

NEWTON POPPLEFORD & HARPFORD PARISH COUNCIL

Minutes of the Parish Council meeting on
Monday 31st October 2016 in the Village Hall at 20.00.

	<p>Public session. There were no comments raised at this point in the meeting</p>	
	<p>Present Cllrs Jeffery (Chairman), Clarke, Downen, Kemp, Lipczynski, Ranger & Walker. Tony Le Riche (Locum Clerk) and 9 members of the public.</p>	
1	<p>Apologies for absence Cllrs Burhop, Coppell, Tillotson and Zirker, County Councillor Channon and PC S Lee,</p>	
2	<p>Minutes Minutes of the meeting held on 26th September 2016 were accepted and signed subject to the addition of the words 'had a business relationship with' and the spelling of 'Bowhayes' in minute 2.</p>	
3	<p>Declarations of Interest No interests were declared at this point in the meeting but Cllr Downen reminded the Council of the relationship declared at the last meeting.</p>	
4	<p>Action List This had been circulated. The Chairman reported that there was an Otter to Exe Group of parishes that met quarterly to discuss items of mutual interest. The Parish Council had been invited to join. Traffic matters. Basic training was to be arranged. Members of the Otter to Exe Group of Parishes were considering this. RESOLVED: that the Otter to Exe Group be informed that the Parish Council would be willing to join in with this training, if organised.</p>	
5	<p>Toilets Cllr Ranger reported that the Cleaner had tendered her resignation with effect from 30th November 2016. The Council would need to consider a replacement cleaning arrangement. The requirement was for unlocking in the morning then cleaning and locking up in the evening. RESOLVED: that the Policy and Personnel Committee be delegated power to review options and make an appointment. Cllr Zirker had installed soap dispensers, paper towel holders and cleaning equipment. The lock to the disabled WC had been replaced. EDDC were carrying out a review of toilets and other assets and this could include aspects of ownership. An electricity check was needed - The Clerk was asked to arrange this. A plumbing check was needed including ensuring there was a hot water supply. The Clerk was asked to look into this. A deep clean was needed at the end of the current cleaner's contract. The Clerk was asked to research options for this. Cllr Ranger offered to cost the installation of automatic locking / unlocking and sensors to switch lights on when someone entered.</p>	<p>A</p> <p>A</p> <p>A</p> <p>A</p> <p>A</p>

6	<p>Publicity and Communications Cllr Walker reported that the summary of the last meeting had been included in the Parish Magazine. It would be posted on the notice boards next time (Clerk). She asked for suggestions as to where else this might be posted. With reference to the Fireworks display and similar matters including the neighbourhood Plan, Cllr Walker suggested that the organisers should report to the Council regularly so that these things remained in people's minds. She offered assistance in distributing and collecting NP questionnaires. This was accepted with thanks.</p>	
7	<p>Play Area Gazebo: A suggested design was displayed. On consideration, it was agreed that an alternative design, with seats facing outwards under an umbrella type roof should be pursued. Playground funds could be used in other play areas in the Parish, bearing in mind that the S106 monies had restrictions on usage. Repairs: the Clerk was obtaining quotes for all the repairs listed in the annual safety inspection. The Clerk and Locum were asked to investigate damage to the cricket nets with the original supplier.</p>	<p>A</p> <p>A</p>
8	<p>Health Services locally. The Council considered a response to consultation documents which included reducing the number of hospital beds in towns across the District. The Chairman suggested a response should include the Parish Council's disquiet at the proposals as home treatment was not always the best option, the lack of adequate public transport to facilities and the proposed Health Hub should be in place before any changes were made. The Chairman was asked to draft a response and circulate this before submitting it.</p>	<p>A</p>
9	<p>Parishes Together fund The Clerk reported that this had been considered at the Otter to Exe Parishes meeting but no firm ideas were forthcoming. East Budleigh PC was considering works for ditch cleaning. This type of scheme did not require joining with another parish. It was suggested that this Council could also use its funding for ditch clearing around Harpford, Venn Ottery and possibly parts of Back Lane. Resolved to put together an application for ditches for the February deadline. Cllr Kemp pointed out that surface water run-off had increased when hedges were taken out in 1997 and wondered if there were proposals for new hedge planting at Venn Ottery quarry when this closed as this could help to control surface water run-off.</p>	<p>A</p>
10	<p>School A planning application for the new school had not yet been submitted. Cty Cllr Channon was meeting with a DCC Officer at 9.00am on Thursday 3rd November 2016 outside the school to look at the issues. The Chairman would also attend and would ask that a representative from the School was also present.</p>	
11	<p>Christmas lunch Cty Cllr Channon had approved funding of up to £500. An invitation draft had been prepared for circulation to Community Nurses to invite say 10 people from each of their areas, being Parish residents. This would give 30 – 40 people for this, first, lunch. The Village Hall Committee had waived the charges for this event. Cllr Mrs Walker offered help to set-up from 11.30 and to play carols on the piano from 3.30 if this timing was suitable.</p>	
12	<p>Trees on the Village Green, Newton Poppleford The Chairman had submitted a Tree Works application following the description given by East Devon Tree Care. The Finance Committee had agreed to accept the quote of East</p>	

