

# EXBOURNE WITH JACOBSTOWE PARISH COUNCIL

A meeting of the Council was held on:

Wednesday 28<sup>th</sup> June 2017 at 8:00pm in the Village Hall, Exbourne

**Councillors Present:** Steve Blakeman (Chair), Adam Hedley (Vice Chair), Rose Williams, Brian Cobb, Lizzie Batson, Kirk England and Borough Councillor Louise Watts

**Parish Clerk:** Zena Tett

**Also in attendance:** 9 members of the public

## Business Transacted

19. **Welcome:** Cllr Blakeman welcomed everyone to the meeting.

20. **Apologies for Absence:** Councillors Lawson and Lois Samuel.

21. **Minutes of the Last Meeting:** the minutes of the meeting held on 31<sup>st</sup> May 2017 were agreed and signed as a true record, proposed by Cllr Cobb, seconded by Cllr Hedley, all in favour.

22. **Declarations of Interest:** Cllr Batson reference planning application 1987/17/FUL

23. **Public Speaking Time**

Cllr Blakeman explained that if Parishioners wished to speak on planning application 1987/17/FUL then the Council would hear their comments just before that Agenda item later in the meeting.

24. **Borough Councillor Report**

WDBC is working hard at the moment on ways to plug the £1m budget gap and will be looking in earnest over the next two months for ways to come up with funding ideas. An idea for consideration is the merging of South Hams and West Devon services, however, this would come with many issues as demographically, South Hams is very different to West Devon. This may not happen immediately but the general feeling is that we will end up with a unitary council some time down the line. In the meantime, smaller, less complicated fund saving options are being reviewed.

Cllr Blakeman asked about the charges for green waste and how it will work. Cllr Watts confirmed that WDBC will be using an opt-in system where residents can register either online or by phone. The charge will be £40 per year. A small card should have been posted to each household.

25. **Matters Arising**

25.1 Neighbourhood Plan

Cllr Hedley announced that the Neighbourhood Plan Group had just received a first draft of Devon Community Together's report on the Community Consultation Day and it was hoped this could be finalised before the end of July, once the Group had fed back its comments.

25.2 Lengthsman Work – Claiming Funds

Cllr Williams proposed monies spent already on lengthsman works should be claimed now and the rest held over until Autumn, after leaf fall. Cllr Williams will forward claim form to the Clerk for further action. **Action Cllr Williams and Clerk**

SJB

- 25.3 Insurance  
The Clerk informed Councillors the new sum to cover the Insurance would be £576.95. This new figure takes into consideration the amendments made to the Asset Register at the last meeting of the Parish Council. Proposed by Cllr Hedley, seconded by Cllr Williams, all in favour.
- 25.4 Register of Interests  
Cllr England provided the Parish Clerk with a completed Register of Interests Form.  
**Action Clerk**
- 25.5 New Lighting on Main Road  
Cllr Batson raised concerns about street lighting at a previous meeting. It was decided that this topic would be incorporated within Item 26.2 below.

## 26. New Items

- 26.1 Financial Regulations  
Cllr Williams requested a review of the financial figures. Cllr Batson to review before the next meeting. **Action Cllr Batson**
- 26.2 Street Lighting and Reducing Light Pollution  
Cllr England reported that lights in the Village should be switched off for 5 hours each night; the timings are 12:30 to 5:30 in the winter and 1:30 to 6:30 in the summer and DCC will not change these times. The lights on the main road are LED which means they are a reduced wattage from the previous lights. Cllr Batson argued that some street lights were not coming on during the correct times and volunteered to monitor and report back at the next meeting. **Action Cllr Batson**  
Cllr England also 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. Cllr Blakeman suggested the Parish Council could come up with a proposal and then consult further with the community. Cllrs Hedley and England volunteered to walk around the village of an evening to determine which lights could potentially be switched off. **Action Cllrs Hedley and England**  
Cllr Williams noted the height of the lights on the main road and questioned whether or not they had hoods, to prevent light pollution. Cllr Blakeman pointed out that it would be unlikely that the height of the lights would be altered.
- 26.3 Risk Assessment  
Councillors were given a copy of the Risk Assessment for review at the next meeting.  
**Action Clerk**
- 26.4 Elements Festival  
Cllr Blakeman acknowledged the complaints received both to the Parish Council and WDBC. It was confirmed the Elements Festival had a licence for the event and those members of the public who attended the meeting didn't feel the noise was overly loud. The Burrow support this event as organisers used the store for all their supplies which helps to support the Village. One resident, who was present at this meeting, said they attended the festival and reported that it had been very well organised and another resident mentioned she was asked if she was able to make her way home safely. When residents, who were present at the meeting, were asked if they would continue to support this event, all agreed provided the organisers stuck within their licence hours and controlled the noise to a degree, however, some would prefer the music to stop at midnight.

SAR



## 27. Planning

### 27.1 1541/17/FUL

Land off Hayfield Lane, Exbourne: application for the erection of an agricultural storage building

Decision: Support

Comments: The Parish Council would support this application providing the local authority is satisfied there is an agricultural need.

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

### 27.2 1960/17/FUL

Shilstone Farm, Exbourne: change of use of former holiday cottage to an annex.

