

Minutes of the Meeting of the Parish Council held on Monday 28th July 2014 in the Village Hall at 8.00pm

Open Session

The Chairman opened the proceedings setting out the arrangement; she explained that Mrs D Wood from Otter Valley Association had asked if she could address the meeting on the matter of Heritage Assets, which were not included in any official listings. See Annexe A attached.

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Members raised some points which were answered.

The public present were then invited to raise their points. There was a question in respect of any traffic update. The Chairman advised that Cllr Slattery had further information which would be dealt with at the next Full Council meeting in September.

Lorna Dalton questioned the seat and table on Webbers Meadow under the trees and that it cannot be used due to the weeds which have grown in the area, she sought clarification of whether it was to be removed. It was explained that it was to stay and if not used this season a new area would be chosen.

Cllr Salter then raised the whole matter of cutting the area and considered the Council should add its maintenance to the grass cutting contract as it was an integral part of the use of the area.

It was resolved to seek the co-operation of Toby Taylor who had cut it back before but had not done it last year. The Clerk said he would arrange for it to be done before the end of the week (note Toby contacted and agreed to do it).

In respect of the gate from the play area to the car park, Cllr Pearce had kindly carried out a rectification to the catch which was overlooked previously.

The open session closed.

Apologies: - Cllrs Slattery, Channon (CC), and Potter (DC).

The Clerk advised the meeting that Cllr Potter had suffered a very mild stroke and there had luckily been no debilitating after effects, he was to rest for a few weeks.

Declarations of Interest: - Planning Items: -

Cllr Cole	Personal in respect of applications.
Cllr Pearce	Personal in respect of applications.
Cllr Tillotson	Personal – Mimosa, Exmouth Road application.

10/13/88

Minutes of the Planning meeting dated 26th June 2014 – It was noted that in respect of Harpford Hall these minutes said one thing and the 30th June carried an update. Cllr Ranger also sought clarification of the Chairman’s statement that internal audit had said in the letter to the Chairman “There were no matters that needed the attention of the Council”. The Clerk had been advised to deal with a couple of minor matters in respect of presentation of the year end accounts layout. This matter stands referred to the Finance Committee with the amendments raised these were accepted.

Minutes of 30th June 2014 – The Clerk acknowledged that there were some minor amendments required and in view of these they would be represented at the next meeting and emailed to members and put on the web in due course. The Chairman was to make the amendments and pass to the Clerk (note the Clerk pointed out that due to the rewiring of his property it had caused chaos), therefore a draft had not been presented prior to the meeting. It was further resolved to reintroduce the action sheet for clarification of some outstanding items.

10/13/89

Reports

A) Chairman’s

1. Police – (see attached report).
2. Neighbourhood Plan – Current position and to note dates of open meetings to explain the issues. It was noted that in respect of the Plan another open meeting was to be held on August 11th at 8pm in the Pavilion. Mr Coppell stated he considered that a Steering Group was the wrong interpretation. He considered it was a working group that had been set up. He also advised that 3 open meetings would be held in September to promote the matter to be held on 6th 11th and 14th September.
3. The Chairman brought to the meetings attention that the school children had produced some posters of their own design for placement throughout the village and web, highlighting dog mess and other litter. They were to be congratulated.

B) Clerks

1. June – Receipts and payments. Self explanatory. A query was raised in respect of the allotment water charge. The Clerk responded it was in respect of the last 3 years as the meter had not

been read by South West Water. There were funds in hand to cover same.

2. Landscape spreadsheets to June 30th – Tabled for information and analysis at the finance committee in due course. A minor amendment was required.
 3. Harpford Hall – Cllr Ranger referred to the minutes of the meeting of Thursday 26th June in which Members noted the current position (on the hall) and the Chairman wished them (Harpford residents) well in their endeavours stating that the Council would support their efforts. This statement had been much appreciated. She also thanked the Clerk for registering the hall as a Community Asset to stall the sale. See Annexe B attached.
- 4 & 5 Questions raised were answered.
- a) Grass south side of tennis courts. This had been cut and would now be dealt with on a regular basis. The whole matter of the embankment of Back Brook was again considered against the back ground of the EA's advice.
 - b) It was resolved to invite an Officer to attend and discuss possible solutions and Cllr Cole said that he hoped the stone blocks would be reset in the near future.
6. Report on recording proceedings.

The Clerk outlined the current position where he had done some research and found that in respect of a full set of microphones, radio controlled with all the attended apparatus the cost would be around £2000. Members considered a cheaper way was to record on a phone or I pad.

It was resolved to carry out some tests at further meetings for clarity. The Chairman advised that a protocol would have to be established based on what the District Council now have in place.

Proposed Cllr Phillips

Seconded Cllr Ranger

Nem con.

- C) **County Cllr** – The Clerk referred to a telephone conversation from Cllr Channon in which she advised that works to the River Otter in Harpford were agreed and would be commencing in the near future. She also referred to the improvements to Farthings Lane which was scheduled for a start in a few weeks time. In respect of

the bridge off the A3052 in the village, a new contractor was having to be engaged.

D) District Cllr – No report.

E) Cllr Phillips – Play area netting update – Cllr Phillips gave a brief update in which it was noted the Officer concerned was preparing a report for the SMT Committee at EDDC to agree the funding stream.

