

EAST ANSTEY PARISH COUNCIL

The Minutes of the Annual Meeting of the Parish Council held on Wednesday 14th May 2025 at East Anstey Primary School at 7.30pm

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

In attendance: 7 members of the public and the Clerk, Mrs J Larcombe.

01/05/25. Election of Officers.

a) Chair: Cllr Miss Moore was proposed by Cllr Mrs Warne and seconded by Cllr Miss Gannon. There were no other nominations. Cllr Miss Moore was elected as Chair and signed the Declaration of Acceptance of Office form.

b) Vice-chair. Cllr Gibson was proposed by Cllr Mrs Warne and seconded by Cllr Miss Gannon. There were no other nominations. Cllr Gibson was elected as Vice-chair.

02/05/25. To receive apologies. There were no apologies.

03/05/25. Disclosure of interests in items on the agenda. Cllr Milton disclosed an interest as the NDC ward councillor. Cllr Mrs Warne said she would not be taking part in discussing and making a comment on planning application 78964. Cllr Miss Gannon declared a personal interest as the applicant for planning application 78964 has done some work for a contractor who is carrying out some work for her.

It was agreed to bring the following item forward on the agenda.

04/05/25. Public Questions. A neighbour of the applicant raised his objections to planning application 78964 and referred to the impact on the local and wider community when the applicant had been paid to take delivery of thousands of tonnes of subsoil at Whitemoor Stables as part of a previous approved application. Three holes had been taken out of the road hedge and the hedges had not been planted up again afterwards. The lorries had been dangerous for horse riders. He said that as neighbours they have been going through hell for three years. The Police and Environment Agency had been involved. Even though the application does not mention subsoil he was concerned that if this application is approved, thousands of tonnes will once again be delivered by lorry along the narrow lanes to Whitemoor Stables. He alleged this was a money making scheme. The planning officer has visited the site and he questioned why the Parish Council had not done so. He asked:

- whether the applicant would have to clean the road each time. The last time the Environment Agency had got involved and the applicant had to clean the road with a special machine.
- What work does the application entail and how long would people be affected; not just at Oldways End but at Roachill as well.
- Will there be restrictions on the days and times that lorry deliveries can be made. Construction times need to be limited. Residents' mental health

needs to be thought about. It was explained there is usually a building and management plan.

The applicant responded that the subsoil delivered previously had been used to form 2 Km of hedge on which 1,000 trees had been planted along with wildflowers. They had made lorries reduce their speed to 15 mph when driving through Roachill. Allegations had been made about the lorries damaging the bank at Tuckers Moor Cross but tractors and other lorries have also done this. Lorries will come in from Blackerton Cross. Stone will come from Brayford and the sand from Cornwall. They will have to wait for a slot to get the sea sand. There will be nowhere near the amount of work there was previously as the application is just to redo the existing arena and extending it. The applicant was asked if he could use the excess material from the previous deliveries. He responded that although he was permitted to bring in 200,000 tonnes he had only brought in 49,000 tonnes and they had to finish by creating their own materials. He said they would probably put in restrictions themselves. It was pointed out that vegetation on their bank with the gates on top is growing out and will push lorries onto the side of the road on the other side. It needs cutting back as does the vegetation on the junction as it is obstructing visibility. Another resident said there had been lots of issues before and it would be prudent to put something in place regarding the valid concerns of the neighbours.

The applicant's wife's sister-in-law said dispute was not good for anyone and they just wanted to run a business. This was not a long term scheme like before. Everything has been looked at in line with the Environmental Protection Act. There has been an amazing transformation of their 14 acres with the hedgerows created using the previous deliveries. If they can create an Olympic size arena it says something about the quality of life in the area.

It was claimed the dangerous driving of the lorry drivers delivering previously caused a lot of issues including to the mental health of neighbours, Visitors to the nearby caravan site often use Whitemoor Lane as a circular walk with their dogs.

Another resident said that regardless of the law they were all neighbours and part of a community and they would like that understood. He wished them the best of luck in getting it done and as quickly as possible.

