

EAST ANSTEY PARISH COUNCIL

DRAFT MINUTES

These minutes will be agreed at the Parish Council meeting on 27th November 2024 and might be subject to slight amendment

The minutes of a meeting of the Parish Council held on Monday 16th September 2024 at East Anstey Primary School at 7.30pm

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

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

30/09/24. To receive apologies. Apologies were accepted from Cllr R Gibson.

31/09/24. Disclosure of interests in items on the agenda. Cllr Milton declared an interest as District Councillor for the Ward.

32/09/24. To agree the minutes of the Parish Council Meeting held on 16th July 2024 as an accurate record of the meetings. The minutes were agreed as an accurate record of the meeting and they were duly signed by the Chair.

33/09/24. Matters arising from the minutes, not included on the agenda. None.

34/09/24. Public Questions. A new resident in the parish introduced themselves. Complaints were received about the noise nuisance from a three day open air music festival/rave held in a field at Wildwood Barn from Friday 13th to Sunday 15th September 2024. The event was organised by Woodpecker Events and North Devon Council (NDC) Licencing Department had granted a Temporary Event Licence (sale of alcohol/regulated entertainment) – 2:00pm on Friday 13th to 1:00am on Saturday 14th, 11:00am Saturday 14th to 4:00am on Sunday 15th and 11am on Sunday 15th to 7:00pm. The event didn't comply with noise and nuisance regulations and the music could be heard miles away on Exmoor. It was reported that guests at some holiday lets left because the noise was so bad and then asked for a refund. People didn't feel safe using a nearby bridleway. Neither the Parish Council or District Councillor Robin Milton were informed that NDC had received an application for this event and there was no consultation. The Clerk was asked to write to Ken Miles, Chief Executive NDC, to ask why the licencing officer who approved the licence thought it was appropriate to hold an open air music event on land at a height where the music would travel for a considerable distance over open countryside and in addition to licence loud music until 4.00am on the Sunday morning.

The applicant for 78968 explained she was working with the planning officer, no structural changes were proposed and she wanted to keep the historic parts of the building intact. While no one wants to lose a pub, her view was that the pub trade was dying and it wasn't viable to continue to run it as a pub. It had been offered to the brewery. It needed to be made residential and it had been lived in

for the past five years with no benefit to the community. If it was put on the market for sale as a pub it would just sit there. There are already 12 establishments for sale within nine miles.

Cllr Ms Moore said there was concern that the Jubilee Inn had not been openly marketed as a going concern. Taking advice was one thing but openly marketing it was another. The applicant explained that with her financial situation she didn't have a lot of time to market it in 2023. The building started to deteriorate because it had been shut and as it had been shut she didn't have an accurate footfall. It isn't in a village which made it harder to market and she couldn't let it sit there for two years doing nothing.

Cllr Milton said the proposed change of use was within policy. Affordable housing is not applicable to this application. It was disappointing it wasn't marketed properly.

Cllr Mrs Warne said she was an advocate for pubs and suggested that because of the size of the car park, coach companies could have been encouraged to use the Jubilee on their trips. The applicant explained the property needed significant investment and she didn't have the money to do that.

The retrospective application is to regularise the residential use. It is disappointing that the only two pubs that East Anstey had will both be gone but it fits in with policy. Cllr Milton said he had been approached about turning it into a community hub but that would be very difficult. Community facilities are gradually being lost.

Concern about the number of horses being kept on the site by the tenants and their generally poor condition was acknowledged. There is now a rental agreement for the field behind the Jubilee Inn and they have been moved there.

35/09/24. Planning

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

78968 Retrospective application for change of use from former public house and associated manager's accommodation to 2 no. dwellings at Jubilee Inn, West Anstey. **Comment:** No objections. Councillors are disappointed to lose the Jubilee Inn as a public house but recognised the application fits with policy.

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

78438 Erection of a steel framed agricultural building for housing of livestock, storage of fodder and machinery and to relocate muck heap. Location: Maybank Farm, East Anstey. Decision – conditional approval.

It was noted that the applicant is now renting some land which takes the land the applicant is farming to more than 12.5 acres, the minimum size to be considered an agricultural holding.

Planning Enforcement will be chased about the mobile home on the site which does not have planning permission. Application 78666 Conversion of a barn to a dwelling has been withdrawn.

c) To discuss what has happened to pre covid plans for affordable housing at Care Blackerton. Cllr Miss Moore declared an interest as she owns a property on the site.

Cllr Milton has spoken to Tracey Blackmore, Acting Head of Planning NDC, about this and is awaiting her response. Planning approval for affordable housing has now expired and a new application would need to be made. The Clerk was asked

to contact Tracey Blackmore to ask what NDC's plans were for affordable housing on this site. If the Government is proposing grants for affordable housing there is a need to find out what the plans are on this site. The previous generation who were encouraged to go on the housing waiting list in order to apply for an affordable home at Blackerton have moved on and it is now the next generation who are in housing need. Residents have been left in limbo because the plans did not proceed.

A new Local Plan is being developed. NDC and Torridge have been given new housing targets of up to 1,350 new homes per year from Government (Two thirds in North Devon and one third in Torridge). Only once in the past eight years were the Councils able to meet the previous annual target of 750.

d) Any other planning matters. No other planning matters.

36/09/24. Highways: Any highways issues. The roads are full of potholes. County Cllr Jeremy Yabsley to be asked when any work will be done to the roads in East Anstey.

37/09/24. Reports

a) District Cllr. Cllr Milton had nothing further to report than that already covered in the meeting.

b) County Cllr. No report received.

38/09/24. Finance:

a) To approve invoices for payment. It was resolved to make the following payments:

Mrs J Larcombe - £186.30 Clerk's salary for August and September plus expenses (Payment ref: 2425/13)

HM Revenue & Customs - £43.20 PAYE (Payment ref: 2425/14)

Community Heartbeat Trust - £162.00 Annual support for defibrillator 01/07/24 – 01/07/25

Since the last meeting 2 payments of £210.00 has been made to Dan Passmore for grass cutting invoice1690 (Payment ref: 2425/11) and invoice 1705 (Payment ref: 2425/12)

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

b) To note any receipts since the last meeting and the bank balances.

Since the last meeting there have been no receipts. The Current Account balance is £500.00 and the Instant Access Account balance is £9,832.30.

c) Bank reconciliation 30.06.24. Noted.

39/09/24. Play Area

a) Any issues arising from playground inspection. No issues arising.

b) To agree who will carry out inspections until the next meeting. Cllr Mrs Warne will carry out the inspections.

c) To note an application for funding for new play equipment has been made. An application for a grant of £30,000 has been made to the Batsworthy Cross Wind Farm Community Fund. The answers to some follow up questions were agreed. The panel are meeting to consider applications on the 1st October.

40/09/24. Parish Council vacancies update. There has been no interest and the vacancies will be continued to be advertised.

41/09/24. Correspondence. There was no further correspondence.

42/09/24. Date of the next meeting. The next meeting will be held on Wednesday 27th November 2024.

Signed:
Chair

Date: