

EXBOURNE WITH JACOBSTOWE PARISH COUNCIL

Zena Tett: Bouchland Farm, Burrington, Umberleigh, Devon EX37 9NF
Telephone: 07711 255525 Email: exbournewithjacobstowepc@gmail.com

Minutes of a Remote Meeting held via video conference on Tuesday 30th June 2020 at 8:00pm

Councillors Present: Steve Blakeman (Chair), Adam Hedley, Dave Stuart, John Guy, Ian St John
Ulrik Lawson and Borough Councillor Barry Ratcliffe

In Attendance: Zena Tett (Clerk) and 4 members of the public and 1 (part)

18. Welcome Address

Cllr Blakeman (Chairman) of the Parish Council, welcomed everyone to this remote meeting.

19. Apologies for the Last Meeting

Cllrs Guy and Cobb forwarded their apologies for tonight's meeting.

20. Minutes of the Last Meeting

The minutes of the remote meeting held on 27th May were agreed as a true copy. Proposed by Cllr Stuart, seconded by Cllr Hedley. These minutes will be signed at the next meeting to be held in the Village Hall.

21. Declarations of Interest

Cllr Blakeman declared an interest on item 26.3 and Cllr Hedley declared an interest on items 26.2 and 26.4.

Cllr Blakeman proposed that any Councillor who declared an interest in an item for discussion, to switch off both their microphone and audio during that part of the meeting. This proposal was agreed by all.

22. Public Speaking Time

22.1 Cllr Blakeman requested all members of the public to speak just before each planning application so the discussions were fresh in Councillors minds.

22.2 A member of the public asked Cllr Blakeman to forward the Burrow newsletter to all Parish Councillors.

23. Borough Councillor Report

Borough Councillor Barry Ratcliffe reported the first planning committee meeting took place today since lockdown began in March. They were unable to hold remote meetings due to the legal requirements for planning meetings but these have now been resolved. This is good news as it will help with the backlog.

24. Matters Arising

24.1 Maintenance of Parish Assets

The Clerk reported that she had heard nothing back from Highways and Cllr Blakeman confirmed the sign was still open. The Clerk was asked to continue to chase Highways.

Action Clerk

24.2 Ash Die Back

Cllr St John confirmed the tree in Blenheim Lane was exhibiting the same signs as his own and did not believe it was ash die back. It was his opinion that it would catch up as the weather improves. It was noted there is no legal obligation to notify any authorities.

24.3 Grant Funding

The Clerk was pleased to announce the Parish Council received a grant from Devon County Council for the sum of £495 in order to help the Burrow in meeting their Covid19 requirements. It was agreed to forward a cheque to the Burrow for £500 which was the original agreed amount.

24.4 Risk Assessment

The Clerk confirmed there were several differences that had come to light between the Risk Assessment and the Asset Register and the document had now been updated. The Clerk will forward the new Risk Assessment to all Parish Councillors. **Action Clerk**

25. New items

25.1 Caravan in Layby

Cllr Blakeman advised Councillors that a parishioner had raised a query about the caravan in the layby at the bottom of the village by Hole Farm/Hole Hill which has been parked there for a while now. He asked Councillors whether the Clerk should write to DCC and WDBC and mention it has been parked for some period of time and whether they could do anything about it. B.Cllr Ratcliff mentioned there was a legal travellers park in Sampford Courtenay and suggested it could have been abandoned from members of the site. It was agreed the Clerk should write to the Enforcement Officer, Reg Willing, to determine whether this caravan is part of an ongoing situation. **Action Clerk**

25.2 Western Power Road Closure

The Parish Council has received an email from a parishioner about the road being closed at High Street in the village. The road is being closed to lay some electricity cables to the new development close to the garage. The parishioner was questioning why the Parish Council had not asked Western Power to move all the cables underground with it being in the conservation area. Cllr Hedley proposed the write to Western Power explaining the Parish Council was aware they intend to shut the road to underground some cables to the new development at Wood Close and wondered whether there was any chance they could underground some of the cables in the conservation area at the same time. This was seconded by Cllr Stuart, all in favour. The Clerk to draft an email and forward to Councillors.

Action Clerk

25.3 P3: Request for Funds

The Parish Paths Partnership Co-ordinator for Exbourne and Jacobstowe has requested a contribution towards stoning the green lane/bridleway between Woodhall and the Monkohehampton road and a possibility of adding a gate to the entrance. Cllr Hedley confirmed there was £650 in the budget, however, the P3 Co-ordinator thought there were more funds available which he will look into. The Clerk was asked to put this item on the next agenda. **Action Agenda**

26. Planning

26.1 1483/20/TEX Town Living Farm: to note West Devon Borough Council have granted an exemption for the proposed works.

