

EAST ANSTEY PARISH COUNCIL

**The minutes of a meeting of the Parish Council held on Wednesday
26th March 2025 at East Anstey Primary School at 7.30pm**

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

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

75/03/25. To receive apologies. No apologies.

76/03/25. Disclosure of interests in items on the agenda. Cllr Milton declared an interest as the Ward Councillor.

77/03/25. To agree the minutes of the Parish Council Meeting held on 12th February 2025 as an accurate record of the meeting. The minutes were agreed as an accurate record and were duly signed by the Chair.

78/03/25. Matters arising from the minutes, not included on the agenda. No matters arising.

79/03/25. Public Questions. No questions.

80/03/25. Planning

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

79999 Prior approval for change of use of agricultural building to dwelling house. Location: Maybank, Farm East Anstey. Comment: East Anstey Parish Council question whether the building is actually eligible on the basis of The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 3, Q1. (g). The Parish Council is aware that planning permission was granted for change of use from equestrian use to agricultural purposes on 29th June 2023 (ref: 76739) but challenge the statement that the building has been used continuously for agricultural purposes since the date of the permission. On 16th July 2024 the applicant attended a meeting of the Parish Council and during the item for public participation challenged councillors regarding the comments submitted on their behalf as a consultee for application 78438 Erection of a steel framed agricultural building for housing of livestock, storage of fodder and machinery and to relocate muck heap at Maybank Farm. To justify the need for the agricultural building she told councillors the barn was 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. The application site is located in the countryside whereby special justification for development in these areas is required in order to safeguard the

intrinsic qualities of the rural landscape.

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

79713 Certificate of Lawful Development for proposed erection of a replacement single storey rear extension. Location: 1 New Park Cottages, East Anstey.

Decision: approved.

79788 Alterations to dwelling to include the raising of a section of roof to provide additional headroom together with associated works. Oak Cottage, East Anstey.

Decision: conditional approval.

c) To note Appeal reference: APP/X1118/APP/X1118/C/24/3357292 Proposal: change of use consisting of the siting of a mobile home for residential use and unauthorised extension to agricultural barn. Location: Oaklands Poultry Farm, West Anstey, South Molton. Noted.

d) Any other planning matters. Councillors questioned whether NDC would ever finalise a Local Plan before the end of District Councils in Devon following the Local Government Review.

81/03/24. Highways: Any highways issues. Highways have tried to repair the road at Woodburn but more needs to be done. There is a half mile of continuous potholes on the road from Oldways End to Yanhey Hill. Councillors noted that from mid-April, local authorities in England will start to receive their share of the government's record £1.6 billion highway maintenance funding.

82/03/24. Reports

a) District Cllr. Cllr Milton reported that without consultation DCC has carried out a review of its assets to see what they can get rid of. None of these are in East Anstey.

All the councils in Devon have been asked to work together to come up with options for unitary authorities in Devon. By the time the process is complete the total cost will be about £300million. The District Councils are favouring the 1.4.5 proposal as it keeps to the district areas. This would be a unitary combining the South Hams, Teignbridge and West Devon areas with Torbay; a unitary including East, Mid and North Devon alongside Torridge District and the City of Exeter and Plymouth remaining as a unitary. 28th November 2025 is expected to be decision day. Above these unitary councils there is likely to be a strategic authority with a Mayor. These are likely to be in place in two to three years' time. At this point the County and District Councils will go. The County Councillors elected on May 1st are only likely to serve a two year term.

Plans for the refurbishment of North Devon Hospital have vanished into the distance.

The Police Inspector for North Devon is retiring. There is a rural crime team and he claims that rural crime is under control. 90% of the Police income is spent on salaries/wages and pensions.

b) County Cllr. No report.

83/03/24. Finance:

a) To approve invoices for payment.

Mrs J Larcombe - £143.10 Clerk's salary plus expenses (Payment ref: 2425/24)
Bank charges of £6.00 were taken from the Current Account on 28th February 2025. £6.00 will be taken on 31st March 2025.

Since the last meeting a payment of £15,283.20 was made to Rhino Play (SW) Ltd, a 50% deposit for play equipment and installation.

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

b) To agree the insurance renewal. The new play equipment will need to be added to the policy and a new quote obtained.

c) To note any receipts since the last meeting and the bank balance. Since the last meeting there have been no receipts.

The Current Account balance is £500.00 and the Instant Access Account balance is £27,759.49

d) Bank reconciliation 28.02.25. Noted.

84/03/24. Update on replacing the cabinet for the defibrillator with one without a lock.

No update. The Clerk will follow this up.

85/03/24. Play Area

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

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

c) To minute the acceptance of a quote for the new play equipment and give an update on installation. A revised quote from Rhino Play (SW) Ltd was accepted and a 50% deposit has been paid. Installation is expected to start on 28th April.

d) To discuss quotes for the new fencing and gates and the provision of an area of parking. Revised quotes to be obtained. Cllr Miss Moore will follow this up. It was suggested that a bank could be built in front of the fence.

86/03/25. Parish Council vacancies update. No one has shown an interest in becoming a parish councillor. Cllr Milton has spoken to some people and has explained how important it is to keep a parish council in East Anstey.

87/03/25. Correspondence. No further correspondence,

88/03/25. Date of the next meeting. The next meeting will be held on 14th May 2025 and this will be the Annual Parish Council Meeting.

Signed:
Chair

Date: