

**ABBOTSKERSWELL PARISH COUNCIL**

**Minutes of the Parish Council Meeting Held Monday 27<sup>th</sup> January 2014 at  
Parish Rooms, Abbotskerswell Meeting commenced at 7.30pm**

**Present** Cllr K Eales (Chair), Cllr Mrs J Kniveton (Vice-Chair), Cllr R Whiffin, Cllr D McNee, Cllr Mrs M Turner, Cllr Mrs W Grierson, Cllr Mrs M Colclough, Cllr B Chambers, C Cllr A Dewhirst (from Item 4).

**In Attendance** 1 member of the public: Margaret Crompton (Allotments Chair), John Whitehead (ARA), Sue Southwell from CCD.

**Apologies for Absence** – Mr John Lewis (Tree Warden).

**Declarations of interest**

**Item 4C) Cllr Mrs M Turner has declared an interest.**

**Item 4F) Cllr B Chambers has declared an interest.**

**Item 6v) Cllr R Whiffin has declared an interest.**

- 1) Minutes of the Parish Council Meeting – Monday 16<sup>th</sup> December 2013  
Minutes of the Planning Meeting – Wednesday 15<sup>th</sup> January 2014

Chairman – Cllr K Eales suggested some further points to be added to the PC comments on Application no 13/03636/COU – Mr C Down – Ruby Farm, Two Mile Oak – Change of use of buildings formerly used for waste related activities together with associated external areas from agricultural use to general industrial use (use classes B1, B2 & B8). All Cllrs in agreement with this and they will be forwarded to TDC –

The Parish Council on 27<sup>th</sup> January 2014 considered this application further as follows:

- The site is against TDC Local Plan Section EC3 Rural Employment – paragraph (d) – The site is NOT adjoining a defined settlement (see Local Plan S21 Villages and S21A Settlement Limits (new policy))
- However, EC3 Rural Employment paragraphs (b) and (c) do apply.
- Ecological and landscape aspects – The previous Environmental Impact Assessment (EIA) should be considered and, if necessary, applied as previously documented by TDC officers in:
  - o **Reference TDC: 11/00802/SO Screening opinion under Regulation 5 (Development of a Photovoltaic (PV) Solar farm.)**
- Section EC3 paragraphs (f-i) should be taken into considerable account particularly in relation to historic planning applications:
  - o Environmental aspects of concern, light & noise pollution for local residents, extra traffic movements.
    - Reference 1: 10/00452/COU Proposal: Change of use and retention of buildings formerly used for waste-related activity to agricultural use**
    - Reference 2: 08/03399/DCC Proposal: Consultation from Devon County Council on County Matter Application for Application for Lawful Devel...**
    - Reference 3: 08/03401/DCC: Consultation from Devon County Council on County Matter Application for Application for Lawful Devel...**

**Reference 4:** 07/04148/DCC Consultation from Devon County Council on County Matter Application for retention and change of use ...

**Reference 5:** 06/05873/DCC Consultation from Devon County Council on county matter application for extension to waste transfer ...

- In addition, TDC should confirm all landscaping works have dutifully been carried out in relation to:

**Reference 6:** 10/00452/COND1 (related to Reference 1 above) Proposal: Request to discharge condition 3 Change of use and retention of buildings formerly used for waste- related activity to agricultural use

A statement by the applicant is requested to advise where all existing agricultural equipment and produce (eg round bales) are to be stored in future. Concern is that if B1, B2 or B8 change of use is given, development takes place and occupied, then a further application for agricultural building might follow. Photos provided by applicant show considerable amount equipment and produce.

If permission is granted, the Council would like a further condition imposed that permitted development rights are removed to prevent the site being expanded in the future.

