STOCKLAND PARISH COUNCIL

Minutes of the Meeting of Stockland Parish Council held in Stockland Victory Hall on Tuesday, 28th September 2021 at 7.30pm.

1) **Public Participation Time** (SO 1e & f); Angela King, Neighbourhood Planning Officer EDDC was welcomed to assist the PC on whether to renew or update the PC's current Neighbourhood Plan which is 5yrs old; it is part of statute law for the Local Plan(LP) and the National Planning Policy Framework (NPPF) to review NP's if there are any additions required from the NPPF(minor changes so far) or LP (to be taken to public in Dec); or if the NP is being implemented as set out, or not, at EDDC (constantly monitored and updated by the Clerk with each new Planning Application, using data from the published EDDC 'Planning Applications Received' and 'Planning Application Decisions'); the LP may be adopted during 2024.; currently Planning Applications don't even mention NP on their forms so needs to be recognised more; housing data in the NP is out of date (2014) and calls for only 2 affordable house dwellings in exceptional sites; this is not large enough to possibly implement (evidence across EDDC shows 10 or more required) leaving the area having only large houses to offer with limited prospects for future generations;
   AGREED to update the Housing Needs Assessment evidence, possibly next year and making it more robust.
2) **Reports from;** Police; EDDC/ DDC Cllrs C Brown, D Key and I Chubb (emailed out if received).
3) **Resolve to exclude members of the press and public**. None [Public Bodies(Admission to Meetings Act) 1960].
4) **To record those Present and Apologies for absence;** Cllrs Griffiths (Chair), Derryman, Durrant; Morgan, Parris, Pearce, A Thompkins, T Thompkins; Cllr Key and the Clerk, K Pearson, were in attendance; apologies from Cllrs, Drew, Brown and Chubb; no response from Cllr Bright.
5) **Declarations of Interest**: None
6) **Council Meeting Minutes**- the draft minutes of the meeting of the Council held on Tuesday 31st August were confirmed and signed.
7) **Action Review Summary**: to receive and review the following items:
   a) **Neighbourhood Plan;** see item 1 above.
   b) **Turbaries**; resolved to;
      i. HLS/BPS, DEFRA; a report was from the meeting with the Managing Agent to discuss the new Countryside Stewardship scheme for the Woodland Management Plan (AG986346) was received noting the parcel of land at Shore Bottom was not in the PC's ownership; to note the missing transaction in the Plan for a Parcel of land bought in 2016 was at Horner Turbary; agreed to apply for the Farming in Protected Landscapes programme via the AONB.
      ii. Information Panels; received a Project update from the Clerk and would be moved forward during next month.
      iii. Horner; received a report on the ICO letter sent to the owner of the, allegedly, illegal camera and a further ICO letter would be sent.
      iv. Turbaries Management Committee; to note that one person has come forward to fill one of the vacancies from the Community and will be invited to the next meeting. There is still one place left to fill.
   c) **Highways/Ditches and Footpaths**; resolved to agree any updating reports for;
      i. Highways, Footways and Drainage; please go to the DCC interactive map to report faults or https://www.fixmystreet.com/ .
      ii. Footpaths; a further successful day of diverting the stream with the Track at Ham was concluded in September with another day scheduled with Devon PRoW, Dalwood and other volunteers; noted that the southern path at Bucehayes, the Huntshayes path; and

one other would be moved forward as ‘lost paths’ to be re-instated on the definitive Map as Public Rights of Way.

iii. Village Signs; it was noted that there is no budget for this work and none available from Highways; there is also an issue with ownership of the space by the Bridge being contested and is a private issue between the parties and not for the council.

d) **Play Area, Car Park and Victory Hall**; resolved to place on next meeting to discuss how to deal with the whole area as the cricket team seems to have not registered to play for the next season and the pitch needs a grass-cutting regime in place.

i. Play Equipment Repairs; agreed to pay up to £100 for painting work done during September after receiving an Invoice.

ii. Car Park; the possibility of Electric Vehicle chargers, email sent 6th June from ‘Charge my Street’ and agreed Cllr Griffiths to approach the Village Hall Committee for a response would be brought forward to the next meeting.

e) **Stockland Charities**; there were no meetings held.

8) **Planning**- to consider and review any issues arising. (for Applications please go to EDDC web)

a) **applications received: to consider and respond**;

i) 21/2420/AGR - Broadhayes Farm Stockland Honiton EX14 9EL; Storage shed for straw / hay.

Detailed comments were sent in for this by the Clerk as agreed at the last meeting because the Application is again trying to erect a large steel barn where it has already been refused in the past by the Planning Committee and also by the Planning Inspectorate on Appeal [See applications 02/P0087 (2002), 04/2977/AGR (2004) and FUL/3539 (2007)]. This appears to be a further attempt to increase the boundary further East beyond that established in the past, together with the fact that other Applications already have been agreed recently for large storage elsewhere (Stockland Hill and Ridge).

Stockland's Neighbourhood Plan

This Application has not considered, nor mentioned, the Neighbourhood Plan and there are significant assets within the 400m boundary including 5 Listed Buildings.

Across the parish there are numerous significant heritage and historic assets including listed buildings and scheduled monuments. The hillforts of Stockland Little Castle and Stockland Great Castle both close by have been identified as assets worthy of particular attention and preservation. Stockland Great Castle is on the Heritage at Risk Register maintained by English Heritage which states that the Scheduled Monument has extensive significant problems in terms of its overall condition and is vulnerable from arable ploughing.

Hence Policy BHE1 'Protecting Our Valued Archaeological and Heritage Assets in Stockland Parish' should apply 'Where relevant, proposals affecting heritage assets and/or their settings should take into account Conservation Area Appraisal(s) and are encouraged to have regard to additional local evidence documenting local historic and heritage assets.'

Policy BHE2 'Protecting Our Hamlets' Historic Identity In the parish's hamlets of Ham, Heathstock, Millhayes, Broadhayes and Shore Bottom, development proposals affecting heritage assets, will only be supported where they retain and enhance the built character and heritage value of the asset and its setting, and acknowledge the role the asset once played in the history of the hamlet'.

There is no reference that this Policy applies despite the number of Listed Buildings in close proximity and within the 400m cordon sanitaire, for such a high building in a significant location.

Policy EE2 'Conversion of Agricultural Buildings; to support farm diversification, the conversion of existing agricultural buildings for business or business-related purposes will be supported where:
i) the proposal would be compatible with its landscape setting, and;
ii) the local road network could safely accommodate the increase in vehicles resulting from the proposal; and,
iii) the proposal complements, or is otherwise compatible with the agricultural or other land-based activities present in the area; and,
iv) the proposal would not harm the amenity of neighbouring residents and/or other uses; and,
v) the buildings concerned would not require substantial rebuilding or disproportionate extension.
An 8m high building in the chosen location not only significantly shadows neighbours, can be seen from distance and no demonstrable agricultural need is shown, and not mentioning that other previous applications have been refused.
Given all this, the Council agreed not to support this Application and some other scheme, more sympathetic within the locality, demonstrating its agricultural need should be submitted.

ii) 21/2405/FUL - The Vicarage Stockland Honiton EX14 9EF; Demolition of existing dwelling and construction of new dwelling;
The Parish Council wondered whether a contemporary design for such a large building would be In keeping with other neighbouring sites, within the Conservation Area? They felt that, although there are a variety of different approaches close by, that such a building would dominate, especially during winter when the shrub/tree cover was less; they felt that demolishing the 1970's building would be acceptable but it would be in keeping to have a number of smaller units on the site which would maintain the size of others within the Conservation Area. The Council were also concerned at the social message that such a building would bring into the area by throwing off any pretence other than to achieve the greatest profit from the site, therefore the Council objects to this Application

c) **To review applications previously considered or approved**;
i) 21/1886/FUL - Little Hayne Wilmington Honiton EX14 9LA; Siting of a new package sewage treatment plant to replace the existing and failing cess pit (amended); *awaiting decision*
ii) 21/2248/OUT- Ridge Farm Stockland, Honiton EX14 9EN; Erect Agricultural Dwelling; local plan needs financial data to be provided and an Outline Application was seen to be insufficient to support it; *awaiting decision*
iii) 21/0463/FUL; Hornshayes Farm Stockland EX14 9BX**;** Retain residential use of the static caravan situated on the site located at Hornshayes Farm; *awaiting decision.*
iv) 21/1777/FUL - Bucehayes Farm Cotleigh Honiton EX14 9JA; Construction of detached double garage structure; *conditional approval*.

d) **applications withdrawn/appealed: to decide how to respond**:
i) None

9) **Correspondence**: to consider items received (copies emailed to all Cllrs where appropriate)
a) RD&E Chairman's Update & Invite to Virtual Annual Members' Meeting 29 September 2021.
b) DALC AGM 6th Oct virtual meeting.
c) Invoice for Paint yet to be received (£100 agreed at last meeting)

13) **Finances** to review and agree items of payments and receipts
Balances at Bank (at 31/8/21): £37,741.39
Treasurers Account

Payments (as at 22/9/21)

i)	Staff costs Sep		461.11
ii)	S Allen, Play Area Train rebuild		1250.00
iii)	Insurance Renewal, 3 years		480.46
iv)	Mole Avon pony nuts		23.00
v)	Acres Overland, Footpaths		342.00
		TOTAL	2556.57

Receipts (as at 22/9/21)

i)None

Movement of funds	2556.57
BALANCE TOTAL	35184.82

14) **Items of Future Business** for the next Agenda.

15) **Confidential Items**: In view of the confidential nature of the business about to be transacted, it is likely that the press and public will be excluded during consideration of issues agreed under item 3 of the Agenda.

Signed ……Chairman Date 26th October, 2021

Meeting closed at 21.30pm