

MINUTES OF THE PARISH COUNCIL MEETING
OF BUCKLAND BREWER PARISH COUNCIL HELD ON
WEDNESDAY 10th OCTOBER 2018 AT 7:30 AT
BUCKLAND BREWER METHODIST CHURCH

Members Present: Mrs Barbara Babb, Mrs Marie Douglas, Mr Andrew Hewitt, Mr George Heywood, Mrs Elisa Hurley, Mr Jim Lowe, Mr Trevor Mills, Mrs Rosemary Sanders and David Watson.

Also in attendance 4 members of the public, Cllr Barry Parsons (DCC), Paul Knox (Pearce Construction Ltd) and Rebecca Fearnley (Fearnley Lott Architects)

Parish Clerk: Mr P Blossie

KEY: Actions are shown in bold blue type Decisions are shown in bold red type
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786. Apologies for Absence None

787. Minutes of the Meeting of the Parish Council held on 12th September 2018: The minutes of the meeting held on 12th September 2018 were agreed and signed.

788. Declarations of Interest Andrew Hewitt re item 80.e, planning application for 7 Greenings Road

789. Public Participation None

790. Presentation by Paul Knox, Pearce Ltd and Rebecca Fearnley, Fearnley Lott Architects, re proposed development at Lower Abbots: Jim Lowe introduced Paul and Rebecca and gave some background of how the proposal had reached this stage since being incorporated in the Settlement Plan in 2013. The Local Plan will be ratified by both Torridge and North Devon Councils on 29th October and from then on, housing developments like this will be required to provide 30% affordable housing (currently 40%). Paul explained that the proposed development in the Local Plan is for 25 properties, but it is on a plot that has no natural boundary. By expanding the size of the plot up to the banks and hedges surrounding the field, it will be possible to create a development of 39 houses. Pearce proposes to submit plans to do this and this was generally felt to be a sensible approach. Some concerns were expressed about surface water run-off. Paul said this would be dealt with through stormwater attenuation and that the resulting run-off shall be less than or equal to the present field run-off. Rebecca showed an outline proposal for 39 dwellings; mainly 2 and 3-bed properties with a few 4-beds. Paul explained that he felt that a mixture of alternative types of tenure should be offered for the affordable houses, including full social-housing rentals, shared equity and other part rent/part buy schemes. This would enable the affordable houses to be scattered throughout the development more easily than if they were all 100% rentals and might open up tenancy opportunities to a wider range of people. There was some discussion about possible uses of s106 monies. Paul will develop some alternatives based on varying levels of affordable housing. He hoped to start a wider consultation process as soon as possible with a view to starting work on site next summer. Andrew Hewitt expressed concerns about parking. Barry {Parsons explained that DCC Highways will be consulted about highways issues, but that Torridge Council would make the final decision about the application.

Cllr. Barry Parsons left the meeting at this point.

791. Clerk's Report

- a. Correspondence: There had been 38 items of correspondence since the last meeting. The Clerk highlighted: i) a notification about Bideford Northam and District AAG meeting on 12th November when Cllr Hart, Leader of DCC will be in attendance. Parish Councils are asked to submit items for the agenda ii) notice from Airband that a planned upgrade of their broadband service for the North Moor area was not now going ahead. The Village Hall Committee had been hoping to negotiate a deal with Airband for a service at the new hall, but this now seemed unlikely. Jim Lowe proposed, and was agreed unanimously, that the Parish Council should offer to pay half of the installation cost if the Village Hall Committee agrees to use BTs fibre optic supply instead. **Trevor will raise this at the next Village Hall meeting.**
- b. Change to the 372 Bus Service: Confirmation had been received that the 372-bus service will now make a stop at Atlantic Village once a week on a Monday, leaving Buckland Brewer church at 10.25 and returning from Atlantic Village at 13:55.

792. Fields and Allotments: Elisa Hurley confirmed that the next meeting of the Fields and Allotments Sub-Committee will be held on 6th November 2018 in the Church School Room. There will be an allotments inspection on Saturday 20th October starting at 10:00am.

