

Minutes of Newton Poppleford and Harpford Parish Council Meeting held on Monday 16th December 2013 in the Village Hall at 8pm

Present:- Cllrs Cole (Vice Chairman in the Chair), Clarke, Cooke, H Jeffery, D Jeffery, Phillips, Salter, Slattery, Tillotson.

Apologies:- Cllrs Pearce and Sanders and (Potter DC).

In attendance:- P C Wallace, D G Atkins (Clerk).

The meeting commenced with Mr G Tenney advising Members of the formation of a history group for the village. An open meeting was held and at the conclusion, 6 or so people agreed to form a group to take the matter forward. He advised that some funds were needed of which a letter of request had been sent to the Clerk. He considered that larger maps of the old bygone days were required so that the history records could be established. He also pointed out that at one time the Parish had a Mayor. He also stated that there were many records stored up in the balcony of the hall. He said that he had asked if the Clerk could hold an amount of £100 in a ring fenced account for their purpose. Cllr Salter asked how much was required, the answer was £100. Cllr Phillips asked whether the records were to be in the form of a scrap book and it was considered that they would be placed on a CD. It was also agreed that 3 copies of such information would have to be stored in three different forms.

Mr Tenney then referred to the Carnival Committee and the lack of interest by Members of the Community to join and help the organisation in the future. It was noted that £3,000 - £3,500 has to be raised to cover expenditure for insurance, prize money etc. Cllr Salter asked 'What do you want', Mr Tenney responded 'More people' who he hoped would attend the AGM. It was agreed that Mr Tenney and Jackie Barnard come back to the Council after the AGM. It was also noted that only one float from the village took part in this year's event. Mr Tenney and Mrs Barnard were both thanked for their attendance.

10/13/34 **Declarations of Interest:** - Cllr Cole – Personal – Southerton House planning application.

10/13/35 **Minutes of the Meeting** held on Monday 25th November 2013 to be approved and signed. Resolved, agreed.

Proposed	Cllr	Phillips	
Seconded	Cllr	H Jeffery	Nem com.

10/13/36 **Reports**

1. Chairman's

A) Police - P C Wallace being in attendance reported that 3 crimes had been reported during the month. This was a decrease of 3 on the previous month. There were a total of 16 incidents reported to the Police during the month. This was a decrease of 9 on the previous month's figures. Of these incident logs, 5 related to the one way systems in Back Lane and Dotton. Cllr H Jeffery thanked the Police on behalf of the community for their efforts. It

was noted however that some of the County Council's signage was not that good. Mr R Swann informed the meeting of his audit of vehicular movements in Back Lane, a copy of which had been passed to the Clerk. The Clerk said he had sent it on to Cllr Channon. Mr Swann added that he considered the signage in respect of the whole of the works and in particular Back Lane was diabolical. He also asked that his report be forwarded to P C Wallace for information.

- B) Investigation into the validity of the statement made on 25/11/13 regarding the resignation of Derek Simmonds. The Acting Chairman apologised to the meeting that he was not able to respond due to the absence of the Chairman, but he hoped the matter would be dealt with in due course.

2. Clerks

- A) Receipts, Payments and Balances on the current account to end of November 2013 with a bank statement enclosed. Members of the public received copies thereof and the Clerk highlighted some of the entries. Noted, filed and copy attached to main Minutes.
- B) Update including probable end of year position Ex Cllr Simmonds detailed analysis sheets were noted by Members. The Clerk advised that in respect of the probable year end position this was awaiting the budget meeting.
- C) To note further advice from the District Council's Treasurer in respect of next year's precept request and our requirement.

The Clerk was able to confirm from the note that as expected there was no indication of a cap being applied this year but that all Councils should keep within a 2% increase if possible. It was however confirmed that the government grant aid was to be reduced by 14% thus allowing £2,525.00 to be applied for the year 2014/15. Noted.