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

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

- a) Police Report – no report given.
- b) Sue Southwell from CCD. The housing need survey in Abbotskerswell was taken in 2010 – as a result 11 people were found to have a need then. The current Devon Home choice register has 25 people on it in Abbotskerswell, they are in various bandings of urgency on the register but 8 are in band E which is now to be taken off the register. 3 sites had been mentioned. Cllr R Whiffin confirmed that the Neighbourhood Plan is just getting started but one site which may shortly have a planning application is the site adjacent to Henley Business Units and this will include an element of low cost housing. Chairman – Cllr K Eales confirmed that the Local Housing need will form part of the Neighbourhood Plan but we need to have up-to-date information on this need. Cllrs concluded that a new housing needs survey will be undertaken by CCD and a contribution of £300 will be needed from the PC for printing costs. All Cllrs in agreement with this.
- c) Mrs M Compton raised the suggestion of a sign for parking at the village entrance to deter people from parking and causing an obstruction. Cllr R Whiffin will speak to Emma Nicks at DCC to get her views on this.

## 3) **Planning Applications & Decisions**

**Applications received from Teignbridge District Council – none received.**

**Decisions Received from Teignbridge District Council – none received.**

#### 4) Matters Arising

- a) Neighbourhood Plan – Cllr R Whiffin confirmed that a meeting is going to be held with Newton Abbot Town Council and TDC this week to discuss the boundaries of the Parish in relation to NA3 Wolborough in the Local Plan.
- b) TDC Local Plan – Chairman – Cllr K Eales reported that a CROWD meeting was held when communications with the hearing officer were reviewed. The inspector confirmed that new information will be looked at but not anything which has already been decided including the allocation of houses and the sites. CIL examination - mostly will be developers at this review. A visit was made to Natural England and matters discussed included Conitor Cope tree felling works affecting the Greater Horseshoe Bat (GHB) roost, flyways and foraging area, which is in the hands of the Police as the GHBs are a protected species.
- c) Land at Manor Road - Linden homes submitted some artists impressions of what they saw the houses to be like. These were circulated to Cllrs. Housing numbers and affordable housing were not discussed, it was agreed another meeting would not be held, but a site meeting will be held at Bridford to look at the Wildlife Site there as something similar is being proposed by Linden.
- d) Pavillion and Field use by Abbotskerswell AFC – Grant of lease to become self-managing. Cllr B Chambers will speak to the Football Club as to whether they want to proceed with this, the Clerk will also notify Bob Clements of the reports of swearing again at football this weekend, also a note to the Devon FA and also put again on the ARA agenda.
- e) Grant to Abbotskerswell Parish Church - look at this matter in the precept on the main agenda.
- f) Works to Land at Denbury Diesels – Chairman – Cllr K Eales reported - certificate of lawfulness was given a split decision at TDC, permission given to park 40 cars but no storage, the application to put in a gate and fencing has been refused.
- g) Public Toilet – Cllr R Whiffin and Cllr Mrs W Grierson will go into TDC for a meeting to discuss this with Mark Wells and report back at the next PC meeting.
- h) Local Housing needs survey - proposed by Cllr R Whiffin and seconded by Cllr Mrs W Grierson that a new survey is undertaken by CCD, all in agreement.

#### 5) Correspondence

- a) Royal Garden Party – 10<sup>th</sup> June 2014 – Cllr D McNee & Cllr B Chambers to be nominated to attend.
- b) TDC Civic Service – 23<sup>rd</sup> Feb 2014 – Chairman – Cllr K Eales.

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

#### 6) Main Agenda.

- a) Report from County Cllr A Dewhirst – copy of report attached to the minutes.
- b) Report from District Cllr M Colclough & District Cllr D Smith – Cllr Mrs M Colclough reported that TDC currently discussing the budget. A freeze on council tax this year with the main objectives for the Council, promoting housing & supporting local business. Pay increase proposed for staff a 5% increase on car parking charges. New Homes Bonus - part of this will be used to subsidise this year's TDC budget.
- c) Emergency Planning Committee report – Cllr Mrs J Kniveton reported a meeting was held last week at which some positive responses for gritter driver were received, with one volunteer now signed up, the roles of the snow and flood wardens has been more defined.

