

# EAST ANSTEY PARISH COUNCIL

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## DRAFT MINUTES

These minutes will be agreed at the meeting on 2nd October and might be subject to slight amendment

### **The Minutes of a Meeting of the Parish Council held on Wednesday 4<sup>th</sup> September 2019 at Allways End Methodist Hall at 7.30pm**

**Present:** Cllr I Vigus (Chair), D Barber, R Gibson, Miss L Moore, Mrs H Warne and Miss R Warne.

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

**49/09/19. To receive apologies.** Apologies were accepted from Cllr J Griffin and Cllr R Milton. Cllr Griffin had informed the Clerk he was attending an early evening meeting and would try to get back.

**50/09/19. Disclosure of interests in items on the agenda.** There were no disclosures.

**51/09/19. To agree the minutes of the meeting held on 3rd July 2019 as an accurate record of the meeting.** The minutes were agreed as an accurate record of the meeting.

**52/09/19. Matters arising from the minutes, not covered on the agenda.** There were no matters arising.

**53/09/19. Public Questions.** A parishioner asked if there had been any news on the future of Allways End Methodist Hall and it was confirmed that no news had been received.

#### **54/09/19. 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 Parish Council's comments to the Planning Inspectorate for the appeals against NDC's refusal for applications 64059, 64060, 64061, 64062 and 64063, Oaklands Poultry Farm.** The following response was submitted:

On behalf of its parishioners, East Anstey Parish Council strongly supports North Devon Council's reason for refusal of all five applications. The reasons reflect the comments made by all the parishioners that attended the NDC Planning

Committee meetings and those that have been made to the Parish Council since 2017. The reasons are:

1. The high risk of the potential loss of a long awaited local affordable housing scheme for East Anstey and neighbouring parishes on the adjacent site, secured under planning permission 55662. The close proximity of the poultry houses to the site of the proposed four open market dwellings will result in a large drop in value of the proposed dwellings in this final phase of the Blackerton development which will mean that there will be insufficient funds to allow for the delivery of the required nine affordable units on this site. This potential loss in value is supported in a letter from Napoleon Wilcocks FNEAE, Director Webbers Property Services, and based in the neighbouring town of Dulverton (attached). Attached photographs show the close proximity. The benefits of the agricultural development do not outweigh the Planning Authority's desire to ensure that affordable housing is delivered to meet the needs of the local community in line with Policy ST19 of the North Devon & Torridge Local Plan.

2. The building of the ten poultry houses on these retrospective applications has required a substantial level of engineering operations on a previously undeveloped rural field in an elevated position within the open countryside, resulting in an extensive built development. The scale, siting and linear layout of the ten units and associated double concrete pads, ten feed silos, access track and associated lighting all contribute to a significant visual and negative impact to the setting of Exmoor National Park. The development is causing harm to the character and landscape qualities of this rural area and is at odds with the prevailing tranquil natural appearance of the local landscape. The site is clearly visible from the southern extent of Exmoor National Park looking southwards towards the B3277 public road and key viewpoints at Rhyll Gate Cross leading towards West Anstey, from Ridge Road across East and West Anstey Commons, and from the Two Moors Way. East Anstey Parish Council does not consider that the benefits from the development outweigh this identified harm to the rural environment and as such the application is contrary to the objectives of the NPPF and Policies DM14 and ST14 of the North Devon and Torridge Local Plan (2011 – 2031) and the Joint Landscape Character Assessment for North Devon and Torridge District.

3. The increased use of the access onto the Class II Country Road, the B3227, resulting from this development will, by reason of the limited visibility from and of vehicles using the access, be likely to result in additional danger to all users of the road. The development is therefore contrary to Policy DM05 of the North Devon & Torridge Local Plan. Matters raised by the Highways Authority have not been addressed satisfactorily.

4. The close proximity of the poultry units is having a detrimental impact on the amenities enjoyed by the occupiers of neighbouring properties at Blackerton. The distance between one mobile poultry house and the nearest residential curtilage has been measured at 137 metres by residents. A photograph with measurements is attached. Occupiers have made complaints to North Devon Council Environmental Health about unpleasant odours/smells from the poultry unit and as such the application is contrary to planning policy DM01 of the North Devon & Torridge Local Plan.

**d) Any other planning matters.** There were no other planning matters.

Two members of the public joined the meeting at this point.

