

STOCKLAND PARISH COUNCIL

Minutes of the Parish Council Meeting held in the Committee Room, Stockland Victory Hall at 7.30pm on Tuesday 24th April, 2018.

- 1) **Public Participation Time** (SO 1e & f); No questions were asked
- 2) **Reports from;** Police; EDDC/ DDC Cllrs D Key and I Chubb (all emailed if received).
- 3) **Resolve to exclude members of the press and public.** No items were confidential.
- 4) **To record those Present** Cllrs Griffiths (Chairman), Allen, Bass, Clay, Drew, Maitland,; with EDDC Cllr Key and the Clerk, K Pearson, in attendance; **Apologies for absence;** Cllrs Bright, Durrant, Parris and Patch.
- 5) **Declarations of Interest:** No interests were declared.
- 6) **Council Meeting Minutes-** the draft minutes of the meetings of the Finance & Staff Committee of the 10th April and the Council on the 27th March were confirmed and signed.
- 7) **Action Review Summary:** to receive and review the following items:
 - a) Turbary finances; resolve to receive any further information on:
 - Interpretation Panels; resolved to accept the issue of drawing up a specification to provide boards outside the Victory Hall, with a minimum of three quotes, was no further forward.
 - AONB Facilitation Fund; resolved to note a possible open event for members of the Fund to see the work on the Turbaries; set up as an event in June/July by the AONB, on a site with a good sequence from plateau, through springline slope, to drier valley and a general botanical ID day, covering the commoner species of unimproved grassland and wetland.
 - Higher Level and Basic Payment Schemes (HLS and BPS); resolved to; receive the progress report on 2016/7 and 2017/8 claims; pay invoice from S Machin as Managing Agent over the past year of £360; to accept their quote to complete the applications for 2018 at £300 + VAT; agree that as expected payments of £6400 are to come in, there is sufficient money for grazing for the year and payment is not until Sep.
 - 2016 BPS; received an update on deduction of “penalties” by RPA; including whether to escalate the issues; penalties all now deducted from this year & others, even though given assurance back in 2013 that no more to be made; agreed that Cllr Griffiths write to Neil Parish, MP giving the background requesting him to take up with the RPA.
 - RPA inspection; received an update on issues arising and agreed to contact the Managing Agent on whether to appeal.
 - Gigaclear Wayleaves; resolved to agree a site meeting if required.
 - b) Village Petrol Pump repair project; resolved to agree Cllr Drew to source a quote for Shell Dome and paint leaving the Pump in its current location.
 - c) Highways and Footpaths; resolved to receive progress reports on current issues; accept the quote for planned repairs on the footpaths of £1070 from D SurrIDGE; noted that Dalwood Parish have major pothole issues and have written to DCC with Stockland copied in; there appears to be no ditching work being planned.
 - d) Play Area, Car Park and Victory Hall; resolved to; receive the Clerk’s report on the purchase and fitting of a Dog Bin and to go ahead siting outside the car park on the road bank; pay Cllr Maitland £6 for Land Registry extract of ownership of Victory Hall and surrounding land; note possible repair costs of £500 for Victory Hall drains; to request tree root removal in order to view what state the drains are in and update the Asset Register accordingly.
 - e) Website; resolved; Cllr Clay and the Clerk speak with the web developer to get a date for implementation to work towards completion.