Decision: Support

Comments: None

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

### **Meeting paused to take public comments on the following application.**

5 objections were received by the Parish Council. Two parishioners who object to the application, spoke at the meeting in addition to the agent who explained the design proposal. The main objections to the proposal explained by the speakers and letters received concerned:

- Effect on conservation area
- Over-development of the site
- Scale, massing and design
- Loss of privacy to neighbouring properties
- Effect on adjacent hedge

### 27.3 1987/17/FUL

Hayfield House, Exbourne: erection of a 2 storey, 3 bedroomed house, a separate single garage and parking for 2 vehicles.

Decision: Object

Comments: The view of the Parish Council is the proposal doesn't maintain or enhance the character of the conservation area. The scale and massing of the building is inappropriate in this space and will result in a poor relationship with Hayfield House particularly when extended as per the current approval for the dwelling which is a material planning consideration. It is also considered that the design fails to give due weight to Hayfield House as an undesignated heritage asset within the conservation area. The positioning, particularly of the first-floor windows, will lead to undue overlooking of adjacent gardens resulting in lack of privacy, and adversely affecting the amenity of adjoining properties. In addition, it appears that the first-floor windows facing West will look directly into the windows of The Tumbles adjacent to the Lane. In the previous appeal decision, relating to the site, in paragraph 6, the Planning Inspector noted *"I had a general sense that the core of the Village is tighter-knit than the area North of the appeal site with the existing garden of Hayfield House being the first part of this feathering of the edge of the Village. This space provided by the undeveloped site does not look out of place and compliments the rural character of this part of the settlement."* It follows that if this development were allowed it would adversely affect the character of the conservation area and this part of the village. The Parish has also received representations due to the proximity of the development to a hedge line on the Northern boundary due to the position of excavation of the garage which would be in contravention to British Standard 5827:2012.

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

## 28. Clerks Report

### 28.1 Correspondence

The following correspondence was noted/reviewed/discussed:

- 28.1.1 CPRE Devon: "Our Outdoors" Competition 2017
- 28.1.2 Highways: Notification of temporary prohibition of through traffic
- 28.1.3 WDBC: Development Management Briefing Paper June 2017
- 28.1.4 Internal Auditor: Report
- 28.1.5 WDBC: Devon Community Resilience Forum Newsletter

*SAB*

- 28.1.6 Devon Communities Together: Courses
- 28.1.7 SWDevon: Alleged Unauthorised Breach of Planning application
- 28.1.8 Came & Company: Confirmation that full cover is in force
- 28.1.9 SWDevon: Your Views on Neighbourhood Policing
- 28.1.10 Okehampton District Community Transport Group Newsletter
- 28.1.11 The Planning Inspectorate: Appeal
- 28.1.12 Devon Communities Together: Training Hub Newsletter
- 28.1.13 Northern Links: Agenda – Cllr Blakeman confirmed the meeting is tomorrow evening to be held in Exbourne Village Hall at 7:30pm
- 28.1.14 DCC: North Devon Link Road
- 28.1.15 Devon Highways: Roadworks
- 28.1.16 Data Protection Registration: renewal due. Proposed by Cllr Blakeman, seconded by Cllr Williams, all in favour. **Action Clerk**

The Clerk also notified Councillors that there had been various correspondence with Grant Thornton regarding the Parish Council accounts. As a result of this a new Notice of Date of Commencement of Period for the Exercise of Public Rights will be displayed on Notice Boards.

- 28.2 Queens Commemoration  
Cllr Williams will look for an appropriate Commemoration Book. **Action Cllr Williams**

## 29. Councillors Reports and Items for Future Agenda

- 29.1 Cllr Williams  
Lengthsman invoice to be added to the next Agenda. **Action Clerk**
- 29.2 Cllr Hedley  
Asked that at the next meeting of the Council its formal approval could be provided for incurring various costs in relation to the Neighbourhood Plan. **Action Clerk**
- 29.3 Cllr England  
Gave his apologies for the next meeting. **Action Clerk**

## 30. Finance

- 30.1 Finance  
The following payments were proposed by Cllr, seconded by Cllr, all in favour. **Action Clerk:**

30.1.1	Jill Hicks: internal audit	£75.00
30.1.2	Came & Company: Insurance	£576.95
30.1.3	Clerks Expenses	£127.64
30.1.4	Clerks Salary	£449.62
30.1.5	HMRC	£112.40

Proposed by Cllr Cobb, seconded by Cllr Williams, all in favour.
- 30.2 Review the bank balance  
Bank Balance as of 15<sup>th</sup> June 2017 statement was £16,735.52. There are outstanding payments, including the cheques above, which amount to £1,381.61 and one BACS Remittance Advice outstanding which amounts to £504.30, giving the parish an actual balance of £15,858.21.

## 31. Date of Next Meeting

Councillors confirmed the date of the next meeting of the Council would take place on Wednesday 26<sup>th</sup> July 2017 to be held in The Vestry, Jacobstowe.

**With no further business, the meeting closed at 21:50pm**

SIGNED AS A TRUE RECORD: ..... *S Blakeman* ..... (Chair)

NAME: *S. BLAKEMAN* ..... DATE: *26/7/2017* .....