Stockland Parish Council

Minutes of the Meeting held in the Committee Room, Stockland Victory Hall on Tuesday 19th July 2016 at 7.30pm.

1) **Public Participation Time** (SO 1e & f); With all of the ten people attending wishing to comment on the Kings Arms application the chair announced that he would allow comments to be made at the time of taking the application as long as there was a distinction between public comment and the council decision.

2) **Reports from;** There was no Police report; EDDC/ DDC Cllrs D Key sent apologies, and P Diviani sent an emailed report.

3) **Resolve to exclude members of the press and public**. there were no items to be dealt with after the public and press have been excluded as publicity would prejudice the public interest by reason of the confidential nature of the business to be transacted [Public Bodies(Admission to Meetings Act) 1960].

4) **Present**; Cllrs R Griffiths (chairperson), D Allen, G Bass T Bright, D Clay, B Drew, B Durrant, P Maitland, and Parris. In attendance K Pearson, Clerk to the Parish Council.

5) **Apologies for absence**; Cllr T Patch

6) **Declarations of Interest**: Cllrs Clay and Maitland as members of the Kings Arms Pub Group declared their interests in the Kings Arms planning application. Disclosable Pecuniary Interest (s31 & 33 of the Localism Act 2011) or Personal/Prejudicial Interests (Code of Conduct, 2012).

7) **Council Meeting Minutes**-- resolved to receive, confirm and sign the minutes of the meeting held on 28th June subject to amending minute 8e that the 'potential risk was if the tree fell it could take away the bank; cllrs Allen, Clay and Maitland agree the work to be completed'.

Item 11c) vi) was taken next as below

8) **Action Review Summary**: the following items were received and reviewed as below:

a) Parishes Together Fund; resolved to postpone discussion on projects the council wish to proceed with until nearer the next closing date.
b) Whitehayes; resolved to; receive the update on clearance of culverts from the joint meeting between the owner, Devon Highways and Cllrs Allen, Clay, Maitland and Parris; agree further quotes to be sought and resolved by the Clerk; to write to the owner on their responsibility for further work needing to be done to prevent future flooding to the garage not due to outfall from Turbary land.
c) Play Area; resolved to; receive the update from Cllr Bright on MNR's repairs to be completed with one day's work in July; agree matting also to be done; agree grass cutting completed for £120 for the year.
d) Brindley Fold, Shorebottom; resolved to accept the Turbary Management Committee view that the overhanging cherry tree to be felled by S Billett.
e) Grass cutting at Battens; resolved to receive the update from Cllr Griffiths that although it is DCC's responsibility, due to cut backs their policy is only to do it if highway safety is infringed; agreed to advise residents to object.
f) Digital Project; resolved to adopt an approach to move towards a more online presence for the Council, councillors and the community by arranging a meeting between Cllrs Richards, Clay and Maitland of the Finance and Staff Committee with Neil Bartlett.
g) Turbaries Management Committee; resolved to agree the recommendation from the meeting held on 13th July to employ Charlotte Furnival of Sean Machin Consultants for a further 2 days

to plot and submit the changes required in the HLS/BPS claims so as to mitigate any detrimental financial effects.

9) **Community Building Fund**; resolved to bring this to the notice of the Victory Hall Committee.
10) **EDDC Services Survey**; resolved Cllr Griffiths to complete the questionnaire before September.

