

**Minutes of Newton Poppleford and Harpford Parish Council Meeting
held on 30th September 2013 in the Village Hall at 8pm (DRAFT)**

Present:- Cllrs Sanders, Cole, Clarke, Cooke, D Jeffery, Salter, Slattery, Tillotson

Apologies:- Cllrs Phillips, H Jeffery, Pearce and C Channon (CC).

10/13/20 **Declarations of Interest:-** None at that time.

10/13/21 Minutes of the meeting held on 29th July, to be approved and signed (draft sent to Members previously).

After Councillor Cole had read out the potential Code of Conduct breach to Councillor Salter, he was asked by Councillor Salter to confirm whether or not he had ever accepted that he had indeed had a DPI. Councillor Cole confirmed that Cllr Salter had never accepted that he had a DPI, and had always refuted such a suggestion.

The Minutes were accepted provided the above correction was incorporated.

Proposed	Cllr	Cole
Seconded	Cllr	Salter

The Clerk at this point raised the matter of draft Minutes being placed on the web prior to their acceptance, which he was reluctant to do. It was however agreed that provided that a watermark was imprinted this would be in order. Noted.

10/13/22 **Reports**

A) Chairman's

1. Police – Apologies had been received from P C Wallace and his written report for July was read to the meeting. There were eight crimes reported during the month. This is an increase of three on the previous month's figures. There were a total of 23 incidents reported to the Police during the month. This is an increase of 5 on the previous month's figures. Noted.
2. Any other matters – None.

B) Clerks

1. Receipt, Payments and Balance on the current account to end of August. Copied to Members and the public, filed and attached to the main minutes.
2. To report further on the matter of the water main replacement. It was noted that some aspects of bus timetables were still not confirmed, but all information to date was on the website, notices were placed at bus stops. Concern was expressed in respect of the cars parked on School Lane and the visibility for vehicles emerging from the car park. The Clerk agreed to report to South West Water the perceived problem.

3. To report on the water installation re. the Church and the Old Cemetery. The Clerk said that both he, Haylor Lass and Mr Slade had met with the SWW Surveyor and had been advised that it was possible to have one supply pipe serving the three outlets re. Church, Church Hall (if rebuilt) and the Cemetery with two water meters, one on the footpath near the main stop cock and one inside the cemetery gate. The total account would be sent to the Church Treasurer at the time and he would send to the Parish Council, a bill for water used. Members noted the position and pointed out this was the same as applied to the Allotment and Cemetery at Venn Ottery Road.
4. To report on the current position re. Harpford Hall. The Clerk advised the meeting of the findings in respect of the footway bridge from the road to the Hall. Cllr Pearce had examined the structure as had an Officer from EDDC, both were of the opinion that due to deterioration of the steel and the concrete it will need replacement in due course (It was noted that Charles Dixon from Smiths Gore considered “it would outlast mine and his lifetime”!!). Debate ensued, it being noted that a large majority of residents of Old Harpford wanted to keep it for use. The Clerk further said that it was urgently needed for meetings especially Committee meetings, the amount of rent paid by the Council was £200.00 for the last year to Christmas 2012. It was also stated and noted that there were figures of Income and Expenditure for the last 3 years in the Clerks possession. Cllr Jeffery wished these to be made available to Members (note these were sent via email the next day). Cllr Cole considered that a structural survey was required by one of the professional agents. Staggs were suggested. This was to protect the Council and give an indication of the likely ongoing costs for future years. There were various queries raised in respect of key holders and booking control, it being noted that regular users could hold a key. It was however a matter for further consideration as was a break clause in the lease period. Cllr Salter offered to look through the suggested document as this was one of his professional attributes.
5. To report that the Jubilee Seats are in the process of being installed by C J Woodley at a more than competitive charge, which was to be taken out of the Jubilee funds as previously agreed. Cllr Cole commented that this was being done at a material only cost. The Clerk at this point raised the matter of the Burrow Bus Shelter, where water off the road egresses into the shelter since the road had been resurfaced as reported many times by Cllr Clarke. C J Woodley had looked at it and agreed with the Clerk that a 3” screed be placed over the floor, a new gutter be fixed and a hole in the roof be repaired all for the sum of £175. Cllr Salter asked that more than one quote should be obtained. The Clerk responded that that applied to expenditure over £500.00 (It also has to be noted that other contractors had been asked to look at the problem but had not responded. In the past some had said if they were not to get the contract it was not worth the effort to put a quote in).