Cllr Milton said that he has no power with the planning officer but he will talk to them. He urged the members of the public to put their comments in writing to the planning authority as they will have to take comments and representations into account when making a decision. The application will be decided using planning law and policy and against material considerations. It will be judged harder this time because of the previous issues. He assured the members of the public that the Parish Council would make a fair and balanced representation having heard what has been said tonight. He hasn't called the application in to be decided by the planning committee as there are no material considerations for him to do so. There are several more parts attached to planning now such as environmental reports and access and this will all have to be considered.

Cllr Miss Gannon asked the applicant how many people the business employed and he answered. It was commented that this wasn't relevant.

The Chair said that what is being proposed has to be what happens. What has tainted the application is what happened before and the Parish Council and the planning officer have to be happy the application is for the reasons put forward and not just to receive £80 per load delivered.

The applicant said he would get the planning agent to put together a plan of work

to go in with the application. A copy will be given to the Parish Council.

05/05/25. To agree the minutes of the Parish Council Meeting held on 26th March 2025 as an accurate record of the meeting. The minutes were agreed as an accurate record of the meeting.

06/05/25. Matters arising from the minutes, not included on the agenda. None.

07/05/25. Planning

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

78964 Extension to equine arena at Whitemoor Stables, East Anstey. Grid Ref: 287089; 124406. Comment: Should the planning officer be minded to approve this application East Anstey Parish Council request that a robust and enforceable Construction Management Plan has to be submitted and approved before any work starts in order to protect the neighbours and wider community from any nuisance likely to be caused by the delivery of materials to the site and the construction of the extension to the equine arena.

Cllr Mrs Warne gave her resignation and left the meeting while the response was being decided.

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

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

08/05/25. Highways: Any highways issues. Potholes continue to be an issue.

09/05/25. Reports

a) District Cllr. Cllr Milton had little to report as it had been quiet during the County Council election period.

b) County Cllr. No report.

10/05/25. Finance:

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

Devon Association of Local Councils – £118.46 annual affiliation fee (Payment ref: 2526/01)

Community Heartbeat Trust - £151.20 annual support fee (Payment ref: 2526/02)

Mrs J Larcombe - £194.38 Clerk's salary and expenses for April and May plus expenses (Payment ref: 2526/03)

Bank charges of £6.00 were taken from the Current Account on 31st March 2025 and 30th April 2025. £6.00 will be taken on 31st May 2025.

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

The installation of the play equipment has been completed and the final payment to Rhino Play will be £14,376.72

b) Insurance renewal. It was agreed to renew the insurance with Zurich. The annual premium is £365.23. The installation of the new play equipment has been completed and will arrange for that to be added to the policy.

c) To note any receipts since the last meeting and the bank balance. Since the last meeting there have been the following receipts:

- VAT refund of £5,560.76
- Bank interest of £112.62
- First half of precept. - £3575.00

The Current Account balance is £3,144.76 and the Instant Access Account balance is £27,372.11

d) Accounts for 2024-25. A meeting will be arranged before the end of June for the Annual Governance and Accounting Statement for 2024/25 to be signed.

11/05/25. Update on replacing the cabinet for the defibrillator with one without a lock. No update.

12/05/25. Play Area

a) Any issues arising from playground inspections. No report.

b) To agree who will carry out inspections until the next meeting. Cllr Miss Moore agreed to carry out the inspections.

c) Installation of the new play equipment and other works. The installation of the new equipment has been completed but there was some concern about how the safety surfacing around the piece of multi play equipment had been laid. It was agreed to ask Rospa to carry out a post installation inspection.

Cllr Gibson left the meeting.

13/05/25. Parish Council vacancies update. Another vacancy has been created by Mrs Warne's resignation and it is important to co-opt more councillors. There will be further discussion at the next meeting.

14/05/25. Correspondence. There was no further correspondence.

15/05/25. Date of the next meeting. Wednesday 18th June 2025.

Signed:
Chair

Date: