

## WEST BUCKLAND PARISH COUNCIL

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### **The Minutes of a Meeting of the Parish Council held on Tuesday 26th September 2017 in the Committee Room, West Buckland Village Hall at 7.30pm.**

**Present:** Cllrs Mrs M Blogg (Chair), D Lacey, Mrs C Hannath, D Mitton, J Nutt and C Rayson.

**In attendance:** Two members of the public and the Clerk, Mrs J Larcombe.

**70/09/17. To accept apologies for absence.** Apologies were accepted from Cllr Silverlight. County Cllr Thorne informed the Clerk of his intention to attend the meeting after attending a meeting of another Parish Council.

**71/09/17. Disclosure of interest in items on the agenda.** There were no disclosures.

**72/09/17. To agree the minutes of the meeting held on 29/08/17.** With the addition of the word ‘consideration’ to the beginning of the 11<sup>th</sup> line of 62/08/17 a) County Cllr’s Report, the minutes were agreed as an accurate record of the meeting and were duly signed by the Chairman.

**73/09/17. Matters arising from the minutes not covered by the agenda.**

61/08/17 – Cllr Mitton and Cllr Nutt have compared Cllr Lacey’s record of finger post signs in the parish with the report they have put together and will combine it into one document. Cllr Mitton’s action to write a report for the newsletter was carried forward. The SALC AGM did not take place on 23<sup>rd</sup> September as originally planned and will now take place on 28<sup>th</sup> October. Additional time was required to finalise reports.

**74/09/17. Democratic Period.** Two parishioners expressed their concern that 2 Holway Cottages, West Buckland, a Council House belonging to TDBC, is still empty after a number of months. The vegetation in the garden is overgrown and people have been seen in the garden at the back of the property. One of the parishioners said she was on the TDBC Housing Waiting List and would like to be housed in the village. She would be interested in renting this property as it would suit her needs but has been told she is only eligible to rent a one bedroom property. There is very little TDBC housing stock and most affordable housing being built belongs to housing associations and not TDBC. The Clerk has been in contact by email with Mark Hill, Asset Data Manager for TDBC and West Somerset Council and has asked what TDBC plan to do with the property. Mr Hill has told her that once a property becomes void the Council will run it through their options appraisal process to ascertain what to do with the asset taking into account many factors. At the end of the appraisal they will either undertake necessary void works and re-let; invest in the asset to generate improved return on re-let or dispose of the asset by selling

it. West Buckland Parish Council would like to think this property would be rented to a local family who want to stay in the area.

#### **75/09/17. Planning:**

**a) To consider any Planning Applications received by the Parish Council prior to the meeting.** No applications received for West Buckland parish.

Adjoining parish: 43/17/0098 application for approval of reserved matters following outline application (43/06/0016) for the construction of blocks B and B 14 (Use classes B1/B2 and B8) at land adjoining Chelston House Farm, Chelston. Applicant: Summerfield Developments SW Ltd. Comment: It was not felt necessary to make a comment.

**a) To receive decisions from planning applications determined by TDBC**

**46/17/0023** Relocation of site entrance with formation of additional parking at Camelot Care (Somerset) Ltd, Camelot House, Ham Road, Ham.

Decision: conditional approval granted.

**46 /17/0036** Erection of a two storey extension to the side and a single storey extension to the front of Chelston Motorhomes, Chelston Business Park, Wellington.

Decision: conditional approval granted.

**c) Update on planning enforcement matters reported to TDBC.** The Clerk has spoken to Ann Dunford, Planning Enforcement Officer about progress with the open planning enforcement cases in the parish.

E/0092/46/17 Alleged non-compliance with planning approval at Blackdown Garden Centre, West Buckland. It was claimed that the work wouldn't be able to take place until Spring 2018 because SCC will only give permission for one piece of work to be carried out on a road at any one time and other work has permission until then. There was no update regarding reaching agreement with BT to carry out work to move a duct. Cllr Thorne will be asked to check about the claim the work cannot be carried out until spring 2018.

