

## EAST ANSTEY PARISH COUNCIL

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### DRAFT MINUTES

**These minutes might be subject to slight alteration**

**The minutes of a meeting of the Parish Council held on Wednesday  
2<sup>nd</sup> November 2016 at Allways End Methodist Hall at 7.30pm**

**Present:** Cllr's I Vigus (Chair), D Barber, R Gibson, C Gillett, R Milton and Mrs H Warne.

**In attendance:** County Cllr J Yabsley, six members of the public and the Clerk, Mrs J Larcombe.

**96/11/16. To receive apologies.** There were no apologies.

**97/11/16. Disclosure of interests in items on the agenda.** There were no disclosures.

**98/11/16. To agree the minutes of the meeting held on the 5<sup>th</sup> October 2016 as a true record of the meeting.** The minutes were agreed as a true record of the and they were duly signed by the Chairman.

**99/11/16. Matters arising from the minutes.** There were no matters arising.

Cllr Gibson joined the meeting during the next item.

**100/11/16. Public Question Time.** Mrs Stanley, a resident from Blackerton who attended the last Parish Council meeting, reported there had been a meeting with Jean Watkins, Lead Planning Officer NDC, and the residents had been advised the conditions imposed as part of the conditional approval for Blackerton House would be enforced. Mrs Ward said she had been in discussions with Ms Watkins about discharging the planning conditions. It was also brought up that there is now a large sign showing the names of the properties at Blackerton at the top of the lane. The developer appears to have put up the sign, which is rather untidy. It is believed that the sign can stay there until forty days after the last property is sold and the land becomes communal rather than owned by the developer. Mrs Stanley said the residents were planning to put up a shelter close to the entrance to Blackerton that was big enough for other parents to drop off their children to wait for the school bus.

### **101/11/16. Planning**

**a) To make a recommendation on any planning applications received by the council before the meeting.**

61838 Erection of stables (part retrospective) Knapp Cottage, Broomball Lane, East Anstey. Applicants: Mr M Denny and Ms D Lawrence.

Comment: East Anstey Parish Council support the granting of approval.

**b) To note any decisions made on planning applications by NDC.**

61934 Agricultural building works prior notification for an agricultural building to store machinery, temporary lambing shed and hay store at New Park Farm, East Anstey. NDC has decided that prior approval of details for this development will not be required in this instance.

There were no other decisions.

**c) Any other planning matters.** There were no other planning matters.

Cllr Yabsley joined the meeting during this item.

### **102/11/16. Highways**

**a) To note, for reporting to DCC/SCC, any highways problems and to note works that have been carried out.** Potholes were reported in the usual areas.

**b) Any other highways issues.** There will be a road closure on the road from Barton Cross to Hawkwell Cross, Anstey Mills from 6<sup>th</sup> February to 20<sup>th</sup> February to lay a duct in the highway for BT.

No one is able to attend any of the DCC Highways Conferences.

### **103/11/16. To receive the following reports:**

**a) District Cllr.** Cllr Yabsley gave the report on behalf of Cllr E Ley. Cllr Ley has spoken to Jean Watkins, NDC, regarding the planning concerns raised about the approval for part of Blackerton House to be used as a hall/cinema. The use as a hall/cinema cannot go ahead without parking being agreed and at present there is no agreement with Blackerton Garage. Cllr Yabsley and Cllr Ley have also been discussing the planning issues regarding the affordable housing and the S106 agreement for planning application 55662 for Blackerton. The section on affordable housing in the S106 agreement says: no more than eight of the open market dwellings, either new build or conversions, shall be occupied until a full planning application or reserved matters application has been submitted to and registered by the Council in respect of the Affordable Housing scheme; no more than ten of the open market dwellings either new build or conversions to which this planning permission relates shall be occupied until either contracts have been exchanged for the sale of the social rented dwellings between the owner and a provider or a contract for the building of the affordable dwellings has been entered into; the thirteenth open market dwelling, either new build or conversion to which the planning permission relates shall not be sold until the practical completion of construction of all of the affordable dwellings. It is believed that the thirteenth dwelling has been sold before the building of the affordable dwellings has started and enforcement action needs to be started. An owner of one of open market dwellings seemed unaware of these conditions in the S106 agreement. Solicitors should have found this information when carrying out searches prior to the purchase. This is now a very complex situation. The Clerk will write to Mike Kelly, Head of Planning at NDC, to express the Council's concerns that the developer is not complying with the terms of the S106 agreement. The

affordable housing occupancy conditions for the new dwelling at New Park were agreed at the NDC Planning meeting today.