11) **Planning**- the following issues were considered and reviewed as below;
a). Neighbourhood Plan update; resolved to accept the comments proposed by Cllr Clay to the amendments received from the EDDC Examiner.
b) EDDC CIL training; resolved that no Cllrs could attend the sessions arranged.
c) applications received: to consider and respond;
i. 16/1307/LBC and 16/1485/FUL Replacement roof and gable end cladding to outbuilding; insertion of thermal insulation under part of roof; Replacement of corrugated roof sheeting with natural slate and clay roof tiles, and timber cladding to part elevation, Lower Lye Stockland Honiton EX14 9LJ, was supported.
ii) 16/1170/COU Formation of new access and creation of driveway (part change of use of agricultural land), Park View Stockland Honiton EX14 9BT; had been withdrawn.
iii) 16/1491/LBC Reinstatement of original window opening, repairs to porch overhang structure, replacement staircase, Townsend Farmhouse Stockland Honiton EX14 9DS; was supported subject to any comments from English Heritage
iv) 16/1488/FUL, Retrospective change of use of outbuilding to holiday or ancillary residential accommodation - The Old Cider House Heathstock Stockland Honiton EX14 9EU; supported subject to conditions on parking/access arrangements.
v) 16/1537/FUL Proposed orangery, The Knoll Stockland Honiton EX14 9EF; the council was unable to make a decision due to the difficulty in viewing the online plans and ask the Clerk to make this known to EDDC.
vi) 16/1560/OUT, Outline application with all matters reserved for the erection of 2no dwellings with car ports, Kings Arms Inn Stockland Honiton EX14 9BS; object to this application on the following grounds:
1 As an Outline Application proposing development in a conservation area, next to an asset of Community Value and listed building, also within the Blackdown Hills AONB and identified within EDDC's Local Plan as 'open countryside', it requires a much more detailed application to be able to adequately assess the impacts it would have, and the council noted that the evidence submitted for this application is the same/similar to that previously refused. This Outline Application should be refused by the LPA as it sets a dangerous precedent for the relevant policies in the Local Plan, the AONB Management Plan, the Conservation Area and Listed Buildings, until that detail is provided.
2 This Outline Application does nothing to address the issues raised by residents and the council over the years and at this meeting, of the loss of the Kings Arms Pub, already inadequate car parking, joint access and egress to the site, incorrect Outline Plans with possible conflicts over site boundaries/overlooking, particularly with 3 other properties.
3 The Parish Council has recently submitted its Neighbourhood Plan for Examination, and whilst it has not yet gone to a Referendum, it does identify that sites such as this Outline Application for residential development will be supported only if they meet 'demonstrable local needs on local exception sites', the same policy in the adopted EDDC Local Plan for Open Countryside sites. This Application does not address this issue and even if it were it would conflict with the local communities support for the re-opening of the Kings Arms as an 'Asset of Community Value', together with the AONB Management Plan policies on sustainable development.
The council hopes that the LPA refuse this Outline Application as it does not answer the questions above.
d) applications approved: to review;
i. none

e) applications refused/withdrawn/appealed: to decide how to respond:
   i. None

12) Correspondence: to consider items received (copies emailed to all Cllrs where appropriate)
   a. BHPN; the Broadband bid did not get through the first stage of the process
   b. DALC; monthly updates; newsletter;
   c. Devon Communities Together; eNewsletter, Renewable Energy, Biffa Awards criteria changes,
   d. DCC; Devon Community Directory changes, Highways closure (Stockland Hill to Shortmoor)
   e. EDDC; Development Management Committee; The Knowledge news.
   f. Fields in Trust; news
   g. NHS NEW; newsletter 'Healthy People', Pulse,
   h. Rural Vulnerability Service, Housing, Transport and Broadband

13) **Finances** to review and agree items of payments and receipts

Balances at Bank (at 30/6/16):

Treasurers Account		35,867.54
Payments (as at 19/7/16)		
i) Staffing costs July		306.91
ii) Stamps debit card		14.28
iii) Annual Return recorded delivery debit card		2.06
iv) Sam Fuller Teak oil for PC bench		29.99
v) Victory Hall No. 461		17.50
	TOTAL	370.74
Receipts (as at 30/6/16)		
i) VAT receipt to 30/4/16		818.83
	Change in Funds	448.09
	BALANCE TOTAL	36315.63

14) **Items of Future Business** for the next Agenda emergency service areas; Neighbourhood Plan; play area.

15) **Confidential Items**: there were no items to consider.

Signed …… 30th August 2016
Chairman

Meeting closed at 9.45pm