C) County Cllr

Devon County Council has advertised a temporary one-way system for the duration of the SWW road works along Dotton Lane Proceeding from Beech Tree at Colaton Raleigh to School Lane and up hill along Back Lane. (This information proved to be wrong, the Parish Council having agreed that it was down Back Lane and up School

Lane to Turners Close, in the event it is two way from Turner's Close to the A3052.) I am delighted that SWW and May Gurney have listened to local concerns and now intend to tighten up the time scale of their scheme. I am also pleased that buses will now be allowed to use the road through the village when the road is re-opened.

D) District Cllr

Blackhill and Venn Ottery Quarries Liaison Group Meeting - 1st October 2013.

To report the broken road between Venn Ottery Quarry and the B3180.

Road works and repairs to the water mains . See Parish Council website (address in September news letter also PC notice boards)

The Rural Fair Share Campaign is supported by EDDC . Urban areas receive 50% more support per head than rural areas

Privatisation of the Royal Mail and its affects on the future of the Network of Post Offices, highlighted the “ Inter Business agreement” signed between Post Office Limited and the Royal Mail Group as being not sufficiently robust to protect and promote the future of the network .

Recommended to the Parish Council that a Neighbourhood Plan be promoted.

E) Cllr Phillips Grants update on section 106 Grants

The Clerk read the report:-

The new Section 106 has been made more flexible and will start with any new projects. We cannot use existing money on the terms of the new Section 106. The new 106 money can be used on footpaths and allotments etc. In addition for play and sport.

We can use around £300 of the formal recreation money for the repair of the cycle path.

We can use some of the play provision maintenance money on putting new seating in the play area, but cannot use it anywhere else in the village.

Section 106

Play Provision money can only be spent on the playground, we cannot put anything in place unless it meets the list that was raised about 2007 by the parish. I will be sending out a new request to the parish to ask for suggestions on spending about £4K. The idea of adult gym equipment has been agreed by many residents but this was not the correct procedure for allocating funds.

Formal Recreation

This will cover most sport. Items must be fixed i.e., goalpost. Does not cover anything that can be taken away, i.e. cannot use funds to run hose to The Brook and pump water out for the Cricket Club, unless the pump and hose line are fixed.

It is EDDC's responsibility to ensure that if a new property has been occupied then the money should be paid into the Section 106 fund. However, the parish will keep an eye on this as well.

Prior to spending the Hoppins Farm money on the playground, we would have to get the okay from Hoppins as the site is more than 600 metres from the development in order to spend any money on outdoor gym equipment, we must first consult the community to see what they want as I have mentioned above. This can be done by way of newsletter where we would ask them for suggestions and at the same time making some of our own suggestions. Once we receive this information from the parish we can then contact EDDC in order to see how we proceed. If we want help beforehand, they will assist. We must always consult the parish as the money belongs to them and not the Council. We may offer suggestions but they can also do the same.

CIL

This will run alongside the Section 106. CIL will mostly apply to the infrastructure but will not be levied on social housing. CIL funds will apply mostly to small developments and single house builds where a charge of about 7K per house will be made. This amount can be adjusted if it is so high as to jeopardise the development. The parish will be entitled to about 15% of this if we hold a parish plan and 25% if we have a neighbourhood plan in place. CIL money can be spent on anything in the parish, unlike Section 106 money.

CIL will probably come into effect in the summer of 2014.

We cannot use Section 106 money to pay off any of the loan from Public Works Loan Board as the 106 receipts are to pay for new and/or enhanced provision, so a loan taken out several years ago is not new or enhanced.