	<p>Devon Tree Care subject to the Tree Works consent being given. However Cllr Ranger thought that the works varied from what the Council originally intended. EDDC had informed the Chairman that removal of dead wood to the Oak could go ahead but the remaining works would need formal consent.</p> <p>RESOLVED: that the works be revised to ensure that only the minimum work is carried out to ensure safety to the public and no interference with buildings. Cllr Ranger to lead.</p>	A
13	<p>Leaves on the Village Green, Newton Poppleford. John from the Post office had asked for volunteers to help clear up the leaves on the Village Green. He would supply plastic sacks for the leaves. It was AGREED that dates would be circulated to Councillors.</p> <p>The suggestion of a Parish Handyman was discussed as this was the sort of task that could be included in their work. The Clerk pointed out that Exmouth TC had appointed a handyman and then hired him out to Budleigh TC, Lympstone PC and Woodbury PC for part of his time but this service was ending on 31st March 2017.</p> <p>RESOLVED: that the possibility of a joint scheme for a Parish Handyman be investigated.</p>	A
14	<p>Planning Applications</p> <p>16/1988/FUL. Land South of Bowhayes farm, Venn Ottery. Proposal: Construction of dwelling (incorporating integral garage) and detached garden store and provision of access driveway, bridge and parking/ turning facilities.</p> <p>A site visit had been held. The Venn Ottery and Southerton Residents Association had sent a copy of their objection to the Chairman. There were 10 objections submitted to EDDC. The Council noted that there was a presumption against development as the site was outside any BuAB and was in the AONB. The applicant contended that the building was designed to meet S55 criteria being of outstanding design or innovation.</p> <p>The Chairman read out a summary of the areas of concern expressed by objectors.</p> <p>Mr Hughes, Chairman of the Venn Ottery & Southerton Residents Association reported the association's objections with concerns about local flooding, increased traffic, and loss of amenities. He also noted that there are still issues with the culvert that goes under the road and blocks up.</p> <p>The Council then considered whether the building met the criteria of para 55 in terms of design or innovation but also whether these were sufficient to counter the policies of the Local Plan.</p> <p>OBJECT:</p> <ol style="list-style-type: none"> 1. Flood risk – The development would pose an unacceptable risk to increased surface water flooding in the area. 2. Highways: the road is a de-restricted but narrow carriageway. The entrance would require highway works that would be detrimental to the area. 3. Local precedent that would have an adverse effect on the ED Local Plan. There is a fear that acceptance of one dwelling would make it very difficult to defend against further applications. <p>The design does not meet any of the four requirements of Para 55 to allow development in the AONB and outside any BuAB:</p>	A

S55 states:

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. There are no local services or facilities in Venn Ottery.

Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- The essential need for a rural worker to live permanently at or near their place of work in the countryside. This did not apply.
- Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; This did not apply
- Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; - This did not apply
- The exceptional quality or innovative nature of the design of the dwelling. The Council considered the four aspects of design that must be met to meet this criteria

1. be truly outstanding or innovative, helping to raise standards of design more generally in rural areas; The Council felt that the basis of design (the formation of a sea crystal) had been used elsewhere and so was not truly innovative, furthermore it is not particularly relevant to this inland part of East Devon. The design itself was not outstanding nor contributed to enhancing the standards of design. The comments submitted by Sarah Foque, Landscape Architect describe this far more fully than the Parish Council can.
2. reflect the highest standards in architecture. The Parish Council is not qualified to comment on this but suffice it to say that there was no 'wow' reaction when the plans were viewed.
3. significantly enhance its immediate setting. The building would not enhance its setting as the building was screened on some sides by existing and proposed hedges and in other aspects, the building would significantly detract from the open countryside views.
4. be sensitive to the defining characteristics of the local area. The defining characteristics of the area were magnificent open countryside and farm land. There are no other buildings on this side of the road. The building is not a reflection or enhancement of this area.