- D) Harpford Hall Update – It was noted that the charges for the Diocese Legal Surveyor etc was set at £1,800 plus VAT (which of course the PC can reclaim). On the question of the Break Clause, it was stated this was at 5 year intervals over the 20 year lease. Cllr Cole raised the point that overall the hall was in a good state, however it was of some concern that two matters had been highlighted in respect of the air bricks in the main hall and that the kitchen floor had not got a damp proof membrane and was becoming damp, although with no heating at this time, this could be aggravating the matter. It was resolved to advise our solicitors to include a clause into the lease that the Council have this matter brought to the attention of Smiths Gore and Michelmores Solicitors with a suitable undertaking to return the building in no worse state than that which pertains today in line with our Structural Surveyor's investigation and that the survey by Meadows should be included in the lease to establish a bench mark of the hall condition at the start of any proposed lease. It was noted Charles Dixon in respect of the request has responded stating categorically we accept it as stated by the end of February and

furthermore he needs a clear statement to proceed by 27th January or otherwise it is all off.

Members wished to view the Lease document prior to signing.

Proposed	Cllr	Cole	
Seconded	Cllr	Phillips	6-2-1

- E) To consider further the response in respect of the request from the possible purchasers of the Dray and Courtyard Cottage, at Venn Ottery Barton in respect of the Valuer's review of the matter and the Solicitors wish for consideration of the current owner's request. (It was noted that the current owners are Dan Fishman and Shan Merritt). Members noted the two valuations received in respect of the matter of the buttresses which were situated on the Green which is in the ownership of the Parish Council and the concerns of the current owners and likely purchasers. The Pros and Cons of how to proceed were debated.

Cllr Salter said he had visited the site and seen the situation which he had discussed with the Vendors Solicitors, as he worked closely with them on other business matters. It had been considered that there was no need to sell a strip of land 1 metre wide by the length of the building, as a licence was in place at £1 per year for the buttresses, which he made clear were placed there many years ago illegally. Therefore he proposed that only the base area of each buttresses be sold and that the vendors agree a figure to include all the council's costs put forward by the vendors. . It was therefore resolved to transfer the buttresses to the vendors.

Proposed	Cllr	Cole	
Seconded	Cllr	Salter	Unan.

- F) To report on the offer of May-Gurney contractors to supply bulbs and a donation to another project. The Clerk stated that the work had gone ahead and the contractors wished to provide a lasting enhancement of the village. It was noted that four bags of Daffodil bulbs had been passed to the Clerk and he had obtained another large bag to go along with them, he had contacted the Garden Club through Mrs G. Swan who were prepared to plant them. It was agreed to plant them on Green Bank. The Garden Club to be thanked for carrying out the task (it was noted that Mr Nancekievill had sent his thanks to the Council for taking this on board.

Proposed	Cllr	Cole	
Seconded	Cllr	D Jeffery	Unan.

- G) Up-date on the Neighbourhood Plan from Matt Dickens, Policy Officer at EDDC. The Clerk referred to the previous meeting request from the Parish Council to enquire if the District Council would consider holding an open meeting early in the new year for all Council to attend so that the Officers did not have to visit each

individual parish to explain the detail. The response was positive, Matt had agreed and had been considering this approach. Noted.

3. **County Cllr** – No report.
4. **District Cllr** – The Clerk advised the meeting that Cllr Potter was now home and on the mend and had asked the Clerk to convey his thanks for the kind wishes expressed from Members of the Council. He hoped to return to full strength in the New Year.
5. **Grant Cllr Phillips** – Nothing to Report.
6. **To consider and review the overview of Cllr H Jeffery in respect of the matter of the SHLAA process and to include receipt of the Villages Plan Document as part of the Local Plan Document, which will be out for further consultation until 12 noon on 10th March 2014 after approval is sought from the Development Management Committee of the District Council to be held on Tuesday 12th December** – Cllr H Jeffery outlined the procedure taken and the background to the Council's actions. Cllr Slattery made it clear that the responses put together by the Clerk had been emailed to all Members and updated before forwarding same to the District Council. It was again stated that no Officer was able to attend any meetings arranged as they all clashed with personal matters of the Officer concerned..

Cllr Salter said he had raised the concerns of some Parishioners 5 months ago when he considered the whole matter should have been thrown out, when he believes he had made it clear there was no need for a community hall and surgery. He further considered that the whole SHLAA process was fraudulent.

Cllr Slattery asked what was Cllr Salter's point?

Cllr Cook said 'None of the sites put forward by land owners where in her opinion 'fitting the bill'.

Cllr Slattery raised the matter of the formula of between 400-600 metres from the Village Centre or as near to as possible. None of the other sites presented by land owners met the EDDC requirements for central location accessibility etc except for those to the south of the village. Those suggested were at an even greater distance from the centre.

Cllr Salter claimed that he had spoken to the Ombudsman who he said had given an opinion that the matter in respect of SHLAA had not been carried out satisfactorily. It was acknowledged that in respect of the KAW site this had received a Planning Consent (Outline). It was also noted that the SHLAA process was to be an ongoing matter.

It was also agreed that Cllr H Jeffery had done a very good job in the circumstances and that lessons could be learnt.

A proposition by Cllr Salter stated that the SHLAA process was flawed and in his view of "Fraud" the forms allegedly had been filled out incorrectly, the matter be reported to the police and called for a Vote from the Cllrs present.

Cllr Slattery seconded the proposal as the only way to resolve the matter and thus be able to move on. The vote was 5 in favour of the motion with one abstention,(5 – 3 – 1,) 2 absent. Cllr Salter asked for all the confidential papers to be passed to him in due course. The Clerk agreed to conform.

10/13/37 **Matters raised by Members** – Cllr Cole, Wayside Cottage, Southerton - Water run off from gutters etc now being diverted off the county road onto the Venn Ottery Village Green creating a wet boggy area. The matter had been viewed by an Officer from DCC but no action taken to date.

Proposed	Cllr	Cole	
Seconded	Cllr	Cook	8-1 abstentions

It was resolved that the Clerk write a letter to the occupants pointing out the problem

10/13/38 **Planning Applications Received**

13/2591/VAR Old Southerton House, Southerton

Proposal: Removal of Condition 2 (which secured holiday occupation only) and Condition 5 (which ensured that the holiday unit was operated and serviced in conjunction with Southerton House) on planning consent 07/2922/COU (conversion of outbuilding to form 2no. units of holiday accommodation).

Observations: Members considered that the original conditional approval of holiday let remains so as to avoid a spate of similar requests adding that there was inadequate storage space within the said building, therefore they could not support the request.

Proposed	Cllr	Salter	
Seconded	Cllr	Cook	8-1 abstentions

Decisions notified taken off of the website, attached to main Minutes and filed.

In respect of the site meeting to Littledown Farm, the observations were noted and attached to the main minutes and filed and added to website.

10/13/39 **Communications**

1. From Wicksteed regarding outdoor gym equipment. Noted.
2. Planning changes from Navigas,, document available part free, but an annual fee of £50 for four updates. It was agreed to obtain a free copy and review thereafter.

10/13/40 **Closure** – The Meeting was closed by the Chairman.

Barry Easter responded to the point raised about the Doctor's Surgery. He said the matter was raised some 15 years ago when the Doctors had said that they wanted a new site. He dispelled the concept of 4 Doctor's Rooms and made it clear it was 1 Doctors, 1 Nurses and 1 examination room and one other for waiting facilities.

Mr Burhop considered that the Parish Plan had been adopted before anyone had seen it. It was pointed out that before being printed East Devon District Council Officer's had viewed it and considered it was well put together, he also referred to how CDE came to show a Community Hall and Surgery in their Plan, which he considered should not have been part of the application for housing including affordable. He also considered that there was no question in respect of a surgery with improved facilities or more affordable housing. Cllr Cole was congratulated on taking the meeting, he had done well!!

Chairman

Date