

EXBOURNE WITH JACOBSTOWE PARISH COUNCIL

A meeting of Exbourne with Jacobstowe Parish Council was held on:
Wednesday 22nd February 2017 at 8:00pm in the Village Hall, Exbourne

Councillors Present: Steve Blakeman (Chair), Adam Hedley (Vice Chair), Brian Cobb, Rose Williams, Trevor Foster and Elizabeth Batson

Parish Clerk: Zena Tett

Also in attendance: 2 members of the public

Business to be Transacted

96. **Apologies:** Councillor Ulrik Lawson, District Councillor Lois Samuel and County Councillor Louise Watts

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

98. **Minutes from the last meeting:** held on Wednesday 25th January 2017 were agreed and signed as a true record. Proposed by Cllr Williams and seconded by Cllr Hedley.

99. **Declarations of Interest:** Cllr Hedley: 105a. Cllr Blakeman: 102c. and Cllr Williams 102c.

100. **Public Speaking Time:**

- a) Mr England: thanked the PC for their support in his previous application with reference to Coombe House. He went on to explain the Orchard and "Important Open Space" (behind the property) is an agricultural space, however, it hadn't been used in any meaningful agricultural way for some time and would like to apply for planning permission to create a parking area and domestic garden within part of the site. He has entered into informal discussions with the Conservation Officer whose initial feedback was positive especially if the application included enhanced management of the existing orchard and appropriate plants to enhance wildlife. The Parish Council generally agreed although felt that the domestic garden should be limited to one area close to the property and conditions should be placed on the site preventing any structure being built there.
- b) Mr Brady: asked if Mr England's proposals would need planning application for a change of use, this was confirmed. Mr Brady also suggested Councillors speak up at the meetings in order for members of the public to hear them more clearly. It was agreed the acoustics in the Hall were not conducive for the purpose of the meetings.

101. **Matters Arising:**

- a) Report by Borough Councillor
Deferred until next meeting as Cllr Samuel was not present.
- b) Neighbourhood Plan Update
Members of the NP Group and Cllr Blakeman are due to meet with the Wessex CLT Project next week to explore whether a Community Land Trust is appropriate for managing Exbourne's affordable housing needs and community parking facilities. It

is understood “Important Open Spaces” will not feature in the emerging Joint Local Plan. The NP will instead be able to protect green areas of particular importance to the community known as “Local Green Space”. The NP Group will be holding a public consultation in March to ask which areas are important in the community and why. Information and nomination forms will be available in The Burrow, the Village Hall, and the NP website. Cllr Hedley said that the fortnightly newsletter preceding the Consultation Day was also available to download on the NP website. It was suggested that members of the Parish Council make themselves available to assist with activities on the Consultation Day of 6th May 2017. Cllr Hedley had circulated a grant application for the second round of grant funding together with a budget showing the estimated costs arising for the 6 month period it covered. Cllr Hedley received the Council’s approval to submit the application. The NP Group also requested an additional £50 from the Parish Council for spend on printing and publicity for the Local Green Space Consultation. Cllr Williams proposed the spend, seconded by Cllr Foster, the motion was carried.

c) Lengthsman Work

Cllr Williams advised the meeting that the Lengthsman had carried out one days work, however, there were more areas to clear. It was suggested that a further two days work would be necessary to complete all areas on the original list. **Action Cllr Williams**

102. New Items

a) Exbourne Issues – Village Flyer Update
Deferred to next meeting.

b) Air Ambulance Landing Site

Cllr Cobb will be attending a meeting mid March to determine whether the site of Little Ellicroft Meadow would be a suitable site. **Action Cllr Cobb**

c) TAP Fund Application – Village Hall Grant Application

Sampford Courtenay have once more offered their support in a TAP Fund application to raise funds for the repairs to the external walls of the Village Hall which desperately need re-rendering. Total cost of the project would be £4,200. £1,800 has been raised so far and Cllr Williams asked the PC if an amount of £2,400 could be applied through the TAP Fund process to reach the target. Cllr Batson proposed, seconded by Cllr Foster and all in favour. **Action Cllr Williams**

103. Clerks Report

a) Correspondence

The Clerk had distributed various items of correspondence since the last meeting. Items highlighted were:

- Email from WDBC: notification for granting consent for application number 3427/16/TPO
- Email from Highways: notification of road closure/restriction A3124 Oaklands Farm to Langdown Farm, South Tawton
- Email from WDBC: Homeless Strategy 2017-2022
- Email from Devon Communities Together: Upcoming Information & Advice Surgeries

b) Filing Cabinet

The Clerk asked if a second filing cabinet could be purchased for the Parish paperwork. Proposed by Cllr Williams, seconded by Cllr Cobb, all in favour. **Action Clerk**

104. Planning

a) Froggyport: 4073/16/HHO

Householder application for erection of two story side/rear extension.

Decision: Object

Comment: The extension appears to be over-dominant in terms of scale and size, the link between the extension and the existing cottage is unsympathetic to the character of the listed building and local vernacular. Proposed by Cllr Hedley, seconded by Cllr Cobb, all in favour. **Action Clerk**

b) Froggyport: 4074/16/LBC

Listed building consent for erection of two story side/rear extension.

Decision: Object

Comment: The extension appears to be over-dominant in terms of scale and size, the link between the extension and the existing cottage is unsympathetic to the character of the listed building and local vernacular. Proposed by Cllr Hedley, seconded by Cllr Cobb, all in favour. **Action Clerk**

c) Land at Dunsland Sx58030: 3036/16/FUL

Full application for erection of timber building for use as dog day-care business.

Decision: Support

Comment: subject to Environmental Health being content there is no noise nuisance to neighbours and Highways satisfied access will not increase risk to road users. Proposed by Cllr Blakeman, seconded by Cllr Foster, all in favour. **Action Clerk**

d) Barn, Holebrook Lane: 0457/17/PDM

Prior approval of proposed change of use from Agricultural building to dwelling house Class C3

Discussion: Cllr Hedley raised some concerns over this type of "back door" development in the open countryside. Cllr Blakeman explained that, as the barn had been used for agricultural purposes in March 2013, its conversion to residential use fell under permitted development. Therefore, it would be difficult for the Council to object on planning grounds unless, for example, it felt the barn had not been used for agricultural purposes on that date.

105. Finance

a) Payments

- i. £57.80 The Burrow: NP Printing costs

b) Details of Balance at Bank

Bank Balance as of 15th February 2017 statement was £11,880.37. Three cheques were cleared since the last statement date of 13th January 2017 amounting to £164.84. There is one new cheque totalling £57.80 and no payments outstanding giving the parish an actual balance of £11,822.57.

106. Matters at the discretion of the Chairman

- Brian asked Cllr Williams to add the road past Terris Cross round near the bridge to be added to the list for the Lengthsman works. **Action Cllr Williams**
- Cllr Foster apologised for not having completed the survey of the road network in the village.
- Cllr Williams wanted to make Councillors aware of the risk of the pre-school closing and the deadline regarding expressions of interest.

With no further business the meeting closed at 21:45pm

SIGNED AS A TRUE RECORD: (Chair)

NAME:/..... **DATE:**

Next meeting: The Village Hall, Exbourne on Wednesday 29th March 2017 at 7:30pm