For these reasons the Parish Council is clear that the application does not meet criteria for development in a settlement without a BuAB and in the AONB.

16/2407/FUL & 2408/LBC Addition of car port and stores, existing garage converted to store / hobbies room and construction of flat roofed link to cottage. Brook Cottage, Exeter Road, Newton Poppleford – SUPPORT as previously.

16/2449/HRN Remove 4.27m section of hedgerow Land At Littledown Lane, Newton Poppleford Cllr Ranger pointed out that EDDC were not consistent in their approach to such applications and had requested clarification of policy. – DEFER pending clarification of policy.

	<p>Financial Regulations. The Committee had carried out a detailed review of Financial Regulations based on the NALC Model but adapted to suit the Parish Council's needs. These had been circulated to all members, showing the proposed changes. RESOLVED: that the proposed Financial Regulations be adopted and distributed to all Councillors.</p> <p>Hire of projector and Audio equipment. The Committee had considered the fragility of this equipment and the cost of replacing a bulb in the projector and recommended: 1 that the equipment be offered for use only when a member of the Council was available to set up and take down the equipment. Cllr Zirker undertook to do this. 2 that no charge be made for community organisations but a commercial charge be made to other organisations.</p> <p>RESOLVED: that the recommendations of the Finance Committee be adopted.</p> <p>Playground repairs. The Finance Committee had considered the need for repairs at the playground and recommended 1 that the broken spring be replaced with a spring designed for this type of play equipment. 2 that S106 funds be checked to see if there were any funds for maintenance of existing equipment. As previously reported the Clerk was seeking quotes for these repairs and seeking information about S106 funding.</p>	
16	<p>Complaint re fireworks display affecting horses. Two complaints had been received regarding the adverse effect that the fireworks display would have on horses nearby. The Chairman had responded to the first complaint and Cllr Downen had visited the second complainant to discuss this. Cllr Ranger suggested that both complainants could be telephoned just before the fireworks were set off to enable them to calm their horses.</p> <p>The Chairman AGREED to respond to the second complainant in writing (consulting Cllr Downen) before 4th November.</p>	A
17	<p>Finance The Council received and noted a schedule of Receipts, payments and balances to the end of September.</p> <p>The Council received and noted information regarding a Govt. consultation on the possibility of extending referendum principles to larger, higher-spending town and parish councils in 2017/18.</p>	
18	<p>District Councillors' Reports Cllr Ranger had circulated her report, which was received with thanks Cllr Ranger was proposing to use the Surgery on the car park for Councillors Surgeries. This was supported.</p>	
19	<p>Neighbourhood Plan NP Questionnaires were due to be returned by 5th December 2016. Cllr Kemp asked if there was to be a canvas of those who did not respond. This would be considered. Cllr Kemp also asked for clarification of the end date for quarrying works at Venn Ottery. Cllr Ranger agreed to circulate details.</p>	

20	<p>Reports</p> <p>Ted Swan the Footpath Warden reported that the paths were generally in good condition. He had trimmed back nettles and found that some steps needed replacement and he would be tackling this soon.</p> <p>There was a P3 Wardens event this week but he was away and so Cllr Kemp was going in his place.</p> <p>Ted was thanked for his hard work.</p>	
21	<p>Communications</p> <p>Citizens Advice. The Council received an offer for Citizens Advice to provide free workshops for rural energy users including advice on how to set up Oil Clubs. The Council would have to provide the venue.</p> <p>RESOLVED: that the Council offers to pay for the hire of the Village hall for such an event and would leave it to CAB to run the event.</p> <p>DCC Highways Conference. An invitation to this Conference had been received.</p> <p>RESOLVED: that Cllrs Kemp and Walker attend.</p>	
22	<p>Exclusion of the Press and Public</p> <p>RESOLVED: that due to the confidential nature of the business to be transacted, the press and public be excluded from the meeting under the provisions of the Public Bodies (Admission to Meetings) Act 1960.</p>	
23	<p>Personnel matters</p> <p>The Chairman and Cllr Ranger updated the Council on matters relating to the Clerk and the Toilet Cleaner.</p>	
24	<p>Date of next meeting Monday 28th November 2016, Village Hall at 8pm</p>	

Chairman