F) Cllr H Jeffery to report on the Computer Programme update on the Parish Council Computer

Due to her absence the Clerk gave a report on the problems being encountered and that Cllr Jeffery considered that a new system was needed. The Clerk brought to the meetings attention that there was a gentleman in Woodbury who could clean and update the current work programme to a Word one. Matt Coppell kindly said he could deal with the matter as he works in IT at the University and could do the same overhaul for nothing. Whilst this was welcomed by the Members in general it was left with the Clerk to consider (in the event several Members considered that due to the age of the equipment and the fact of Cllr Jefferies observations, it was most probably better to get a new up-to-date lap-top). The Clerk spoke to Shan Merritt who was very much in favour of a new system and pointed out that there was a special offer on at John Lewis and Argos. In the event the Clerk purchased a new lap-top.

6. Communications

A) County – None

B) District

1. Open space review. The review documentation was noted and agreed with the addition of Webber's Meadow and Venn Ottery Road, Cemetery and spare land adjacent (as part of previous allotments) and Venn Ottery Green as extended.

Footpath No. 1 – Mr Swan, as P3 Local Representative, gave an update. It being noted that the matter was still being considered by the County Footpath Warden.

- C) To consider a quote for a deep clean of the toilets by a Company who had contacted the Clerk by the name of Hygenza Cleaning Ltd of Bridport. The Clerk said he had met the Company on site and had received a thorough detailed specification and costing. Members considered that it was a good idea so that future daily cleaning could be better managed. The quote in the sum of £330 was accepted.

10/13/23

Matters Raised by Members

1. Cllr Cole, D Jeffery in respect of use of the playing field by Sidmouth Cricket Club. The Clerk advised the matter would be considered at a Trustees meeting in the near future and a report referred to Council thereafter .
2. Cllr Cook re. Parking at the entrance to the Bovis Estate off the A3052. Cllr Cook considered that the yellow lines needed extending further into the Estate as visibility of vehicles coming out of the area or those entering were not able to see each other and she was concerned an accident would occur (note this matter has been raised many times before and County Officers have not considered it necessary. The Officer pointed out that advertising of any proposals had to take place in a London newspaper and any other such scheme should be considered for inclusion).

The Clerk added that the point of advertising in the London Paper was a complete waste of money, this matter was under consideration, a local solution would save many thousands of pounds.

3. Parishes Together. It was noted that Ottery St Mary Town Council was considering further ideas as to how to use the funding which the Clerk advised the meeting was £1 per head of those in the Parish and 10p per head from the County and District respectfully.
4. Citizens Advice required Grant Aid. It was noted that the Council had for the last 20 plus years given a grant to the organisation as it provided much advice to local residents and was operated by volunteers with a paid manager. The Clerk advised that the Council budgeted for the expenditure annually and Members agreed to support the request and agreed to support (attached to the main Minutes and filed).
5. Cricket Club request for Grant Aid towards grass cutting costs, it being noted that the extra cuts now required to meet current standards was not

covered by the rental charge and neither did it cover the hire of the Pavilion.

Letter from D Zirker

Mr Zirker read from his letter to the meeting setting out his points of concern in that the Parish Council now needs to bring the village together, by working with developers to get the best out of 106 Agreements and any other monies that could become available. He continued “We also need to know what it is the Parish as a whole wants”. He considered “We must ‘bust a gut’ to obtain this information.

Letter from Ben McGowan (he said this had already been covered).

Letter from Mrs Cullip.

In response to a letter from John Varley, Estates Director, Clinton Devon Estates, Mrs Cullip requested her response be read to the meeting, see below:-

Thank you for your message “setting the record straight”. Far from this you have fanned the flames even higher.

You continue to ignore the views of over 400 householders of this village who said that they did not want 40 houses built off King Alfred Way because the A3052 could not take any more traffic. I assume Mr Varley that when they are built you will be putting in planning permission for the 3 houses you plan to build on your land. I see access has been left ready for that.

As to doubting that the doctor’s surgery will be built we will have to wait and see. As you have been talking to Coleridge Medical Practice for the past 5 years, don’t you think you should have asked what the residents need. Many of them do not even go to Ottery St Mary and are under practices in Budleigh Salterton and Sidmouth, who both have spare places. Other doctor’s practices may have liked to be “talked to by you”.

I do not have to have it pointed out to me how Clinton Devon Estates treated the people in the 1800’s. I think they should realise that things have moved on and people are no longer reliant on the “goodwill” of CDE. People own their own houses and have minds of their own and can voice their opinions and do not have to be kept down by big landowners.

