

# 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 6th September 2017 at Allways End Methodist at 7.30pm**

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

**In attendance:** District Cllr E Ley, County Cllr J Yabsley, seven members of the public and the Clerk, Mrs J Larcombe.

**55/09/17. To receive apologies.** Apologies were accepted from Cllr J Griffin and Cllr Mrs S Stanley. Cllr Ley and Cllr Yabsley informed the Clerk they would be attending a NDC Council meeting before attending this meeting.

**56/09/17. Disclosure of interests in items on the agenda.** There were no disclosures.

**57/09/17. To agree the minutes of the meetings held on the 5th July 2017 and 27<sup>th</sup> July as a true record of the meetings.** The minutes were agreed as true records of the meetings.

**58/09/17. Matters arising from the minutes, not covered on the agenda.** There were no matters arising.

**59/09/17. Public Question Time.** No questions were raised at this point.

#### **60/09/17. Planning**

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

63302: change of use of land to allow glamping site & erection of facilities building at Hillands, West Anstey. Applicant: Mrs Douglin.

Comment: East Anstey Parish Council recommend refusal for the following reasons:

- The increased traffic on a very narrow road and the very inadequate
- Development in the open countryside

The Council also has some further concerns about the application:

- Is the toilet block temporary or permanent and does the proposed number of yurts justify this?
- is there restricted time use across the year or will use be year round?
- How will the field be accessed as there are no plans for a track within the application? This field is known locally to be very wet.

- NDC has granted planning permission for a poultry farm on an adjoining field and the two enterprises would be in close proximity. This needs to be considered by NDC.

**b) To note the email from Mr Harrington regarding 63426:** change of use of land to allow siting of mobile home as temporary agricultural workers dwelling at land at Pt Hillands, West Anstey, South Molton. Applicant: Mr Chappell. To discuss the concerns about the mobile poultry units in preparation for the receipt of a planning application.

Mr Harrington, NDC Planning Officer, has now visited the site and discussed the development with the applicant and agent. It is his view that the poultry houses which are currently being erected (and associated hard standing pads) require planning permission in their own right. The applicant has agreed to submit a (part retrospective application) in relation to these houses which will be assessed on its own planning merits. Obviously the Parish Council will be consulted once this is received. In relation to the temporary agricultural workers mobile home, the success of this application is likely to be dependent on the success of the application in relation to the poultry houses. As such he has agreed with the applicant that this application (63426) will not be considered further until an application for the poultry houses has been submitted and decision made.

**62638 - Erection of solar panels - Melcoe Park Farm, East Anstey.** Mrs Butler, NDC Planning Officer, has emailed the Clerk to say she has finally received some further information regarding this application following the request of the Parish Council that the solar panels should be put on the roof of the barn. The applicant does not feel the building at Melcoe Park Farm is suitable for the erection of the solar panels. He has looked at quotes for the erection of solar panels both on the ground and on the building at the farm and cannot justify the expense of the solar panels on the building with the lower return that they would achieve. A structural survey has not been carried out on the building because he would prefer not to erect any solar panels on the farm, and therefore not use sustainable sources of electricity, than have the panels on the roof, this is due to the lower return they would achieve both with regards to bill saving, feed-in tariffs and export tariffs. The proposed solar panels on the ground are located behind a hedge and not in a visible location and he feels would actually be less intrusive tucked behind the hedge than on the building's roof. In conclusion the proposal is for panels as originally proposed on the ground adjacent to the hedge or not at all. The LPA is supportive of renewable energy and would wish to encourage the use of solar panels and considers that the existing siting would be acceptable in terms of landscape and visual impact. These would help to support the long term sustainability of the holding once the poultry sheds are erected.

Comment: East Anstey Parish Council do not support the proposal to site the solar panels on the ground and continue to ask that they are sited on the roof of the barn. The applicant agreed at a site meeting to have a structural survey carried out and this has not been done. Technology is now available to produce the same amount of electricity from a west facing roof as a south facing roof. If the applicant does not want to site the solar panels on the barn could an alternative be the poultry house/s as this project is to produce electricity for the poultry unit? This is a small site in the open countryside and the Parish Council is concerned about the amount of land already built on ie barn and poultry houses.

