

EAST ANSTEY PARISH COUNCIL

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The Minutes of a Meeting of the Parish Council held on Wednesday 2nd June 2021 in the main hall of Anstey Village Hall at 7.30pm

Present: Cllr's Mrs H Warne (Chair), R Gibson, Miss J Gannon, J Griffin, R Milton, I Vigus, and Miss R Warne.

In attendance: County Cllr J Yabsley, District Cllr E Ley, Mr R Milton (Chair of West Anstey Parish Meeting), Mr J Green, Mr A Smith, 5 members of the public and the Clerk, Mrs J Larcombe.

14/06/21. To receive apologies. Apologies were accepted from Cllr Ms Moore.

15/06/21. To discuss the Parish Council's concerns about planning application 73012 with the applicants. Standing Orders were stood down for this item to allow for discussion between those attending the meeting.

Mr Milton joined the meeting during this item.

Mr Green, one of the applicants and a partner in Stags, and Mr Smith, Head of Planning Services and an associate for Stags. attended the meeting to answer questions about application 73012 outline application for erection of three dwellings and associated works with some matters reserved (appearance, landscaping, layout and scale) at Land opposite the Froude Arms, East Anstey. At the meeting held on 7th April 2021 the Parish Council had recommended refusal and a parishioner, who was concerned about the Parish Council's decision, had, with the Parish Council's permission, arranged for Mr Green and Mr Smith to attend the meeting to answer questions about the concerns that had been raised regarding the application.

Cllr Vigus declared a personal interest as his daughter is employed by Stags. Cllr Miss Gannon noted that in the TDC/NDC Local Plan the site was allocated for small dwellings to accommodate local need and she asked Mr Green and Mr Smith how they would prove that the proposed dwellings would meet that requirement. Mr Smith explained that the plans showed the layout of the properties, and it was for NDC to consider whether the plans met that requirement. Conditions could be made by NDC at the reserved matters stage. Outline applications are about fixing parameters.

With regards to concerns about further development beyond the three dwellings in the plans the meeting was told that they haven't thought any further than this application.

The Parish Council had felt the drainage and ecology reports submitted with the application were inadequate, but Mr Smith said the drainage was appropriate for the size of the scheme. They had not looked at mitigation of any additional phosphates produced as a result of the development, and he didn't know whether NDC would be looking at this.

A member of the public whose property neighbours the application site questioned Mr Smith further about drainage and plans for a treatment plant because of their concern about run off onto their property. They were told that a third party would consider whether the drainage plans complied with legislation and it would be up to them whether the drainage plans were approved. The maximum number of dwellings to be served by the treatment plant will be considered at the reserved matters stage. When asked how the treatment plant would be managed between dwellings the member of the public was told this would be done by a management company.

Cllr Milton, who had not been present at the meeting held on 7th April, said all that the Parish Council could consider was the outline application in front of them and was it suitable from an outline point of view. It is looking at a local needs size and conditions can be asked for at the reserved matters stage. He felt it was an opportunity for a scheme that fitted the village's needs. This would be a managed development that was appropriate for the village's needs rather than random development. There was a risk the site could be sold off in several parts if the application was not approved. In terms of planning legality, he could not see any reason to refuse the outline application. Cllr Gannon said the Parish Council needed to reiterate the concerns raised at the next stage.

Cllr Ley pointed out that the Parish Council didn't object when the site was allocated for housing in 2013. He added that the planning authority take for gospel advice from the Environment Agency. In terms of the S106 agreement that would be drawn up for the development he encouraged the Parish Council to put forward their greatest community need at the time.

Mr Green and Mr Smith left the meeting. Members of the public also left the meeting.

Standing Orders were resumed.

16/06/21. Disclosure of interests in items on the agenda. There were no further disclosures.

17/06/21. To agree the minutes of the meeting held on 5th May 2021 as an accurate record of the meeting. The minutes were agreed as an accurate record of the meeting.

18/06/21. Matters arising from the minutes, not covered on the agenda. There were no matters arising.

19/06/21. Public Questions. There were no questions from the members of the public.

20/06/21. 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) To note the amendment to the period allowed for compliance with the enforcement notice at Oaklands Poultry Farm. Cllr Griffin reported that he had planned to attend the NDC Planning Committee meeting where this was on the agenda but members of the public were not allowed to attend in person. He said the Parish Council needed to keep the pressure on NDC on this matter and it was reported that there would be a new Head of Planning from June 25th 2021

It is hoped they will be more robust. The end of the enforcement period is now April 2022. The Head of Planning will be reminded in early January 2022 that the enforcement period ends in April 2022 to allow them adequate time to be prepared to take action if necessary. There was concern that there would be zero co-operation with the enforcement notice and potentially a court order might be required. Cllr Ley reminded councillors that the enforcement process is slow. It was noted that Mr Chappell is building again on the site.

