

MINUTES OF THE PARISH COUNCIL MEETING
OF BUCKLAND BREWER PARISH COUNCIL HELD ON
WEDNESDAY 11th AUGUST 2021 AT 7:00pm
AT BUCKLAND BREWER METHODIST CHAPEL

Members Present: Mrs Barbara Babb, Mr Andrew Hewitt, Mr George Heywood, Mr Richard Hooper, Mr Jim Lowe, Mr Frits Takken and Mr David Watson

Also in attendance: 5 members of the public via Zoom

Parish Clerk: Mr P Blossie

KEY: Actions are shown in bold blue type Decisions are shown in bold red type
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445. Apologies for Absence Rosie Beer, Trevor Mills, PCSO Liz Rendle

446. Declarations of Interest George Heywood re items 465.c and d., planning applications re 5 dwellings on land to the west of Tower Hill

447. Minutes of the Meeting of the Parish Council held on 14th July 2021: The minutes of the meeting held on 14th July 2021 were agreed and signed by the Chair.

448. Public Participation None

449. District and County Representatives' Reports:

- a. Cllr James Morrish, Devon County Council – not present
- b. Cllr Phil Pennington, Torridge Council – not present

450. Clerk's Report

- a. Correspondence: There had been 59 items of correspondence forwarded by email since the last meeting. He highlighted an Invitation for applicants for the DALC Board of Directors.
- b. Response from Airband re presentation to the Parish Council The Clerk had invited Paul Nethercott of Airband to attend this meeting but he was not available and had suggested a number of alternative Tuesday and Thursday dates. **The Clerk was asked to invite him to a future meeting.**
- c. S.106 Funds re 3 bungalows, land at Tenement Park The Clerk reported that the recently approved planning application, 1/0353/2021/Ful re 3 new bungalows adjacent to Tenement Park including a s.106 contribution of £11,406.29 towards the cost of provision or enhancement of child or youth play space, sport and recreation grounds or allotments within Buckland Brewer. The Parish Council will need to submit an application for these funds for one or more specific capital projects. **It was agreed that the Clerk would submit a claim to cover:**

- I. **Establishing a 5-a-side football pitch on the amenity field**
- II. **Installing an outdoor fitness suite at the amenity field, and**
- III. **Installing a water supply at the Blackhorse Fields Allotments**

451. Allotments:

- a. Plots 14 and 15 As instructed, the Clerk had informed the tenants of these plots that, unless the plots were cleared and tidied, notice would be served with effect from 31st October 2021. The tenants had contacted Cllr Hooper and have worked hard to tidy the plots in the past few weeks, and they had been inspected by Cllrs Hooper and Lowe who both recommended that the threat of eviction should be lifted. Andrew Hewitt felt that there was still more work that could be done, especially to the overgrown hedges. However, it was agreed that this work could not be done at this time of year and that an industrial hedge cutter might be needed. **It was agreed that the tenants could remain for the time being and that a further inspection will take place next spring. In the meantime, the Clerk will issue general advice to allotment holders about their responsibility for maintaining hedges and paths at the appropriate time.**
- b. Fees and Charges for Allotments and Publicly Accessible Fields The Clerk had distributed a proposed fee structure for allotment rents to take effect from March 2023 and for the use of the amenity and school fields to take effect immediately. The proposed fees were agreed unanimously. (see appendix 1)

452. Amenity Field: Football Posts and other play equipment:

A member of the public had asked whether the goalpost at the amenity field could be replaced. The Clerk reminded members that he had attempted to obtain a set of full-size posts from Torridge Council but these had proved to be unusable. Jim Lowe had researched prices and suggested purchasing 2 12' x 6' posts, suitable for a 5-a-side pitch at a cost of £340.00 + VAT. **This purchase was approved unanimously. The Clerk will ask Bob Wilson if he could mark out a pitch next time he cuts the grass.** The same individual had also asked why the small gate into the amenity field had been padlocked. This had been a temporary measure to prevent dogs from fouling the field. **The Clerk was asked to purchase a new latch and gate closer.**