10/13/90 Planning applications received

A) 14/1598/FUL Mimosa, Exmouth Road, Newton Popleford

Proposal: - Single storey extension on south elevation.

It was noted that the proposal was at the entrance to the village from Exmouth. It appears that the road hedge would be removed opening up the site. It was resolved to hold a site meeting (note – site meeting held, it being concluded that support would not be given due to the design of the development, the loss of the frontage hedge and the change to the street scene when entering the village from the south.

B) 14/1573/FUL Land at the Studio, Station Road, Newton Popleford

Proposal: - Construction of detached two storey dwelling.

It was resolved the proposal could not be supported as it was in a flood plain and design was not in-keeping with the surrounding area.

10/13/91 Decisions Notified

A) 14/1235/LBC The Gardens, High Street, Newton Popleford

Proposal: - Re-rendering of east, south and west elevations using lime render.

Approval with conditions.

B) 14/1373/LBC The Dray and Courtyard Cottage, Venn Ottery Barton, Venn Ottery

Proposal: - Internal and external alterations.

Approval with conditions.

C) 14/1421/LBC Parsons Farm, Exeter Road, Newton
Popleford

Proposal: - Removal of existing sand and cement rendering and application of lime based render with float and white lime wash finish.

Approval with conditions.

10/13/92 **Communications** – None.

10/13/93 **Closure** – The meeting closed at 9.45pm.

Annexe A

Lower Otter Valley Local Heritage assets listing project

The OVA is embarking on an exciting new project, looking at our rich and diverse local heritage, and is seeking partners and volunteers to help with this work. We are working in partnership with Devon's Historic Environment Team, East Devon District Council, the Fairlynch Museum and hopefully the Town and Parish Councils to identify and list heritage assets in the Lower Otter Valley. This area covers Budleigh Salterton, Otterton, Colaton Raleigh and Newton Poppleford.

The reason for listing heritage assets is because they are buildings, monuments, sites, places, areas or landscape identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest. English Heritage is keen for local communities to identify assets that are important to the local distinctiveness of an area. The Draft New East Devon Local Plan states that the Council will work with local communities to produce design statements and heritage asset assessments as part of the ongoing preparation for the built heritage and heritage conservation strategy.

Heritage assets are not just historic or interesting buildings, but can be cultural landscapes associated with history, or relate to social history, such as traditions, practices, and artistic or literary associations. They can include patterns of settlements, parks, gardens, village greens, and landmarks of community value, such as war memorials and interesting items of street furniture.

For instance, do you value the building in the photograph? Should this be on the local heritage asset list? I am sure that you have an opinion about this structure and we want you to nominate structures or features that you think are important locally.

Annexe B

Cllr Ranger set out to clarify any misunderstanding about a recent meeting of Harpford residents which she had chaired at her home on Wednesday 9th July as she had received some email and telephone criticism for holding what some perceived as a parish council meeting. She clarified that her current involvement in the bid to purchase the hall was as a local resident of Harpford which she has been for 21 years. She stated she had only been on the parish council since April 2014 and thus not involved in the parish council negotiations with the Diocese. Furthermore the Diocese had refused to enter into any negotiations with residents from March 2013 to April 2014 as it would only deal with the PC until those negotiations failed. After that time residents were able to escalate their efforts to be a part of the bidding process.

She explained how important it was that this clarification was made as the Diocese had put it in writing to the Parish Council that they could only purchase the hall at market value as it had no history in the restoration and maintenance of the hall. Members confirmed they were aware of this. She hoped that the Diocese would be willing to negotiate a price with residents and the newly rejuvenated village hall committee (with VR as Chairman) that reflected the work put in over 31 years without the harsh reverter clause suggested in the terms of sale by Smiths-Gore in 2012.

Since BBC Radio Devon had visited Harpford to publicise the story, other villages had contacted the hall committee with a range of different sales terms and conditions, all more favourable than those offered in the Terms of Sale for Harpford Hall.

Radio Devon visited the village again on 17th July when residents held a 'pop up' coffee morning to publicise what normally takes place inside the hall, members of the church were invited down for refreshments, gave residents their support and signed the petition. It was a happy and successful event. Support has come from residents of NP, Tipton, Sidmouth as well as Harpford. She had also received a warm and supportive email from another Archdeacon involved in the sale of Bickington Village Hall. She has written to the new Bishop of Exeter asking for his support.

The Bishop of Exeter wrote to Val Ranger on 21 July stating that Archdeacon Fatcher would be contacting her again having received further advice on the hall and on 23rd July Archdeacon Fatcher emailed Val Ranger to say residents needed to use the Community Asset Right to Bid legislation via the Parish Council.

In a telephone conversation to her on the same day he stated that residents needed to put in a sealed bid by 29th August and that he would be in touch when he returned from his holiday in early September. Cllr Ranger did not understand why the Archdeacon had stated residents had to put in their bid via the Parish Council, nor as a sealed bid and she had contacted Nick Wright at EDDC to ask for clarification of the Right to Bid legislation. He was taking seeking advice from Locality.

The Chairman stated that the Council was still very interested in the situation and wished the Council to be kept informed. Cllr Ranger was asked to continue with her efforts.

Note the Clerk had notified East Devon of the fact that it needed community asset protection and this had been requested from East Devon, however due to an accident of the Officer concerned a delay of approximately 6 weeks occurred. The initial 6 week 'expressions of interest/vendors objection' period began on 8th July and ends on 19th August.