

EAST ANSTEY PARISH COUNCIL

DRAFT MINUTES

These minutes will be agreed at the Parish Council meeting on 16th September and might be subject to slight amendment.

The minutes of a meeting of the Parish Council held on Tuesday 16th July 2024 at East Anstey Primary School at 7.00pm

Present: Cllr's Miss L Moore (Chair), Miss J Gannon, R Gibson, R Milton (also District Cllr) and Mrs H Warne.

In attendance: one member of the public and the Clerk, Mrs J Larcombe.

17/07/24. To receive apologies. There were no apologies.

18/07/24. Disclosure of interests in items on the agenda. There were no disclosures.

19/07/24. To agree the minutes of the Parish Council Meeting held on 22nd May 2024 and the Planning Committee meeting held on 21st June as accurate records of the meetings. Both sets of minutes were agreed as accurate records and they were duly signed by the Chair.

20/07/24. Matters arising from the minutes, not included on the agenda. None.

21/07/24. Public Questions. The applicant for planning applications 78438 and 78666 at Maybank Farm told councillors she was attending the meeting to address the concerns the Parish Council made in its comments on the applications. She hoped that by addressing the concerns the Parish Council would withdraw their objections.

She told councillors she always cross grazes horses with sheep and explained what she considers are the benefits to doing so. As long as she keeps sheep she intends to keep horses, keeping them as a hobby and not for money. It is her passion to breed rare breed sheep and she will continue to do this because the breed needs to be kept going.

She disputed the impact on nearby residential dwellings and said the barn couldn't be seen from them. In the summer trees block the view of the barn and in winter you would have to stand on a ladder to see it. The barn would be seen from the road.

Referring to the comments about the junction with the B3227 she explained the barn would not create any additional traffic. She normally delivers sheep to the buyers rather than them coming to the holding. Hay and feed is usually delivered every eight weeks but once the barn is up there will be more storage space and the number of deliveries will reduce. She claimed there was no reason for this objection as there have not been any serious accidents apart from one involving a driver who was over the alcohol limit.

She is in discussion about renting some land and that would increase the amount of land she is farming to the amount required to be considered a holding. The dwelling would not be unjustified development, she sought pre-application advice from NDC and the planning officer was happy with her proposals.

She disputed the site was in open countryside. Neighbours are happy with her proposal and would be pleased to have a neighbour. It will not be an ideal home but she has got to live somewhere. She used all she owned to transfer her business from Hampshire and loves it down here. She has integrated into the community and helps other farmers.

The Chair explained that councillors had looked at the applications inline with policy and the local plan. She might not feel the comments are justified but they were made against policy.

The member of the public was upset that the Parish Council had reported to planning enforcement that she was living in a mobile home on the site without permission. She said she had advised NDC about it and it was being dealt with. It was pointed out that she was in breach of planning regulations and was intentionally flouting them. The Clerk said it was the Parish Council's policy to report any planning breaches brought to their attention to planning enforcement. This case wasn't being treated any differently from any alleged breach of planning law. It wasn't personal and the Parish Council would fight someone's case if necessary.

The barn is necessary as the sheds on site are not big enough and some things are being stored outside. A shed is being used to store furniture and it was suggested this could be seen as a change of use.

Cllr Milton warned the applicant not to presume pre-application advice means that an application will be approved.

The planning officer cannot issue an enforcement notice and the applications will be determined against planning policy. There is a new government and changes to planning policy could be brought in overnight. The Parish Council is not the determining authority, they give the local view. The Parish Council is not in the position to remove comments they have made on planning applications. The Planning Officer will determine if there is any basis for the comments. The applicant was advised that it is best to attend the Parish Council meeting at which the application is being discussed.

The applicant invited councillors to come and look at the site but it wasn't felt appropriate to do so at this time.

The member of the public left the meeting.

22/07/24. Planning

a) To make a recommendation on any planning applications received by the council before the meeting. No applications received.

b) To note any decisions made on planning applications by NDC. No decisions received.

c) Any other planning matters. No other planning matters.

23/07/24. Highways: Any highways issues. The road by the kennels has been marked up for repair. DCC is responsible for one side of the road and Somerset Council the other.

24/07/24. Reports

a) District Cllr. Cllr Milton reported that one of the items on the agenda for the NDC Full Council meeting tomorrow night (17th July) was a proposal that NDC only serves plant based food and encourages other authorities and organisations to do the same. Officers are claiming that Cllr Milton has an interest as a farmer

and he is only allowed to speak as a member of the public. He will not be allowed to vote. A later item on the agenda is on the NDC Economic Strategy of which farming is a part. Councillors were very annoyed that the proposal on plant based foods was being made in North Devon, a rural community. Strong representation will be made against the proposal.

Cllr Milton expressed his disappointment that pre-application advice can change before a planning application is determined.

b) County Cllr. No report.

Cllr Milton left the meeting.

25/07/ 24. Finance:

a) To approve invoices for payment. It was resolved to make the following payments: Mrs J Larcombe - £199.80 Clerk's salary for June and July plus expenses (Payment ref: 2425/09)

HM Revenue & Customs - £43.20 PAYE (Payment ref: 2425/10)

Since the last meeting a payment of £315.00 has been made to Dan Passmore for invoice 1655 for grass cutting (Payment ref: 2425/08) Bank service charges of £18.00 have been taken by the bank.

An internal transfer will be made from the Instant Access Account to the Current Account to return the balance to £500.00.

b) To note any receipts since the last meeting and the bank balances. Since the last meeting £66.66 bank interest has been credited to the Instant Access Account.

The Current Account balance is £482.00 and the Instant Access Account balance is £10,513.30.

c) To receive the Internal Audit Report. All internal control objectives had been met.

d) Bank reconciliation 30.06.24. The bank reconciliation was noted.

26/07/24. Play Area

a) Any issues arising from playground inspections. There has not been any vandalism this month but there is still graffiti on the shelter.

b) To agree who will carry out inspections until the next meeting. Cllr Mrs Warne will continue to carry out the inspections, assisted by her family.

c) Progress with applying for funding for new play equipment. The closing date for the next round of applications to the Batsworthy Cross Wind Farm Community Grant Fund is 12th August and an application will be submitted.

27/07/24. Parish Council vacancies. There has been no interest so far. The vacancies will be advertised in the next 'In Touch' magazine, on the Anstey Community Facebook page and on the website and notice board.

It was decided to set up a Facebook page for the Parish Council with the Clerk, Cllr Ms Moore and Cllr Mrs Warne as administrators.

28/07/24. Correspondence. There was no further correspondence.

29/07/24. Date of the next meeting. It was agreed that the next meeting would be held on Wednesday 18th September but that was later changed to Monday 16th September 2024.