**b) County Cllr.** Cllr Yabsley reported that, with community support and some money from his budget it has now been agreed that some of the road between Woodburn Cross and Counties Meet will be resurfaced. NO date has been given for this work. The road by the kennels has been jet patched and the worked has sealed well and Cllr Yabsley is pleased with the results. It is hoped the work to lay the duct for BT can be carried out during the Spring half term rather than over a two week period. Library outsourcing is going well. The outlook for the continuation of services at North Devon Hospital is not looking good. Differences in funding for different rural areas of the country is concerning.

Cllr Yabsley left the meeting.

**c) Police.** PCSO Bray had emailed her apologies for not being available to attend the meeting. She reported there had been two incidents recorded for the parish in the previous month. A large branch came down and partially blocked one carriageway of the B3227 South Molton to Bampton road. Signs and stones were moved at Smallacombe Farm. PCSO Bray is hoping to attend the Coffee Morning on the 9<sup>th</sup> November and she is meeting the Pre-school children in the afternoon for a talk etc.

**104/11/16. Finance: to approve invoices for payment.** It was resolved to make the following payments:

Mrs J Larcombe - £86.30 Clerk's salary and expenses (Chq no 246)

Mr J Hill - £840.00 Village Green grass cutting and strimming (Chq no 247)

**105/11/16. Play Area**

**a) Any points to note from the weekly inspections.** Cllr Griffin carried out the inspections for the previous month but was not at the meeting to report back.

**b) To agree who will carry out inspections for the next month.** Cllr Griffin will be asked to carry out the inspections for the next month.

**c) Any other matters arising.** The broken springie has been removed.

**106/11/16. Update on the defibrillator.** An order has been placed for the defibrillator and the Council is awaiting its delivery.

**107/11/16. Batsworthy Cross Wind Farm Community Fund Grants Panel Queries.**

Cllr Barber reported he had attended a training session organised by the Devon Community Foundation (DCF) to help organisations make applications for funding from the Batsworthy Cross Wind Farm Community Fund. Thirty people representing five parishes attended the session as well as some people from outside the fund area trying to press their case. There is still a vacancy for a young person on the grants panel. Only four parishes are represented on the panel at present and the names of the panel members haven't been given out. Assurances were given that the panel will be totally impartial and there will be an independent chair, who will be advised by the panel. £90,000 will be allocated yearly for grants but this might not all be spent each year. There will be three tiers of funding. The first tier will be for small groups looking for an award up to £1,000. The second tier is for grants

of £1,000 to £5,000. The third tier will be for infrastructure projects and grants of made£5,000 to £30,000 will be awarded. Applications can be made online and applicants will be told whether their application fits the criteria. The fund covers anything not funded by government. Once an application has been made DCF will go through due diligence before the application goes before the grants panel and a decision is made. If an application is unsuccessful organisations will be apply to keep applying. The Council hopes to be able to recommend someone under thirty years of age for the vacancy on the panel. It was agreed an approach would be made to someone who it was felt would be very suitable. The panel meets three times a year and theses meetings are not open to the public..

It was noted that Batsworthy Wind Farm has been purchased by a fund managed by the global investment company Black Rock.

**108/11/16. Matters Brought Forward at the Discretion of the Chairman.** Cllr Vigus reported he had received two complaints about the signs that have been put up on the verges at Woodburn Cross. In the first instance he will speak to the people who have put the signs up.

**109/11/16. Correspondence received by the Parish Council.** The following correspondence was noted:  
The Flood & Coastal Risk Management Team at Devon County Council are currently reviewing the information they have for each of the town & parish councils in relation to the provision of sandbags and what is the Parish's sand bag policy if they have one? Also who should the residents in your parish contact to request sand bags or for more information and the relevant phone numbers / email addresses? It was agreed that there wasn't a need for a sand bag policy or a contact to request sand bags.

**110/11/16. Date of the next meeting.** The next meeting will be held on 7th December 2016 at Allways End Methodist Hall at 7.30pm. Cllr Milton gave his apologies.