453. Industrial Units Development, Blackhorse Fields – Action Plan

Jim Lowe had spoken to Bob Hicks, Ian Rowland and Dawn Burgess (Torridge Planning) and Chris Fuller (Torridge Economic Development Officer). All were pleased to hear that the Parish Council is considering how to develop a small plot of industrial units. He had also approached James Doble, a commercial developer, who was willing to offer advice to the council for a fee of £300. He too was enthusiastic and believed that the site would sustain between 4 and 6 units. It seemed to be the consensus of those approached that it would be necessary to sell the land to the developer rather than to seek a ground rent. Planning permission would be needed but this should not be a stumbling block as a proposal for such a site is already included in the District Plan, including the expected design standards. Andrew Hewitt said that the Parish Council would probably need permission from the Secretary of State to sell the land and it would be necessary to

comply with any covenants included in the original transfer deed, which designated the land for agricultural purposes under the terms of the Allotments Act. **It was agreed to invite James Doble to the next meeting. The Chair and the Clerk will investigate the legal position regarding the use and sale of the land.**

- 454. Affordable Housing: Outline Proposal by David Watson** David Watson had distributed a paper outlining some of the issues that he felt needed to be considered in relation to delivering an affordable housing project. Jim Lowe suggested that the Parish Council should seek a partnership with a Housing Association, using their ability to spread the cost of the development over 2 or 3 years. Barbara Babb said that it was important to make it clear that the Council wishes to supply 'social housing', not simply houses that are affordable. **It was agreed to invite Aster Homes to a future meeting.**

- 455. Neighbourhood Plan: To consider whether to proceed** The Clerk had invited the Torridge Housing Officer to this meeting but she had declined, suggesting that the Parish Council should talk to the Planning Department. Following a brief discussion, it was agreed that the council would not proceed with a Neighbourhood Plan at the present time. The Clerk was asked to flag it for consideration again in the next Parish Council term, which starts in May 2023.

- 456. Citizens Science Investigations: Report by Trevor Mills** Trevor was not present. The Clerk reported that he had signed up a number of volunteers and ordered the equipment.

- 457. Climate Change Open Day: Progress Report** The Clerk reported that he had now secured 3 panel members and hoped that an NFU representative would also join the panel. He also had requests from 3 organisations so far to provide exhibition stands: Devon Communities Together, Project Solar and Blights Motors. He is awaiting responses from a number of other companies and organisations and will be issuing publicity in the near future.

- 458. Orchard Scheme and Planting an Oak Tree for the Platinum Jubilee** Trevor Mills has obtained a quote of £200 for 10 trees from Adam's Apples, including the cost of stakes and ties. **It was agreed that the Council will order up to 20 trees, including an oak to be planted in celebration of the Queen's Platinum Jubilee.** This will probably be planted in the lower left corner of the amenity field with the apple trees planted out in 2 or 3 'clumps', leaving the top end of the field for football and other activities.

- 459. Parish Paths Partnership Scheme: To consider whether to enter into an agreement with Devon County Council for inspection and maintenance of footpaths and byeways** The Clerk had nothing further to report

- 460. Marking of car parking spaces on the village green – progress report** A quote had been received from Vanstones to mark out parking spaces at a cost of £165.00 plus VAT. **It was agreed to ask them to carry out the work.**

- a. Parking across entrance to Northwood Lane The Clerk had received a couple of complaints this month about cars parked blocking the entrance to Northwood

Lane. **It was agreed that the Clerk will ask Vanstone to provide some 'no parking' signage at the same time.**

461. Back Lane – Overgrown hedges and trees The Clerk had contacted Westward Housing who would not take responsibility for these hedges saying that they were outside the boundaries of their properties. **The Clerk was asked to report to the police a car that is often parked across the entrance to the lane making it inaccessible.**

462. School Field Rental Agreement and Proposed Licence to Gain Access Nothing further to report

463. Feedback from DALC Monthly Meeting – David Watson No meeting. There is an AGM in September. **The Clerk will book a place for David Watson.**

464. Members Reports:

Andrew Hewitt reported that Tythecott Bridge had sustained some damage.

George Heywood reported that the tree stump at Bowden Cross was still unstable. The Clerk will report it to Devon Highways as well as the agents for the Diocese of Exeter.