**55/09/19. Highways**

- a) To note, for reporting to DCC/SCC, any highways problems and to note works that have been carried out.** A pothole has been repaired in Broomball Lane. The verges at Woodburn Cross need cutting as they are restricting visibility.
- b) Any other highways issues.** There were no other highways matters.

**56/09/19. To receive the following reports:**

- a) District Cllr.** No report.
- b) County Cllr.** No report.

**57/09/19. Finance.**

- a) To approve invoices for payment.** It was resolved to make the following payment: Mrs J Larcombe - £206.40 Clerk's salary and expenses for August and September (Chq no 310)

Mrs J Larcombe – repayment re Exmoor Luxury Loos – portable toilet for fete (Chq no 311)

A donation of £500 towards the upkeep of the defibrillator and Village Emergency Telephone System has been received from Anstey Young Farmers and they were thanked by the Parish Council.

- b) To agree the donation to Devon Air Ambulance from the fete proceeds.** The proceeds from the fete once expenses had been deducted was £698.98. It was agreed to make a donation of £350 to Devon Air Ambulance (Chq no 312). The balance of the proceeds will go towards new play equipment.

**58/09/19. Play Area**

- a) Any points to note from the weekly inspections.** It was noted that the wooden gates are rotting and need replacement. Cllr Vigus will get a quote.

- b) To agree who will carry out inspections for the next month.** Cllr Vigus will carry out the inspections for the next month.

- c) Update on applying for funding for replacement of play equipment.**

Rhino Play have been asked to provide a quote for new play equipment. The intention is to spend between £12,000 and £15,000, subject to successful grant applications, to purchase new swings, a basket swing, basketball post, goal posts, a springie and a multi play piece of equipment. Cllr Mrs Warne and the Clerk will obtain quotes from other companies and funding applications will be made, including one to Cllr Ley's NDC Community Grant Fund..

- d) Any other matters arising.** Cllr Vigus and Cllr Barber met with the owner of the piece of land adjoining the Village Green that the Parish Council was interested in purchasing. He does not want to sell as he does not see a need for a night landing site for the Air Ambulance. The owner of Barton Farmhouse owns a three acre field that, although tiered, has an area that could be levelled to provide the required 50m by 50m area for a night landing site and there is electricity nearby. The owner is not looking for any payment for this use of the field. The field is used for grazing sheep but that would not be a problem. Cllr has spoken to Devon Air Ambulance and they will be looking at the site. Cllr Barber will also get a quote from a local contractor for levelling the site. A grant

application needs to be made by October.

**59/09/19. H M Land Registry replacement plan for land registered to East Anstey Parish Council following update to Ordnance Survey information.**

Following an update by Ordnance Survey to the largest scale map of the area a replacement plan has been prepared for the title deed of the Village Green, owned by the Parish Council. There is only a small change and the Parish Council has no objections.

The Land Registry need to be informed of the contact details for the current clerk.

**60/09/19. Correspondence regarding a Climate Emergency Network.** A letter has been received from Professor Peter Howard asking for a volunteer from the Parish Council or parish to join the Climate Emergency Report Network. There were no volunteers at the meeting and the details will be added to the website.

**61/09/19. NDC Corporate Priorities.** NDC is consulting with the public with regard to their Corporate Priorities. Following council elections in May this year, the new council has drafted a new corporate plan which is based on four priorities and it wants to know whether the public agree. The priorities are:

- protecting and cherishing our natural environment, including reducing carbon emissions across North Devon
- financial security in the wake of government budget cuts - looking for innovative ways to save money and draw in more income without hitting the council tax payer's pocket
- providing the best service to our customers - looking at all of our services from a customer's perspective and improving our digital services
- creating a better future for North Devon by working together with our partners to create a vibrant economy for future generations

The consultation runs from 29<sup>th</sup> July 2019 until 15<sup>th</sup> September 2019 and is taking place before the Corporate Plan is finalised so that anyone can have their say on the Council's proposed priorities and tell us what matters most to them. The Parish Council had no comments.

**62/09/19. Opportunity to raise any questions on items discussed during the meeting.**

A helicopter flying low over the parish was believed to be a Police helicopter searching for a missing person.

Avon & Somerset Police has sent out notifications that sheds have been broken into and power tools taken in the Dulverton area.

The Charles Gillett pew in the Church at East Anstey is due to dedicated soon. Details will be circulated when known.

**63/09/19. Correspondence received by the Parish Council.** There was no further correspondence.

**64/09/19. Date of the next meeting.** The next meeting will be held on Wednesday 2<sup>nd</sup> October 2019 at 7.30pm.