- 1) Sandbags – the flood warden had calls from outside the village requesting sandbags because the flood warden’s number had been given from TDC, but they will point them in the direction of their own Parish Councils. Dave Wilds - many thanks for all his work as flood warden, it’s much appreciated by the Parish.
  - d) Abbotskerswell Recreation Association report - Tennis Courts - John Whitehead reported money has now been obtained for the courts. ARA are now awaiting to sign up the contractor to start work in April. Around £8,000 extra has to be found for the flood lighting and some landscape works, but another £2,000 is pledged from Abbfest. Fireworks have been ordered, but no bonfire this year. Guttering around the Pavillion needs cleaning out and light in tree removed.
  - e) Allotments Report – Mrs M Crompton reported the water meter not yet fitted because of the weather. Date for the AGM to be set for April 2014.
  - f) P3 Report – Cllr D McNee reported he had walked the footpaths before Christmas, very wet but all fine.
  - g) Village Hall Report – Cllr K Eales reported - AGM in December 2013, the Chairman’s report will be published on the web. May Day and the Garden show in August are already being planned. The first Film Night (Mama Mia) was successful, the second Film Night on Friday 28<sup>th</sup> is SKYFALL. The cost will be £4 per person, with refreshments for sale.
  - h) Tree Warden Report – Mr J Lewis not in attendance - Ash Tree adjacent to the Churchyard looked at but does not seem to require attention at present – the Clerk to ask DCC if they have done the survey which was scheduled. Court Grange Lane trees came down across the highway and they have been pushed to one side.
  - i) Reports from Parish Councillors of any external meetings or Committees.
    - 1) TALC - nothing to report
    - 2) Parish Cluster meeting - nothing to report
    - 3) Stoneycombe Liaison - nothing to report
  - j) DCC, Highways, Potholes, Roads & Hedges – pothole noted near Buckland Football Club getting larger all the time.
  - k) Primary School Report – nothing to report.
  - m) Volunteer Action Group - Stream clearance to be left until the Spring when the water level is lower. Litter picking on some of the roads into the village to be looked at in the Spring and campaign to encourage more to be involved.
  - r) Abbtalk – Article about vegetation outside of houses, asking residents to keep their immediate vicinity clean; Article from Celia Rose about what the volunteer action group does and how you can get involved.
  - s) Consultations – Chairman – Cllr K Eales submitted an entry into the DCC transport consultation.
  - t) Parish Meeting Speaker – April 2014 - speaker from Natural England, Chairman – Cllr K Eales confirmed he would contact them.
  - u) Precept 2014/2015 – 2.8% increase to £18,500 - proposed by Cllr R Whiffin and seconded by Cllr Mrs W Grierson - vote taken: 3 in favour, one against and one abstention.
  - v) Church Graveyard Maintenance – grant application - £250 one off grant - proposed by Cllr B Chambers and seconded by Cllr Mrs M Colelough. This grant will be for one year only, the Church will be asked to reapply next year and the Parish Council will reassess its finances.
- 7) Cheques for Signature/Finances – A copy of January 2014 financial report (Minute reference 106) has been distributed – Proposed by Cllr R Whiffin and seconded by Cllr Mrs W Grierson with all in agreement.
- 8) Any Items to go onto next Parish Council meeting Agenda.

**9) ARA Draw January 2014**

£50 - 531 - Mrs George – 2 Corn Park Road  
£20 - 312 - Mr Scarr – 1 Grange View  
£5 - 420 - Mrs M Pilkington – 24 Grange Road  
£5 - 340 - Mr McHardy – Selbourne, Totnes Road  
£5 - 681 - Mrs A Eyles – Tamberley, Priory Road  
£5 - 388 –Mr Hopkins – 32 Odle Hill Grove

**There being no further business the meeting closed at 10.05pm.**

**Next Parish Council Meeting Abbotskerswell Parish Rooms – Monday 24<sup>th</sup> February 2014 @ 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**