The Clerk has emailed NDC about the Parish Council's concerns that no action is being taken regarding the mobile home that is still being lived in on the site despite planning permission being refused but has not received a reply. A further reminder will be sent.

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

21/06/21. Highways: any highways issues. The usual highways issues reported at previous meetings continue. The verges at Woodburn Cross need cutting urgently as they are overgrown and vegetation is reducing visibility.

Cllr Yabsley joined the meeting during the next item.

22/06/21. Reports

a) District Cllr. Cllr Ley referred to a verbal agreement to give East Anstey Parish Council £10,000 towards the cost of installing a new heating system at Anstey Village Hall that will use the electricity produced by the solar panels. This follows the unsuccessful application made by the Parish Council to the NDC Parish Climate and Environment Grant Scheme in January 2021 and a plan to award the funding from another source. The decision to pay the £10,000 was due to go to committee on the first Monday in May but as it would have been the only item it was deferred to the meeting on the first Monday in July. Cllr Ley also added that the decision would have to go to a NDC Council meeting. He said he had a plan to get the remaining £8,000 of the S106 funding from Blackerton that NDC had used towards the new leisure centre at Barnstaple and he urged the Parish Council to accept a quote for the new heating system so that the work could be completed and another application submitted to the Parish Climate and Emergency Grant Scheme. The Chair pointed out to Cllr Ley that the awarding of the £10,000 was only a verbal agreement and there was nothing on paper so the Parish Council could not agree to accept the quote until the money was received. She asked Cllr Yabsley to find out whether the work to install the new heating system had to be completed before another grant application could be made or whether it would be enough to have an invoice for the work. Once the money is received, or agreed in writing, it can soon be spent. Mr Milton confirmed that there would be no onus on East Anstey Parish Council to do anything more than reclaim the VAT. The Village Hall Committee can pay for any costs above the £10,000. Cllr Ley said this needed to be on the agenda for the next Parish Council meeting.

b) County Cllr. This was Cllr Yabsley's first meeting since re-election and there was little to report. He is Chair of the DCC Farms Estates Committee. There is a new process for applications for funding from the Locality Budget.

23/06/21. Finance:

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

Mrs J Larcombe - £103.90 Clerk's salary and expenses (Payment ref: 2122/08)

West Anstey Village Hall - £11.00 room hire (Payment ref: 2122/09)

Ridd & Son - £160.00 grass cutting (Payment ref: 2122/10)

b) To receive the Internal Auditor Report for 2020-21. The report was circulated prior to the meeting. There were no points of non compliance.

c) To agree the Annual Governance Statement for 2020-21. The Annual Governance Statement was agreed. It was signed by the Chair and Clerk.

d) To agree the Accounting Statement for 2020-21. The Accounting Statement, signed by the Clerk/RFO, was agreed. It was signed by the Chair.

e) To agree to sign the Certificate of Exemption for 2020-21. As both receipts and payments were below £25,000 the Council agreed that the Certificate of Exemption should be signed, and this was done by the Chair and Clerk.

24/06/21. Play Area

a) Any issues arising from playground inspections. There were no points to note.

b) To agree who will carry out inspections for the next month. Cllr Griffin agreed to do one month more of inspections.

c) Update on the working party arrangements. It was agreed to have a working party on Saturday 12th June at 11.00am. Power washing equipment will be available. The Chair will send an email reminder. Cllr Vigus will install the new gates then.

25/06/21. To discuss the possible provision of a bus shelter in the lay-bye opposite Blackerton Garage at the request of a resident. The request was for a bus shelter for children waiting for a school bus. In total there are six school bus stops in the parish and if a shelter was provided at Blackerton then a shelter would need to be provided at the other five bus stops. It was decided that it wasn't for the Parish Council to provide a bus shelter here.

26/06/21. Correspondence. There was no further correspondence.

27/06/21. To agree the date of the next meeting. The next meeting will be held on 7th July 2021 at Anstey Village Hall at 7.30pm.

28/06/21. Part 2 financial item. The meeting moved into Part 2 and everyone except the Parish Councillors and the Clerk left the meeting.

Signed:
Chair

Date: