



**Minutes of the Parish Council Meeting Held Monday 26<sup>th</sup> November 2018 at  
Parish Rooms, Abbotskerswell  
Meeting commenced at 7.30pm**

**Present** Cllr Mrs A Allen, C Cllr A Dewhurst (from item 4), Cllr K Eales, Cllr P Marino, Cllr K Farrelly, Cllr Mrs L Clowes, Cllr C Ward, D Cllr D Smith.

**In Attendance** – Mr Nick Taylor – Allotments. Amy Walkden – Tree Warden.

**Apologies for Absence** – Amy Walkden – Tree Warden, Cllr Mrs M Colclough, Cllr Mrs W Grierson.

**Declarations of interest**

**In the absence of the Chairman – Cllr Mrs W Grierson, the Vice-Chairman – Cllr P Marino took the meeting.**

1) Minutes of the Parish Council Meeting – Monday 29<sup>th</sup> October 2018 – there is a suggested alteration to the minutes by Cllr K Eales – Item no 4)a)2) – this will be inserted and the minutes will be signed at the next PC meeting in December.

2) **Public Time (Limited to 15 Minutes) –**

a) Crime report for October 2018

Crime on or near Sports/recreation Area: Other theft (1) - Includes theft by an employee, blackmail and making off without payment

Crime on or near Old Cider Works Lane: Vehicle crime (1) - Includes theft from or of a vehicle or interference with a vehicle

Crime on or near Orchard Terrace: Burglary (1) - Includes offences where a person enters a house or other building with the intention of stealing

b) Objection to planning application 18/02086/FUL which was at last months Parish Council meeting a neighbour has not received notification of this and there is no planning notice up on the property but he has concerns about loss of amenity to his property. D Cllr D Smith will look into this at TDC as there is a procedure followed by TDC where letters go out to neighbours and this does not seem to have happened.

3) **Planning Applications & Decisions**

**Applications received from Teignbridge District Council**

a) **Application no 18/02255/TPO – Grange Copse – Coppicing and pollarding of sixteen trees mostly ash and hornbeam near the northern boundary. No objections from the Parish Council.**

b) **Application no 18/02045/FUL – Mr & Mrs Gartman – Building at Maddacombe Road – Replace barn with new dwelling.**

**Reference: 17/03027/NPA**

Address: Building At NGR 286510 67738, Maddacombe Road, Kingskerswell, Devon,  
 Proposal: Application for Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the  
 GDPO change of use of agricultural building.

**Under Part 3 Class Q (a) and (b) strict conditions apply with regard to converting agricultural buildings:**

b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

Furthermore, Class Q.1 states: Development is not permitted by Class Q if—

h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

**The emphasis is on converting the building within their existing infrastructure. Application 18/02045/FUL ignores the strict Class Q restrictions and seeks to significantly extend the dwelling.**

**CURRENT APPLICATION:**

**It is noted that the new 18/02045/FUL is a full application. If it is intended that this application is independent to 17/03027/NPA, then APC objects to this application on the following grounds:**

Abbotskerswell Parish is a rural parish with the majority of its land area in open countryside, which is protected by policies within the TDC Local Plan.

- 1) The proposed site is outside of Abbotskerswell's settlement limit (LP policy S21 Villages and S21a) and is development in open countryside (LP Paragraph 2.51);
- 2) The site is not an exception site and Abbotskerswell's need is for affordable housing (LP policy S22 Countryside, paragraph (a));
- 3) There is an adverse bio-diversity risk to the South Hams SAC, (LP policy S22 Countryside, paragraph (i)) due to the increased size of the building proposed.

**Abbotskerswell Parish Council OBJECTS to application 18/02045/FUL and recommends REFUSAL.**

**Decisions Received from Teignbridge District Council –**

- a) Grant of Conditional Planning Permission – Application no 18/01449/FUL & 18/01450/LBC – Mr D Bray – Yeomans Cottage – Raising of Chimney Stack.
- b) Grant of Tree Works – Application no 18/02053/CAN – Mrs W Grierson – Abbotsford – Fell two Italian Cyresses.

**Correspondence received from TDC**

- a) Application no 18/01901/SO – Langford Bridge, Kingskerswell Road – Request of scoping opinion for residential led, mixed use development. Comments have been received from TDC regards this and has been noted by the Parish Council.

**4) Matters Arising**

- a) Neighbourhood Plan – copy of report NA3 Planning Application and consultations from Cllr K Eales circulated to Cllrs and attached to the minutes.

Housing Needs Survey – Cllr Mrs A Allen reported that she has spoken to Janice Alexander – CCD who has confirmed that a complete new survey early next year can be done, a £500 contribution from the Parish Council is required to cover the printing, all cllrs were in agreement with this. The new survey will go into the March edition of Abbtalk.

5) **Correspondence** – nothing to report.

**Matters not requiring discussion placed in the folder to be circulated**

6) **Main Agenda**

- a) Report from County Cllr A Dewhurst – copy of report attached to the minutes.
- b) Report from District Cllr M Colclough & District Cllr D Smith – copy of report attached to the minutes.
- c) Natural Environment
  - a. Tree Warden Report – Amy Walkden reported by e-mail as follows:-

**Tree warden report – for November 2018 Parish Council meeting**

**Actions from previous meeting:**

1. The residents of the house at Ladywell have now cleared large portions of the sycamore and sedge that were growing in and alongside the brook. The concerned resident that originally reported the issue has been contacted and updated, Alistair Dewhurst also contacted.
2. Oak in Grange Road – is it possible to have an update about this please?

**New work**

**18/02255/TPO - Coppicing and pollarding of sixteen trees mostly ash and hornbeam near the northern boundary, GRANGE COPSE, Mr Paul Richards**

Visited the site with Paul Richards and owner of Ladywell/Grange Copse on Sunday 11<sup>th</sup> November. Some of the trees intended to be worked on appear to pose a potential risk of falling onto bungalows in Grange road, so it seems prudent to work on these when possible to maximise safety of area. The coppicing and pollarding of the trees (rather than their removal) will encourage them to put out new shoots from their stump or roots. **Amy spoke with Mark Waddams on Wednesday 21<sup>st</sup> Nov:** we are both happy to recommend for approval.

- b. Allotments Report – Mr Nick Taylor – nothing to report.
- d) Transport and Accessibility
  - a. Emergency Planning Committee report - Cllr K Farrelly reported that salt bags have been delivered and are in storage shed, defib battery at Village Hall is to be replaced, list of names being drawn up for people in the village who can help clear snow if needed.
  - b. P3 Report – nothing to report.
  - c. DCC, Highways, Potholes, Roads & Hedges.
- e) Economy and Employment

- f) Community, Facilities and Assets
- a. Abbotskerswell Recreation Association report – Cllr K Farrelly reported that the Fireworks night just about broke even on the takings but the school made a significant amount of money on the food which will be match funded by Barclays. Play Equipment grant of £18,000 is awaited by Viridor through SWWA there is a site meeting on Wednesday regards this, the Lottery will be applied to for a top up of grant monies to hopefully complete the project.
  - b. Village Hall Report – Cllr P Marino – AGM in December, Building regs for new kitchen being progressed.
  - c. Volunteer Action Group.
  - d. Consultations.
  - e. Communications Committee Report – Cllr Mrs L Clowes reported training on website is going ahead. Facebook promotions £75.00 to date has been spent.
- g) Reports from Parish Councillors of any external meetings or Committees.
- a. TALC – meeting on Thursday 29<sup>th</sup> November 2018.
  - b. Stoneycombe Liasion – C Cllr A Dewhirst reported that a blast had taken place recently and there were some facebook comments from people reported that they had felt it, Stoneycombe had confirmed it was a relatively small blast but sometimes barometer pressure can effect how its heard.

## 7) Cheques for Signature/Finances

### Parish Council

Cheque no 1654 = £83.55 (vat £3.98) – EDF (Parish Rooms).  
 Cheque no 1655 = £48.00 (vat £8.00) – Clystnet Ltd.  
 Cheque no 1656 = £15.00 – TRBL Poppy Appeal (Remembrance Wreath).  
 Cheque no 1657 = £173.99 (vat £12.56) – EDF (Tennis Courts).  
 Cheque no 1658 = £115.28 (vat £5.49) – EDF (Pavillion).  
 Cheque no 1659 = £40.00 – E Clowes (Facebook Campaign).  
 Cheque no 1660 = £50.00 – C Bloxidge (Litter Pick November 2018).  
 Cheque no 1661 = £195.00 – David Wilds (Street Cleaning).  
 Cheque no 1662 = £506.36 – Sharon Raggett (Wages November 2018).  
 Cheque no 1663 = £191.20 – Kath Roscoe (Cleaning November).

### Abbotskerswell Recreation Association

Cheque no 1206 = £50.00 – ARA Draw.  
 Cheque no 1207 = £20.00 – ARA Draw.  
 Cheque no 1208 = £5.00 – ARA Draw.  
 Cheque no 1209 = £5.00 – ARA Draw.  
 Cheque no 1210 = £5.00 – ARA Draw.  
 Cheque no 1211 = £5.00 – ARA Draw.  
 Cheque no 1212 = £20.00 – TDC (Lottery Licence)

**Bank Balances**

ARA Account Balance November 2018 - £11,741.38  
 Village Events Account - £551.28 (held within ARA Account)  
 Parish Council Bank Balance November 2018 = £42,790.89  
 P3 = £700.00 (held within Parish Council Account).

**Proposed by Cllr P Marino & seconded by Cllr Mrs A Allen with all in agreement.**

**8) Any Items to go onto next Parish Council meeting Agenda.**

- a) Next Agenda Tree Asset Register.
- b) Oak in Grange Road.

**9) ARA Draw – November 2018**

551 – Mr Lockett – 4 St Marys Close  
 384 – Mrs P Brown – 53 Wilton Way  
 94 – Mr Tucker – Abbotsmead, Ford Road  
 53 – Mrs Denley – 11 Manor Gardens  
 636 – Jacqueline Webb – 7 The Orchard  
 456 – Mrs N Wynn – 15 Odle Hill Grove

**There being no further business the meeting closed at 9.17pm**

**Next Parish Council Meeting Abbotskerswell Parish Rooms – Monday 17<sup>th</sup> December 2018 @ 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**