



**Minutes of the Parish Council Meeting Held Monday 25th September 2017 at
Parish Rooms, Abbotskerswell
Meeting commenced at 7.30pm**

Present Cllr B Chambers, Cllr Mrs W Grierson (Chairman), C Cllr A Dewhirst (from item 6), D Cllr D Smith, Cllr K Eales, Cllr Mrs A Allen, Cllr Mrs L Clowes.

In Attendance Mr John Lewis (Tree Warden), 1 member of the Public.

Apologies for Absence – Cllr P Marino, Cllr Mrs M Colclough, Cllr K Farrelly.

Declarations of interest

- 1) Minutes of the Parish Council Meeting – Monday 31st July 2017.
Minutes of the Planning Meeting – Wednesday 13th September 2017.

The above minutes have been distributed and read – proposed by Cllr K Eales & seconded by Cllr B Chambers with all in agreement and duly signed by the Chairman – Cllr Mrs W Grierson.

- 2) **Public Time (Limited to 15 Minutes)** – no points raised.

- 3) **Planning Applications & Decisions**

Applications received from Teignbridge District Council –

- a) **Application no 17/02089/NPA – Mr R Downs – Land at NGR 285048 69125 – Totnes Road - Prior approval under Part 3 Class Q (a) and (b) paragraph W of the GPDO change of use of agricultural building to a dwelling.**

The following comments have been submitted to TDC -

This site sits adjacent to the A381 at Abbotskerswell Cross. It is opposite to the prime entrance / egress point for the village for most parishioners (676 dwellings). Because of the steep nature of the site, it has for many years presented a visually negative scene to residents and visitors to the parish. Over time, due to the site's location, APC has been subjected to many questions from parishioners regarding the site's business function.

The owner confirms he has had the site for 20 years. He had approval (96/03073/FUL) in 1996 for a store and workshop for a vineyard, which was quickly built. Since then the owner has never developed the site as a well-established or viable winemaking business, leading one to conclude that it was likely the owner never intended it to be developed as a commercial business, but for residential use at some time in the future. Clearly this application and previous change of use applications, together with limited husbandry of the site, has only served to reinforce this assumption.

Also, the applicant has not clarified why these two building were necessary in 1996, but not required for his business now. Under the last application to TDC, addition information was put on the portal in which the applicant set out a basic programme of work for apple and pear cultivation and viticulture, but he has not indicated where produce and associated implements will be kept should this application be approved.

Because of the lack of a professional and commercial approach to viticulture and through observation, APC deem “the site was not in use solely for an agricultural use as part of an established agricultural unit”, with the emphasis on “established agricultural unit”.

Consequently, it is APC’s opinion, based on the evidence above, that the applicant’s intention has always been to gain approval for a dwelling house. As such, this site is outside the settlement limit of Abbotskerswell, i.e. in open countryside, and the position of the property on the site is considered as not being appropriate for a dwelling house and thus GPDO Part 3 Class Q does not apply to this application.

The application is against policy S22 in TDC’s Local Plan 2013-2033, adopted in May 2014, Also APC’s Neighbourhood Plan (paragraphs 85 to 89) supports TDC’s policy S22.

Note: Abbotskerswell’s Neighbourhood Plan has passed examination and will go to referendum on 28th September 2017.

APC OBJECTS to this application and recommends refusal of 17/02089/NPA.

Decisions Received from Teignbridge District Council - none

4) Matters Arising

- a) Neighbourhood Plan – Cllr K Eales confirmed that the referendum will take place on Thursday in the Village, 3 open meetings have been held for Parishioners who had questions to ask. NA3 – Wolborough – a meeting was held with Cllr K Eales, Mr P Evely and Devon Wildlife Trust who have now submitted their concerns on the TDC portal. The Parish Council have also submitted a letter to Ian Perry TDC with concerns. APC have also commissioned a paper on the findings of the greater horseshoe bat from Professor John Altringham & Dr Anna Berthinussen, a paper has also been commissioned on Wolborough Fen. TDC have invited Newton Abbot TC, APC, & Wolborough to a meeting on the 12th October, Cllrs Eales, Grierson, Allen, Chambers with Paul Evely will attend. PCL attended a meeting at Newton Abbot TC – the Town Council stated they wish for the road to be in place before any development takes place.

5) Correspondence – none received.

Matters not requiring discussion placed in the folder to be circulated

6) Main Agenda

- a) Report from County Cllr A Dewhirst – see report attached to the minutes.
- b) Report from District Cllr M Colclough & District Cllr D Smith – see written report attached to the minutes.
- c) Emergency Planning Committee report – Nothing to report.
- d) Abbotskerswell Recreation Association report – Cllr B Chambers reported that several play companies have been approached for quotes to look towards replacing the play area, some equipment can be renovated and some will need to be replaced. Fireworks have increased by 15% in cost this year, will look for quotes from some different companies next year. DJ Dave will be in attendance and also some fire twirlers, school will be attendance – date this year November 4th which is a Saturday night.
- e) Allotments Report – Mr John Lewis reported that allotment holders have been informed of the Ash Tree which is coming down. Composting site is now in use.
- f) P3 Report – nothing to report.
- g) Village Hall Report – nothing to report.
- h) Tree Warden Report – Mr John Lewis reported that a Tree in court grange lane has a DCC notice to the owner asking them to contact DCC. C Cllr A Dewhirst confirmed that if no owner is found the tree will be removed by DCC.
- i) Reports from Parish Councillors of any external meetings or Committees.
 - 1) TALC – meeting this coming Thursday, Cllr K Eales will attend if possible.
 - 2) Stoneycombe Liasion – meeting tomorrow.
- j) DCC, Highways, Potholes, Roads & Hedges.
 - 1) Road Warden Scheme – the scheme will not be entered into currently but Chapter 8 training is being encouraged. Dave Wilds will be asked if he wishes to do Chapter 8.
 - 2) 400 x 20 is Plenty Bin Stickers – all in agreement that these should be ordered.
 - 3) Railings at the top of the Village have been damaged, DCC are now dealing with this. Cllr Mrs W Grierson will speak to the highways officer regards the type of railing that it will be replaced with as the Parish Council would like the same sort of railings.
 - 4) Pine Trees, Manor Road – write and say that the Parish Council is concerned about the wall bulging out which may be undermined by tree roots.
 - 5) Noted that a property in Grange Road have put out some stones to stop people pulling in, these are on private property.
 - 6) Footpath in Corn Park Road – tree growing into the footpath needs cutting down.
 - 7) Cllr Mrs W Grierson reported she has spoken to Tim Hughes at the school regards the children doing a litter poster and the Parish Council will provide a prize.
- k) Volunteer Action Group – nothing to report.
- l) Consultations – nothing to report.
- m) Communications Committee Report – Cllr Mrs L Clowes reported that the website is being visited on a regular basis. Cllr K Eales reported that the Abbtalk group would like to use the Parish Rooms on a regular basis – all Cllrs in agreement that this should be free of charge.

7) Cheques for Signature/Finances

Parish Council

- Cheque no 1476 = £540.00 (vat £90.00) LMS Highways (Line Painting Courts).
 Cheque no 1477 = £90.00 – PC Spek (Computer Repairs).
 Cheque no 1478 = £157.50 – Kath Roscoe (Cleaning August).
 Cheque no 1479 = £488.78 – Sharon Raggett (Wages August 2017).

Cheque no 1480 = £20.00 – Cash (Stamps).
 Cheque no 1481 = £30.00 – Sharon Raggett (Ink Carts).
 Cheque no 1482 = £15.00 – Bob Chambers (Expenses).
 Cheque no 1483 = £53.90 (vat £8.98) – Maker Coatings.
 Cheque no 1484 = £72.43 – A De Gennaro (Repair to Skateboard Ramps).
 Cheque no 1485 = £138.00 (vat £23.00) – WS Howard & Sons (Weed Spraying).
 Cheque no 1486 = £60.06 (vat £2.86) – EDF (Pavillion Electric).
 Cheque no 1487 = £52.08 (vat £2.48) – EDF (Parish Rooms Electric).
 Cheque no 1488 = £410.00 – Birbeck Landscapes (Grass Cutting).
 Cheque no 1489 = £18.93 (vat £0.90) – British Gas (Parish Rooms).
 Cheque no 1490 = £253.20 (vat £42.20) – St Marys Church (Clock Service).
 Cheque no 1491 = £114.00 – Kingfisher (Neighbourhood Plan).
 Cheque no 1492 = £105.00 – David Wilds (Weed Cleaning).
 Cheque no 1493 = £96.00 (vat £16.00) – Clystnet Ltd (web support).
 Cheque no 1494 = £32.79 – SWWA (Parish Rooms).
 Cheque no 1495 = £62.47 (vat £10.41) – Kevin Eales (Ink Carts).
 Cheque no 1496 = £100.00 – C Bloxidge (Litter Pick Aug & Sep).
 Cheque no 1497 = £17.00 – NALC (Annual Sub).
 Cheque no 1498 = £62.95 – SWWA (Toilets).
 Cheque no 1499 = £170.68 – Kath Roscoe (Cleaning September).
 Cheque no 1500 = £488.78 – Sharon Raggett (Wages September)
 26.7.17 - DD Payment = £16.20 Plus Net (Parish Rooms Internet).
 31.8.17 - DD Payment = £16.20 Plus Net (Parish Rooms Internet).

Abbotskerswell Recreation Association

Cheque no 1106 = £50.00 – ARA DRAW
 Cheque no 1107 = £20.00 – ARA DRAW
 Cheque no 1108 = £5.00 – ARA DRAW
 Cheque no 1109 = £5.00 – ARA DRAW
 Cheque no 1110 = £5.00 – ARA DRAW
 Cheque no 1111 = £5.00 – ARA DRAW
 Cheque no 1112 = £50.00 – ARA DRAW
 Cheque no 1113 = £20.00 – ARA DRAW
 Cheque no 1114 = £5.00 – ARA DRAW
 Cheque no 1115 = £5.00 – ARA DRAW
 Cheque no 1116 = £5.00 – ARA DRAW
 Cheque no 1117 = £5.00 – ARA DRAW

Bank Balances

ARA Account Balance September 2017 = £7,130.62
 Village Events Account - £551.28 (held within ARA Account)
 Parish Council Bank Balance September 2017 = £25,569.03
 P3 = £700.00 (held within Parish Council Account).
 CPRE Donation = £1,000 (held within Parish Council Account).

Proposed by Cllr K Eales & seconded by Cllr B Chambers with all in agreement.

8) Any Items to go onto next Parish Council Meeting's Agenda.

9) ARA Draw – August & September 2017

£50 – 922 – Mrs H Walkden – Hazelbrook, Slade Lane

£20 – 399 – Mrs Scott – Orchard House

£5 – 138 – Mr J Lewis – 31 Odle Hill Grove

£5 – 286 – Mrs Tolliday – 1 Lakeland

£5 – 562 – Mr King – 2 Monks Orchard

£5 – 388 – Mr Hopkins – 32 Odle Hill Grove

£50 – 59 – Mrs J Bradford – The Oaks, Two Mile Oak

£20 – 566 – Mrs Smeaton – 1 Church Cottages, Orchard Close

£5 – 261 – Mr Maunder – Dorina, Totnes Road

£5 – 417 – Mr D Hodges – 5 Odle Hill Grove

£5 – 525 – Mr A Black – The Beacon, Priory Road

£5 – 320 – Mr & Mrs Sampson – Riber, Two Mile Oak

There being no further business the meeting closed at 9.30pm

Next Parish Council Meeting Abbotskerswell Parish Rooms – Monday 30th October 2017 @ 7.30pm.

ANY MEMBER OF THE PUBLIC WHO HAS SPECIAL NEEDS AND REQUIRES A COPY OF THESE MINUTES SENT TO THEM – PLEASE CONTACT THE CLERK – 01364 654607