- a. Works to Community and School Fields: Very little left to, including a **lock on the small gate which Trevor will do soon**. Trevor and Andrew have not yet compiled the final figures for the cost of the works.
- b. School Field Rental Agreement and Proposed Amendment to Covenant: A draft licence agreement has been prepared by Slee Blackwell but this had been done prior to the revisions supplied by the Clerk last month. The solicitors will work on the changes and this should be ready by next month.

793. Village Hall Update, Marie Douglas: There had been no village hall meeting since the last parish council meeting.

794. 3rd Age Activities: Elisa Hurley reported that there will be one more 4 o'clock Club session early next year linked to the 'One Small Step Campaign'. She has been looking in to the possibility of organising a luncheon club. **She and Dave Watson will organise an inter-group meeting** of interested parties to try to generate interest and the necessary commitment and manpower.

795. Trees at Glebe Fields and adjacent property: No photographs had yet been provided. A letter will be sent in due course. **Jim Lowe will talk to the agent about the stump remaining from the tree that fell down and the Clerk will try to get a quote for having a carving done.**

796. Flashing Speed Signs and Wireless Monitoring Systems: The relevant County Council committee will make a decision about the sign on 1st November. We now have quotes from 2 companies. **Jim Lowe, Trevor Mills and the Clerk will meet to finalise the details of what is needed.**

797. Parish Plan, Progress Report (Steering Group Representatives): Elisa Hurley had been the only parish councillor present at the last steering group meeting. A questionnaire will be finalised at the next meeting.

798. Grants

- a. Annual (budgeted) Grants: No formal applications had been received from any of the organisations for which grants had been specifically identified in the budget, except that the Council had already agreed at an earlier meeting to continue to support the North Devon Record Office. It was agreed that:
 - I. **Trevor Mills will remind the Treasurer of the Village Hall Committee to submit a claim and the hall's latest set of accounts**

- II. **A decision about a grant to the Playing Field Association will be deferred pending work to be done by Andrew Hewitt, who has recently taken on the role of Treasurer to the PFA**
- III. **David Watson explained that he is involved with both churches and other volunteers to establish a group called the 2018 Youth Work Trust to try to re-establish a youth group. £300 had already been deferred from last year that had been budgeted for Lemon Jelly Youth Work. It was proposed by Andrew Hewitt, seconded by Trevor Mills and agreed unanimously that a decision about a grant for the new group should be deferred until it has established a project plan.**
- IV. **It was agreed unanimously to approve a grant of £200 to the Church of St Mary and St Benedict's for churchyard maintenance.**
- V. **It was agreed unanimously to approve a grant of £200 to the North Devon Record Office.**
- b. **Ad-hoc Grant Requests:** Two applications had been received in this category:
 - I. **It was agreed unanimously to approve a grant of £250 to Buckland Brewer Short Mat Bowls Club to help with the purchase of woods**
 - II. The Community Shop had asked for additional help towards the cost of electricity. The Council had already paid a grant of £1,000 earlier in the year and it was unclear whether the shop was asking for another unspecified sum from the ad-hoc grant budget, or for further assistance in later years. **It was agreed that the Council would consider establishing a specific budget item for a Community Shop grant when it discusses the budget for 2019/20.**
- c. **Education Support Fund:** 8 applications had been received. One was refused on the grounds that there were other potential sources of financial assistance for the purpose that money was proposed. **It was proposed by Rosemary Sanders, seconded by Marie Douglas and agreed unanimously to award grants of £150 each to the remaining applicants.**

799.Members' Reports:

Barbara Babb i) reported a broken post outside the shop. **Andrew Hewitt will repair it.** In the meantime, David Watson will replace a warning cone. ii) Barbara also spoke about parking on the village green. David Watson has already spoken to one vehicle owner. **Andrew Hewitt will raise the parish's parking problems at a Traffic Wardens meeting that he is attending soon.** Iii) Barba also said that she would still like to see improvements to the road service. The Clerk is still waiting to hear from Monkleigh Parish Council about some similar work that was done to Monkleigh Village Hall car park.

Marie Douglas said that speeding and parking are still problems and gave a report of a road rage incident that she had witnessed.

Andrew Hewitt said that he will be attending Highways meetings and the Bideford and Northam Area Advisory Group meeting. He reminded members that Lesley Smith of DLCA is retiring. **Jim Lowe will buy a card for everyone to sign at the next meeting.**

Marie Douglas left the meeting at this point.