26.2 1381/20/OPA Land at Town Living, Exbourne: outline application with all matters reserved for erection of two semi-detached dwellings (one building) (resubmission of 0891/18/OPA)

Cllr Hedley left the meeting.

Public Speaking

26.2.1 A member of the public mentioned the new application doesn't redress the issues that were refused on the previous application. He's using almost all of the built area that he has applied for, however, the main difference appears to be he's applying for two semi-detached houses instead of two bungalows which would diminish the rural nature of the conservation area and negatively impacts on the listed buildings that surround the site. The buildings are not of outstanding sustainability or design which is one of the WDBC policies. She feels it does impact on the conservation area and the landscape and the listed buildings that surround that part of Exbourne. In her opinion, the term 'affordable' is questionable as the proposed plot is quite large and asks the Parish Council to reject the application.

26.2.2 The applicant confirmed the proposal is for one building and not two separate buildings.

26.2.3 Another parishioner said they had submitted a letter to the Parish Council objecting to this application.

Comments: Cllr Blakeman suggested the conservation area has to be a key consideration. Does the application maintain or enhance the conservation area? He is mindful the previous application was refused at appeal. Cllr St John proposed the Parish Council objects to this application on the basis that the information provided does not demonstrate whether the application would maintain or enhance the conservation area. The Parish Council is also mindful that a similar application was refused and failed at appeal. This was seconded by Cllr Lawson, all in favour. **Action Clerk**

Cllr Hedley re-joined the meeting.

Cllr Blakeman left the meeting.

- 26.3 1403/20/HHO Hayfield House Exbourne: householder application for removal of existing kitchen/conservatory and construction of kitchen/utility room extension
Comments: Cllr Lawson proposed the Parish Council supports this application as it is more appropriate and a definite improvement. This was seconded by Cllr Stuart.

Action Clerk

Cllr Blakeman re-joined the meeting.

Cllr Hedley left the meeting.

- 26.4 1673/20/PIP Land Behind Red Lion: permission in principle application for erection of 6 affordable starter homes (2&3 bedroom) with on-site parking and pub garden area (resubmission of 2505/19/PIP).

Public Speaking

26.4.1 A parishioner mentioned forwarding her comments to the Clerk prior to this meeting objecting to this application.

26.4.2 The applicant confirmed that affordable homes would be guaranteed and that is what the permission will be granted on. He also confirmed the application is for 6 starter homes.

Comments: Cllr St John proposed the decision is deferred until Parish Councillors had an opportunity to walk the site, this was seconded by Cllr Lawson. Councillors decided to meet on Friday at 5pm. Clerk to organise an additional meeting on 7th July at 7pm and request an extension from WDBC. **Action Clerk**

Decision: Deferred

Cllr Hedley re-joined the meeting.

- 26.5 1580/20/FUL Riverstone Farm, Exbourne: retrospective change of use of agricultural building incorporating stables, yard and land to mixed use to incorporate agriculture and equine.

Comments: Cllr Blakeman proposed the Parish Council supports this application, seconded by Cllr Lawson, all in favour. **Action Clerk**

- 26.6 Additional Applications: there were none.

27. Clerks Report

27.1 Correspondence

The items below which have been circulated prior to this meeting were noted/reviewed:

27.1.1 Cllr Lois Samuel: broadband issues

27.1.2 WDBC: Covid19 Updates

27.1.3 Rural Services Bulletin

28. Councillor's Reports and Items for Future Agenda

- 28.1 Cllr Blakeman confirmed the planning application for night landing site has been approved subject to conditions. The Clerk was asked to put this on the next agenda. **Action Clerk**

29. Finance

- 29.1 The following payments were proposed by Cllr Blakeman, seconded by Cllr Lawson, all in favour. **Action Clerk**

29.1.1 Clerks Expenses £12.50

29.1.2 Clerks Salary April - June £697.62

29.1.3 The Burrow £500.00

29.2 Bank Balance

The balance in the account as of 15th June 2020 was £16,542.88. There are outgoings which amount to £1,210.12 which will give a total of £15,332.76.

30. Date of Next Meeting

The next meeting of the Parish Council will be held on Tuesday 7th July at 7pm to discuss the planning application followed by the regular monthly meeting on Tuesday 28th July at 8pm. Both meetings will take place remotely.

With no further business, the meeting closed at 22:02pm

SIGNED AS A TRUE RECORD: (Chair)

NAME: ...Cllr S. Blakeman..... DATE: