

Minutes of the Meeting of Newton Poppleford and Harpford Parish Council held in the Pavilion on Thursday 17th April 2014 at 8.00pm.

Present: - Cllrs:- Cole – Vice Chairman in the Chair, H Jeffery, Clarke, Cook, Phillips and Tillotson

Apologies: - Cllr Salter, Slattery, D Jeffery, Pearce and Potter DC.

In attendance: - David Atkins (Clerk).

Declarations of Interest : - None.

10/13/56 Reports

Cllr Cole brought to the meetings attention the matter of the Harpford Hall and a letter that the Clerk had received from Smiths-Gore the Agents for the Diocese stating that they would not sell the Hall to the Parish Council at the discounted rate. They were offering it on the open market at a guide price of £95,000 and that they would accept offers. Debate ensued, the outcome being that the Clerk was given permission to take the matter further by registering the property as a “Community Asset”. The Clerk explained the rationale and whilst it did not give the Council any right to buy as under a compulsory purchase order it would provide a 6 month delay on a sale. It was further considered that the District Council should put in a claim for the council tax payer funds used in the past to re-furbish the building and also to make a press statement.

Resolved to agree this course of action.

Proposed	Cllr	Cole
Seconded	Cllr	?

It was noted that a notice had appeared on the church notice board condemning the action of the Diocese. A photo of the notice was to be sent to the Clerk.

Clerk – To receive the receipts and payment schedule and bank balance to the end of March 2014 (tabled). Noted. This would be further presented at the 28th April meeting.

10/13/57 Planning Applications Received

A) 14/0701/FUL Northmostown Farm, Northmostown

Proposal: - Conversion of existing barn and piggery into two dwellings.

Observations:- Cllr Cole reviewed the proposal, pointing out it was in a flood zone 3A area, therefore mitigation proposals were included in the application. Members considered the points raised and determined that they could not support the proposals being inappropriate development of old buildings that were not built to stand flood risk as now occurs.

Resolved to not support the proposal.

Proposed	Cllr	Cole	
Seconded	Cllr	Phillips	Unan.

B) 14/0768/FUL Fairview, High Street

Proposal: - Construction of single storey rear extension.

Observations: - It was noted that this application involved the extension of the original bungalow. It was considered that this would not have any negative impact on the street scene therefore it was resolved to support the proposal.

Proposed	Cllr	Cole	
Seconded	Cllr	H Jeffery	Unan.

C) Certified site East Hill Pride Farm Shop, Four Elms Hill

Proposal: - (Copy letter from the Caravan and Camping Club) in respect of 5 site for Caravans and up to 10 tents).

Observations: - It was pointed out that the Club Inspector had not marked the Plan with the correct area and whilst the site area was to be on the lower area of the land, a hard track would have to be created. It was considered that this was an inappropriate use of the area due to dangerous access for vehicles towing caravans, especially turning right egress and ingress. It was thought that more infrastructure was needed in the AONB. It was also noted that the plan was abysmal and the site area wrongly marked, it would also need a new hardened access way to the lower area creating more infrastructure in an inappropriate place.

Resolved: - No support for the reasons stated above.

Proposed	Cllr	Cole	
Seconded	Cllr	Phillips	Unan.

D) King Alfred Way / Close application

Letters from EDDC in respect of King Alfred Way / Close planning application (emailed to all Members). The content of the letter was noted as was the fact that due to a referral under a Judicial Review procedure, the District Council had decided not to challenge it. It was noted that the application was to be reconsidered at a DMC Meeting to be held in May, all parties having been written to, to inform on the matters. Members considered the options available to be reconsidered but resolved that their previous views prevailed. Any Member wishing to attend and speak at the DMC Meeting could do so, in a personal capacity and not as representing the Parish Council

Information from EDDC indicates it is proposed to transfer the School Lane Car Park as a public convenience to the Parish Council (Members having been provided with the information prior to the meeting).

Cllr Cole outlined his serious concerns on the matter, stating he did not consider that the PC was equipped to take on the extra burden. A full review of the pros and cons was debated. Members had reservations about losing the facility for parking and with the threat of having development taking place, were concerned all this would put extra strain on the access uses e.g. surgery, toilets, funerals, shopping, garages and Roberts Way right of Way. Consideration was given as to a paying car park but this was thought to be out of order. The figures supplied were totally inaccurate and therefore totally misleading.

Members expressed their deep concern and Mr Slade who parks his car there, as he has no parking area adjoining his property, made the point he would have to park on the road outside his property causing an obstruction as he refused to pay under any circumstance.

It was further considered that maintenance costs could be prohibitive and that there was not for the necessary management skills available in the parish to carry out the management function. Cllr Phillips sought information as to whether an increase in the Council Tax could be applied out of time. The Clerk reminded those present that there existed a figure in the budget for the current year of £2,500.00.

Resolved – Would not support.

Proposed
Seconded

Cllr
Cllr

Cole
Phillips

Unan.

Report on Recommendations to repay PWLB funds

The report of the RFO was received but it was resolved to further consider the matter when the year end accounts were finalised. Cllr Phillips expressed the view that he would be against using the Venn Ottery funds at this time and Cllr Cole considered if they were considered then a letter from the Carters was required.

The Meeting closed at 9.15pm.