George Heywood i) had spoken to the salt spreading contractor who had agreed to keep the prices the same as last year. **He will order a supply of salt for next winter.** ii) He also raised the issue of the poor road surface in Monkleigh Mill Lane again. **The Clerk will write to Councillor Barry Parsons.**

Elisa Hurley i) asked whether the Parish Council would consider installing a play area for smaller children in the new amenity field. Members felt that any additional play area should be alongside the present one in the playing field.ii) She also asked for an extra litter bin close the new village hall. It was agreed that this would be considered in next year's budget. Iii) Elisa had been asked whether there was still a Neighbourhood Watch in the parish. There is not. **The Clerk will ask the Neighbourhood Watch coordinator for Monkleigh to come to a future meeting.**

Jim Lowe i) reported that a decision about merging with Bulkworthy will be made on 29th October. ii) He also reported that Gigaclear, the broadband installer was not achieving its targets for rural areas.

Trevor Mills reported that the salt bin at Craneham Hill has been pushed into the hedge. **Andrew Hewitt will check it out when he inspects all of the bins.**

Rosemary Sanders i) also reported the road condition and flooding in Monkleigh Mill Lane. ii) She also reported that the village green flower beds needed tending, but they had already been done by the Gardening Club, who were also tending the areas around the entrance signs to the village. ii) Rosemary also reported that a local farmer was having to use a lengthy diversion in the mornings because they cannot get through the parked cars.

David Watson reported that the passageway behind the Methodist church is full of rubbish and needs to be cleared.

800.Planning:

- a. Publication of Inspector's Report on North Devon and Torridge Local Plan: This has now been passed by the Planning Inspector and is scheduled to be adopted officially by Torridge and North Devon Council's on 29th October 2018.
- b. Application: 1/0965/2018/FUL, Llamedos, two storey extension, erection of garage and retrospective permission for decking and garden wall to the rear: **Supported unanimously** (Proposed: George Heywood, Seconded: Jim Lowe)
- c. Application: 1/1010/2018/FUL, Veil View, Extensions and Alterations to Existing Property: **Supported unanimously**
- d. Application: 1/1001/2018/FUL, Haycroft, Installation of 20 x photovoltaic panels on South facing roof elevation (Affecting a public right of way): **Supported unanimously**
- e. Application: 1/1062/2018/FUL, 7 Greenings Road, Erection of new dwelling: **Supported unanimously** (Proposed: Trevor Mills, Seconded: Barbara Babb)

801.Accounts

- a. Receipts and Payments
 - I. Bank balances as at 28th September 2018 (£48,992.21):
 1. Parish Council Current Account was £11,146.78
 2. Thornhillhead Moor Account was £3,702.34
 3. Savings Account was £34,143.09
 - II. Fund balances as at 28th September 2018 (£48,992.21):
 1. General Account - £25,289.87
 2. Thornhill Head Account - £23,702.34
 - III. Payments due (£832.14)

The following list of payments was approved:

 1. Parish Clerk's salary, expenses and associated PAYE (Sep 2018): £433.05, including PAYE - £79.00
 2. M Fry, Grass cutting - £240.00
 3. Buckland Brewer PCC, Hall Hire - £90.00
 4. Devon Communities Together, Adult Safeguarding Course (D Watson) - £49.10
 5. Mrs J Lowe, Website Expenses - £19.99
 - IV. Receipts (£6,882.50)
 1. Torridge Council, Precept, 2nd instalment - £5,857.50
 2. Allotment rent and deposit, £190.00
 3. Field Rent, £835.00

There being no further business, the meeting closed at 10:15 pm

Dates of Future Meetings:

Parish Council, Planning Meeting: Thursday 18th October 2018, 7:30pm, Parish Church School Room

Allotments Inspection: Saturday 20th October 2018, 10:00am, Blackhorse Fields Allotments

Fields and Allotments Sub-Committee: Tuesday 6th November 2018, 7:30pm, Parish Church School Room

Parish Council: Wednesday 14th November 2018, 7:30pm, Parish Church School Room

Signed as a true record:

Chairman: **Date:**