of the field. Planning permission will be required, which would probably be best dealt with in combination with renewal of the parking area / access into the playing field.

43. **Finance**

43.1 Payments for Approval

The following costs were approved by the Parish Council The following payments were proposed by Cllr, seconded by Cllr, all in favour. **Action Clerk:**

43.1.1	Yewtopia: lengthsman work	£150.00
43.1.2	Data Protection Registration	£35.00
43.1.3	Clerks Expenses	£53.59
43.1.4	South Hams District Council: NP	£424.19
43.1.5	The Burrow: NP Meeting	£15.00

Proposed by Cllr Lawson, seconded by Cllr Williams, all in favour.

43.2 Review the bank balance

The balance at the bank as of 16th July 2017 statement was £15,898.21. There are outstanding payments, including the cheques above, which amount to £717.78 (including £40 cheque from May to Village Hall for room hire still not cashed, giving the parish an actual balance of £15,180.43.

44. **Date of Next Meeting**

Councillors confirmed the date of the next meeting of the Council would take place on Wednesday 30th August 2017 to be held in The Village Hall, Exbourne.

With no further business, the meeting closed at pm

SIGNED AS A TRUE RECORD:  (Chair)

NAME: STEPHEN BLAKEMAN DATE: 30 Aug 2017