Jim Lowe i) brought members' attention to an article in Woolsery's parish magazine about a planned new school federation between Woolsery, Parkham and Buckland Brewer schools. David Watson said that parents had been informed just before the end of term but it was not yet common knowledge. **He was asked, in his capacity as a School Governor, to express the Parish Council's disappointment that the community had not been informed.** li) Jim also reminded members that grants will be considered next month and that he was keen to ensure that applications were received from both churches for graveyard maintenance. **David Watson will advise both organisations.**

465. Planning

- a. Application: 1/0635/2021/OUT, Land at Silkland Farm, Outline planning permission with all matters reserved for 1no. agricultural worker's dwelling – **supported unanimously**
- b. Application: 1/0830/2021/FUL, The Cottage, Gorwood Road, Conversion of existing garage to no.1 holiday let including additional domestic storage – **supported unanimously**
- c. Application: 1/0801/2021/FUL, 5 dwellings, Land to the West of Tower Hill, Outline application for 5 dwellings, including access and parking for 1 & 2 Bell Cottages and 1 & 2 Tower Hill (Affecting Public Right of Way)- (Variation of condition 3 of planning permission 1/0784/2016/OUT (Amended plans to include Plots 1 & 2) (Variation of condition 2 of planning permission 1/0505/2020/FUL) – **supported unanimously**
- d. Application: 1/0802/2021/FUL, 5 dwellings, Land to the West of Tower Hill, Reserved matters application for 5 dwellings, pursuant to outline application 1/0784/2016/OUT (Variation of condition 1 of planning permission 1/0634/2018/REM) (Amended plans to include Plots 1 & 2) (Variation of condition 1 of planning permission 1/0504/2020/FUL) – **supported unanimously**
- e. Application: 1/0850/2021/FUL, 18 Southwood Meadows, Single-storey extension – **supported unanimously**

- f. Application: 1/0755/2021/FUL, Annexe, East Hele, Extension to existing annex at East Hele Farm and erection of bat barn – **supported unanimously**
- g. Decision: 1/0519/2021/FUL, The Lodge, Little Tythecott, Extension to existing agricultural building – Granted permission - noted
- h. Decision: 1/0353/2021/FUL, Land Adjacent To Tenement Park, Erection of 3 bungalows – Granted permission – noted
- i. Decision: 1/0676/2021/FUL, Gorwood Road, Reserved matters for one dwelling, pursuant to 1/0981/2013/OUT (Variation of condition 1 of planning permission 1/1329/2014/REM) – Granted permission – noted

466. Accounts:

a. Receipts and Payments for July/August 2021

i) Bank balances as at 30th July 2021 (£63,078.99):

- (1) Parish Council Current Account was £12,003.60
- (2) Thornhillhead Moor Account was £3,770.05
- (3) Savings Account was £47,305.34

ii) Fund balances as at 30th July 2021 (£63,078.99):

- (1) General Account - £31,308.94
- (2) Thornhill Head Account - £31,770.05

iii) Payments for July/August 2021 to date (£824.87 + VAT)

- (1) P G Blossie, July salary - £739.05 (including £119.20 PAYE and £99.00 + VAT for anti-virus software)
- (2) Jane Lowe, printer cartridge - £24.32 + VAT
- (3) Parish Gardener - £61.50

The payment schedule was proposed by Frits Takken, seconded by Richard Hooper and approved unanimously.

iv) Receipts for July/August 2021 (£286.43)

- (1) VAT Refund re 2020/21 - £286.43

There being no further business, the meeting closed 8:35 pm

Dates of Future Meetings:

Parish Council, Wednesday 8th September 2021 (Buckland Brewer Methodist Church, 7:00pm)

Signed as a true record:

Chairman: **Date:**

Appendix 1

Fees and Charges 2021/22

The following fee structure will take effect from 11th August 2021

Date of next review – January 2022

	Current Fee	Effective date		Proposed Fee	With effect from
Allotments (<i>includes water supply wef March 2022</i>)		25/03/2021			25/03/2023
Annual rental – Full plot	£15.00			£27.00	
Annual rent – Half plot	£10.00			£18.00	
Allotment plot deposit (First year only)	£25.00			£30.00	
Shed deposit (First year only)	£75.00			£90.00	
Greenhouse deposit (First year only)	£75.00			£90.00	
Amenity Field		11/08/2021			01/04/2022
Half-day (up to 4 hours)	£50.00			£50.00	
Full-day	£100.00			£100.00	
Grass-cut (optional)	£50.00			£50.00	
School Field (<i>only available at weekends and during school holidays</i>)		11/08/2021			01/04/2022
Half-day (up to 4 hours)	£40.00			£40.00	
Full-day	£80.00			£80.00	
Grass-cut (optional)	£50.00			£50.00	