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

**63251** Variation of condition 2 (approved plans) attached to planning permission

60298 (erection of three poultry houses) to allow amended design and positioning at Melcoe Park Farm, East Anstey. Decision: conditional approval granted.

**d) Affordable housing.** Exmoor Rural Housing Network are aiming to recruit a Local Housing Contact in as many villages across Exmoor as possible. They are people who have volunteered to offer support and a listening ear to people living in their parish who are struggling to find suitable housing that they can afford and that meets their needs on Exmoor. They are not a housing expert and will not necessarily be able to solve any individuals housing problem. However, they will make themselves available to listen to and help people with a housing problem to think through their options. They will be able to put people in touch with people or agencies who might be able to help. While the aim will be to match people with a housing need with housing solutions this may not always be possible. They have been given some training about housing options available. The local housing contact for East Anstey is Carol Drummond, who lives at Blackerton. Her email address is caroldrummond11@gmail.com . Carol introduced herself and her details will be added to the parish website. She would like to make sure she has no conflict of interest because she lives at Blackerton. where there are plans to build affordable housing for the parish.

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

**61/07/17. Highways**

**a) To note, for reporting to DCC/SCC, any highways problems and to note works that have been carried out.** It was reported that a pothole in the road above the school was repaired but the material used to fill it is now coming out.

**b) Any other highways issues.** The surface of the road between Woodburn Cross and Higher Western has been improved due to the number of accidents on this stretch of road. New road closure notices have been issued for the road closures that did not take place in August.

The owners of Whitemoor Equestrian Centre would like a speed limit on the road from Tuckers Moor Cross to the South Molton Road, which passes their property. Their dog was hit and killed by a vehicle driving along this stretch of road.

**62/07/17. Finance: to approve invoices for payment.**

It was resolved to make the following payment:

Mrs J Larcombe - £180.78 Clerk's salary and expenses (Chq no 262)

Cllr Ley joined the meeting.

**63/07/17. Play Area**

**a) Any points to note from the weekly inspections.** There was nothing to report.

**b) To agree who will carry out inspections for the next month.** Cllr Mrs Warne will carry out the inspections for the next month.

**c) To consider quotes for replacement swings.** Only one quote has been received. More quotes will be obtained, including quotes for a basket swing. It was suggested that an application for funding could be made to Awards for All. There is time to do this during the winter so that hopefully the new swings could

be installed for the spring.

**d) Any other matters arising.** There were no matters arising.

**64/07/17. Letter from South Molton & Rings Ash Methodist Circuit regarding Allways End Methodist Chapel and Hall.** Peter Gravell, the Circuit Steward for Property with South Molton and Rings Ash Methodist Circuit has emailed a letter to the Council to say the Circuit has just received a quote for repairs to the hall at Allways End and the repairs amount to just under £10,000. As this is a significant amount they will need to discuss this matter with representatives from all their churches at the Circuit meeting on 20th September. It is possible that this may impact on the viability of renting out Always End hall, as they currently do. They have not had a property valuation for Allways End Hall, but would expect it to exceed £120,000. If Allways End Hall is to be sold, it will have to go to public auction and this would probably be during the summer of 2018. They have to follow the 'charity law' rules and obtain the 'best value' under market conditions. The old Methodist chapel at Allways End has recently been valued at £25,000 and will be going to auction on 26th September 2017. Mr Gravell suggested the Council should discuss the option of purchasing the chapel, with a view to demolishing it and installing a log-cabin, which he felt would be easier to maintain than the hall. Mains electricity is available at the old chapel, but water and sewerage would need connecting. The Council agreed they were not interested in purchasing the old chapel and the Methodist Hall will be registered with NDC under the 'Community Right to Bid', which would give the community six months to try and find funding if the hall is put up for sale. The Council will consider all options for a future community hall for the parish. The WI has decided not to meet in the Allways End Hall because of the mould, which is detrimental to the health of one of their members.