- f) Community energy funding; resolved to; note that Ben Eardley, Senior Consultant, Energy Analysis has accepted the invite to attend the Annual Parish Meeting on the 22nd May at 7.30pm.
- g) Parishes Together Fund; resolved to provide information required for the Alleviation of Flooding scheme carried out this financial year.
- 8) **EDDC Planning Training** for Town and Parish Council Councillors and Officers; resolved to agree that Cllr Maitland to attend on Thursday 31st May and the Clerk on Wed 25th April.
- 9) **Blackdown Hills REPAIR CAFÉ**; resolved to agree to host this event at a future date, possibly Autumn and to explore costs and funding.
- 10) **Villages in Action**; resolved to; agree support for the Villages in Action and require clear views on costs and level of community support.
- 11) **NALC Model Standing Orders**: resolved to adopt and integrate the new model standing orders for town and parish councils.
- 12) **Annual Governance and Accountability Return (AGAR) for the year ending 31 March 2018**; noted the Key dates and deadlines by which completed & approved AGAR is to be submitted; the Statutory common period for the exercise of public rights and the Statutory deadline by which AGAR & signed external auditor report must be published by.
- 13) **NALC GDPR toolkit**; resolved to; agree the Clerk to undertake tasks to complete the first stages of the GDPR Action Plan.
- 14) **Planning**- to consider and review any issues arising. (for Applications please go to EDDC web)
- a) EDDC consultation; proposed changes to car parking charges filling in the online questionnaire on behalf of the Council before 1 June 2018.
- b) Proposed agricultural track, land at Ridge, Stockland, EX14 9EN; works have already commenced for 'prior approval' and an application for planning permission is required; the length of track stated is 205 metres and plan shows a track of approximately 950m; three sections of hedgerow have been removed without prior consent, the applicant is in breach of the Hedgerow Regulations 1997 and is referred to the Enforcement Officer; council expressed concern against damage to hedges which is against Stockland Neighbourhood Plan.
- c) applications received: to consider and respond;
- i) 18/0515/FUL and 18/0722/LBC Kites Cottage Stockland Honiton EX14 9D; The Council supports this application and noted that the Car Parking for 4 vehicles seems very tight which may mean more movement onto the narrow road.
- ii) 18/0740/FUL - Corrie House Dalwood Axminster EX13 7HJ; The Council considered this application and draws attention of the LPA to Stockland's Neighbourhood Plan Policy BHE3 on p26 and App2, AONB's 'Design Guide for Houses' 'Policy BHE3 – Maintaining the Built Character of Our Parish through High Quality Design; To ensure that new development is of high quality design and is sympathetic to the traditional built character of the parish, proposals for development will be supported where they take into account the Blackdown Hills Area of Outstanding Natural Beauty Design Guide for Houses and:
- i) ensure that the size, scale and location of the development is appropriate to the form, scale and setting of the surrounding built environment; and, ii) ensure that materials and design of the development are in-keeping with the character of the surrounding built environment; and, iii) ensure that it is designed in such a way as to minimise its impact on the visual amenity of the surrounding landscape, on views of the proposed development and on the natural environment; and, iv) include the use of appropriate sustainable urban drainage systems (SUDS) and other measures to reduce surface water run-off. The Blackdown Hills Area of Outstanding Natural Beauty Design Guide for Houses is set out in Appendix 2 of this Plan.' This application requires substantial amendment in size, scale, form and visual amenity to meet both Policy BHE3 and the Design Guide for Houses. If it is not, then this application should be refused if the Neighbourhood Plan is to have any weight. If the LPA are minded to accept this application a credible justification needs to be made to override such a strongly worded Neighbourhood Plan Policy.