Perhaps you would like to listen to the people and stop this planning application before any more damage is done to the residents of Newton Poppleford and CDE’s reputation. **J Cullip**

10/13/24

Planning Applications

A) 13/1868/FUL

Former Coal Yard, Back Lane

Proposal:- Demolition of redundant buildings and redevelopment of site with 2 no. new dwellings.

Observations:- The Parish Council do not support this application as alternative development sites are available outside the flood plain within the parish. A site visit may be considered appropriate.

B) 12/2949/LBC & 13/2050/FUL Land West of Peeks/ Otter House, Harpford

Proposal:- Conversion of barn to ancillary accommodation to be used in conjunction with Otter House and as holiday accommodation.

Observations:- The Parish Council supported the application to full residential use in 2005 following a site visit. I suggest due to the number of new Councillors since 2005 another site visit should take place before a decision is made.

C) 13/2124/FUL Holly Field, Back Lane

Proposal:- Construction of single storey side extension (revised design of planning consent 13/0475/FUL).

Observations:- This is a revision to a consent that the Parish Council previously supported, the concept remains the same removing a timber garage and building a single storey extension on the western side of the house. Unless there are valid objections from neighbours I suggest we support the application.

10/13/25 Planning Decisions

1. 13/1480/FUL Vine Cottage, High Street

Decision:- Parish Council supported with conditions.

2. 13/1772/FUL 6 Brook Meadow

Decision:- Approval with conditions. PC supported.

3. 13/1564/FUL 14 Chestnut Way

Decision:- Approval with conditions.

10/13/26 Closure

Open Session

Ben McGowan again referred to the Parish Clerk and his inability to carry

out aspects of the requirements of the Parish. He also referred to how he had knocked on over 200 doors to obtain views on the proposal to develop at King Alfred Way and a new surgery. He also mentioned that he had received overwhelming support against the proposal and was thanked by many for taking the time to speak with them.

Mrs Pinney raised the matter of parked vehicles in School Lane and visibility when egressing from the car park. She considered that the cars should be moved. The Clerk said he would speak to Reg Hancock of May Gurney and seek a resolution (Note: Reg advised that it was to be coned off, except for the dedicated disabled parking spots).

Harpford Hall – Members of the public added their voices to the need for the Parish Council to move forward on the matter and reach a conclusion. Shan Merritt referred to the road works and how one could assist the Local Businesses as the matter had been raised by Cllr Slattery. She considered that an advert could be added to the website and also seek responses from traders as to whether they would like to pay a small fee to advertise that they were open for business. It was noted that the contractors had placed signs at the entrances to the village advertising just that. It was considered this would be of assistance.

Mr Stuart Nancekievill referred to ongoing matters in respect of planning, suggesting lessons should now be learnt. He said problems had to be overcome; it was the biggest issue facing the Parish. Cllr Cook responded that the Parish Council does try to represent all the views, she referred to her view that she didn't want to see the number of houses proposed, she also referred to the alleged private meeting and that the Council must not have small meetings with few Members attending. She said she had seen a problem "things had to be open to all". Cllr Slattery responded to a query from the floor on the matter of the paper to be presented by Cllr H Jeffery on SHLAA which was to be presented when she was available. It was mentioned that people had been waiting for months for a satisfactory response to her questions. It was queried why the Parish Council had rejected the King Alfred Way proposal but then no-one had addressed the Development Management Committee Meeting, but had all spoken in favour as personal views. This then raised the matter of the paper being put together on the SHLAA which was considered overdue. It was noted that it had been on the agenda the last couple of meetings but due to lengthy discussions on other matters time had ran out. Cllr Salter said that whilst he lived next door, he had no particular objection to the proposal, rather the way the whole matter had been dealt with. One Member of the Public stated in his view there was nothing wrong with 2 people speaking on the matter at the DMC Meeting. Cllr Tillotson pointed out that the Parish Council had not supported it as a majority, but this did not preclude individuals expressing their own views. Mr Stuart Nancekievill requested that the SHLAA matter be placed on the next Agenda. The meeting concurred. Mrs Swan questioned a need for a firm date for works affecting traffic flow on Back Lane.