**65/07/17. Update on VETS scheme for the defibrillator.** Cllr Mrs Warne is in touch with the Community Heartbeat Trust about setting up the scheme. She is also contacting the people who volunteered to be part of the scheme to make sure they are still interested. It is hoped to have a group of people who are spread around the village.

**66/09/17. Update on proposed conversion of phone box to display notices and posters.** Mr and Mrs Gosling have volunteered to paint the phone box. Cllr Mrs Warne will cost the materials needed to create a backing for notices to be pinned to.

**67/09/17. Adoption of revised Standing Orders.** It was agreed to adopt the revised Standing Orders. If a major planning application was received the Council would need to make sure procedures are carried out correctly and this document sets out how things should be done.

**68/09/17. Electoral review of North Devon: Warding Arrangements.** The Boundary Commission want to make sure elected members are serving equal numbers of people in their wards. Their proposals would reduce the number of District Councillors by two and members would have a minimum of 2,050 electors in their wards. NDC are discussing the possibilities and are trying to come up with the best solution to present to the Boundary Commission. East Anstey would not see any change.

Cllr Yabsley joined the meeting.

**69/07/17. To receive the following reports:**

**a) District Cllr.** Cllr Ley said the Boundary Commission was only interested in numbers. He reminded councillors about including a memorial to Peter Wood, Robert Blake and Charles Gillett in their plans for a community hall.

**b) County Cllr.** Cllr Yabsley reported a new method of patching roads is being trialled in his area. Referring to the tar and chipping work which has taken place in the parish there was concern that in some cases the roads had not been properly patched before the tar and chipping was carried out and in some places the contractors have not gone right to the edges with the tar. It was alleged that one contractor offered a local farmer spare chippings.

**c) Police.** An email has been received from PC Warwick Lansdell who has just stepped into the role of the new Neighbourhood Beat Manager for the South Molton Urban and Rural patches, an area which covers 27 parishes. This task used to be fulfilled by two Police officers, and three PCSO's, but unfortunately now is covered by only PC Lansdell, assisted by PCSO Paul Whitehouse. The way in which the Police now engage with Parish councils, is changing. This has come about due to a review of the information that they have been providing in the past, and the challenges they are facing in terms of their resources, and the changes in their priorities. They will no longer produce crime reports to parish councils due to the fact that crime figures are now widely available from the police.uk website, and also due to concerns over data protection, especially in smaller communities. PC Lansdell will be endeavouring to produce a monthly newsletter, in which he will try to include as much as he can in terms of crime trends, and specific crimes of concern, or relevance to the communities. A member of the Police senior management team in North Devon, will be attending the NDC Parish Forums to give the opportunity for Town and Parish Council representatives to find out about current issues affecting the North Devon area, as well as news on recent good work, and policing campaigns / operations. They are currently facing unprecedented change to the structure of the police service in Devon and Cornwall, and this is having a massive impact on how they work. Their focus is having to shift away from areas of policing that they traditionally would have dealt with, and is now aimed at issues causing the most risk and harm to members of the community. They have to cope with increased demand in cyber-crime, domestic violence, and child sexual exploitation. This means that some of the tasks they would have been able to complete in the past, are now not a priority due to the low level of harm they cause. In South Molton, they will continue as best as possible to serve the changing needs of the community, and remain committed to tackling all the issues that are having an effect on members of the community, where harm is, or could be caused and where quality of life is impacted upon. They do however, have to prioritise incidents where the risk of harm is higher, and where there is no risk of harm, they may not be able to take action. They understand that this will come as a surprise in some cases, and may well cause frustrations, but would ask that people continue to report any matters to them, as it is important for them to know about what is going on in the community, even if they cannot take action immediately.

**70/09/17. Update on Air Ambulance night landing site.** This is under discussion and will be an agenda item at the next meeting.

**71/09/17. Opportunity to raise any questions on items discussed during the meeting.**

There were no questions raised.

**72/09/17. Correspondence received by the Parish Council.** There was no further correspondence.

**73/09/17. Date of the next meeting.** The next meeting will be held on Wednesday 4<sup>th</sup> October at Allways End Methodist Hall at 7.30pm..