- iii) 18/0866/FUL - Chapel Croft, Millhayes, Stockland; Construction of single storey side and rear extension. The Council supported the extension to the mobile home. It was concerned though with possible future ownership being split between the two properties, resulting in a new building in the countryside. Under Neighbourhood Plan Policy HP1 'Meeting Demonstrable Local Needs on Local Exceptions Sites' this is the only way that development meets the LPA's Local Plan in Stockland. 'Where suitable sites cannot be found within Stockland village, proposals for new additional housing development will be supported: i) on "Local Exceptions Sites" in locations within a reasonable and safe walking distance of existing community facilities within Stockland village; and, ii) where they meet demonstrable local housing needs, that is, of appropriate type, tenure and scale. In Stockland, this amounts to 2 affordable housing dwellings in the period to 2020'. If the LPA are minded to accept this application then it should be conditioned so that ownership cannot be divided between the two buildings.
 - iv) 18/0627/LBC - Cawleys Farm, Shorebottom, Stockland; Retention of: new roof on lean-to (West) elevation; new front door (ED1); new internal doors and frames; window seats (W1 W2); plaster ceilings; new floor finish at ground floor; new timber staircase including balustrade; new bathroom window (W16); replacement partition wall and re-plastering at ground and first floors. Proposed: replace 5no. windows on rear (North) elevation; 2no. windows on side (East) elevation and replace 1no. window with French doors on side (West) elevation; providing access to a proposed patio with retaining wall and replace roof over entrance on side (East) elevation with slate. The Council were concerned about this retrospective application and at how much work had already been completed to a listed building without any application being made. The feeling was that whilst the quality of the work that is seen, may be acceptable, the issue of loss of LBC status within the Local and Neighbourhood Plans is not. Neighbourhood Plan Policy 'BHE3 – Maintaining the Built Character of Our Parish through High Quality Design' is relevant here and the LPA should judge its impact.
 - d) To review applications previously considered or approved;
 - i) 18/0266/LBC Kites Cottage, Stockland, Honiton, EX14 9DS; Replace existing chimney pot on side (South) elevation; awaiting decision
 - ii) 18/0475/FUL; Lower Seavington Farm, Millhayes, Stockland, Honiton, EX14 9DE; Slurry Store; awaiting decision
 - iii) 18/0579/FUL; Cuckford Farm, Stockland, Honiton, EX14 9EY; Conversion of barn to two holiday units including alterations. (Resubmission of 15/1376/FUL and 15/1377/LBC); awaiting decision
 - e) applications refused/withdrawn/appealed: to decide how to respond:
 - i) 17/0916/AGR, Broadhayes Farm (Land west of Ridge Farm) Stockland – construction of livestock building, appeal dismissed; application for a full award of costs against the Council refused.
- 15) Correspondence: to consider items received (copies emailed to all Cllrs where appropriate)
 - a) Blackdown Hills Transition Group; Repair Cafe Invitation, Hemyock Saturday, 26th May from 10am to 12 noon.
 - b) Campaign to Protect Rural England; e-mailed news bulletin; Devon Voice magazine.
 - c) DALC; monthly updates; newsletter; invoice for Affiliation of £151.86; NALC password.
 - d) Devon Communities Together; eNewsletter; training courses; Big Lottery Fund update; Devon Community Resilience Forum on 14th June; Community Led Housing free training event Norton-Sub-Hamdon in Somerset on 31st July;
 - e) DCC; Temporary Traffic Notices for Gigaclear work; new Regional Adoption Joint Agency; Neighbourhood Highways Officer for Whimble & Blackdown ED is Phil Morgan from 16th April, supported by Dave Ashford;
 - f) EDDC; Council & Cabinet Agenda; Development Management Committee; The Knowledge; Residents Magazine; East Devon Business Newsletter; Green Waste Service from May; responsible Dog Ownership magazine.

- g) Fields in Trust; newsletter.
- h) HMRC & Pensions Regulator; newsletters
- i) ICO; e-news from the Information Commissioner's Office;.
- j) NHS; NEW newsletters; Healthy People monthly briefing;
- k) Police & Neighbourhood Watch Alerts; Rural East Devon Police Facebook Page
- l) Rural Vulnerability Service, newsletters on Housing, Transport and Broadband
- m) Victory Hall Committee; invoice 642 for £32.

16) **Finances** to review and agree items of payments and receipts

Balances at Bank (at 31/3/18):

Treasurers Account	12615.34
--------------------	----------

Payments (as at 18/04/18)

i) Staff costs Mar	422.61
ii) DALC Affiliation	151.86
iii) VH 642	32.00
iv) Cllr Maitland	6.00
v) FMS Printing Ink supplies	43.86
vi) S Machin, Turbaries land Management fees	360.00

	TOTAL	1016.33
--	-------	---------

Receipts (as at 18/04/18)

i) EDDC precept/CTSG	4197.50
----------------------	---------

	Movement of Funds	3181.17
--	-------------------	---------

	BALANCE TOTAL	15796.51
--	---------------	----------

17) **Items of Future Business** for the next Agenda; Web, GDPR, AGAR

- 18) **Confidential Items:** In view of the confidential nature of the business about to be transacted, it is likely that the press and public will be excluded during consideration of issues agreed under item 3 of the Agenda.

SignedChairman

Date 29th May 2018

Meeting closed at 9.30pm