E/0093/46/17 Alleged unauthorised development on land south of Glyndon Farm, West Buckland. The owners of the land have now been traced and a letter has been sent regarding the planning contravention.

**d) Any other planning matters.** It was reported that a site adjacent to the entrance to Foxmoor Business Park is being cleared by diggers. The Parish Council is not aware of any planning applications for development on this site and a report of a possible planning contravention will be made to TDBC Planning Enforcement.

#### **76/09/17. Highways.**

**a) Matters arising from previous meeting/s.** No matters arising.

**b) To note any highway defects to report to SCC.** There are a lot of potholes on Buckland Hill.

**c) Update following submission of report on condition of signs to Highways.** The Clerk has emailed Jo Sharp but apart from the standard notification the email has been received there has been no further response.

**d) To decide whether the Parish Council has a Small Improvement Scheme proposal** The Council has no schemes in mind at the moment. More consideration will be given to this in the next year and parishioners will be consulted.

**e) Any other highways matters.** The Clerk has received an email from Mrs MacGregor, Headteacher West Buckland Primary School, asking about the process for getting a road sign put up near the World's End to direct people to the school. Some prospective parents have told her they were not aware the school was there. Councillors found this surprising. The Clerk has advised Mrs MacGregor to contact Jo Sharp, Highways Officer.

Notification has been received of a road closure at the Worlds End/entrance to Silver Street for a period of 12 days from the 9<sup>th</sup> October.

**77/09/17. To receive reports from:**

- a) **County Cllr.** No report.
- b) **Police.** A Police Report for August was circulated by email at the beginning of September. There were forty Police logs for the month from the beat.
- c) **Village Hall Committee.** Cllr Mrs Hannath reported arrangements have been made to pay someone to paint the fence and it is hoped to get this done before the bad weather sets in. The Committee is still looking for card tables. The pre-school would like more tie brackets for a sun shade for when the children are playing outside. Five applications were received for Pre-school Manager's job. Interviews will be held week commencing 11th Sept 2017. A decision is still in abeyance regarding the outside storage unit and it is hoped this will be sorted out when a new Manager is appointed. There has been problems with the taps in the disabled toilet and arrangements are being made to fit sensor taps.
- d) **SALC AGM.** No report. As reported earlier in the meeting the date of the AGM has been changed from 23<sup>rd</sup> September to 28<sup>th</sup> October.
- e) **Any Other Reports.** There were no other reports.

**78/09/17. Finance**

- a) **To agree and authorise payments.** It was resolved to make the following payments:  
West Buckland Village Hall Trust - £94.00 room hire for meetings and NHS Healthcheck event (Chq no 1375)  
Mrs J Larcombe - £277.74 Clerk's salary and expenses (Chq no 1376)  
Grant Thornton - £120.00 External Audit fee (Chq no 1377)  
HM Revenue & Customs - £77.60 PAYE & NI (Chq no 1378)  
F J Orchard & Sons - £240.00 hedge trimming in playing field, Steart lane and Sawyers Hill (Chq no 1379)
- b) **To note the External Auditor's Report.** On the basis of Grant Thornton's review of the annual return, in their opinion the information in the annual return is in accordance with proper practises and no other matters have come to their attention giving cause for concern that relevant legislative and regulatory requirements have not been met. Other matters not affecting their opinion but which they wished to draw to the attention of the Council: The Internal Auditor answered 'No' to Objective F in relation to petty cash. This should state 'not covered' as the Council does not operate a petty cash system.
- c) **To agree purchase of Remembrance Day wreath.** It was agreed to purchase a wreath.
- d) **To note an email of thanks from Taunton & District CAB.** An email has been received from John Newman thanking the Council for their donation of £75 which will make a valuable contribution to the work of Citizens Advice Taunton.

**79/09/17. Playing Field:**

- a) **Any matters to report from inspections carried out during the previous month any actions taken or to be taken as a result.** There were no matters to note from the inspection.
- b) **Any other matters to note.** The hedge around the playing field and play area has been cut. The hedge in the play area has been cut back much tighter this year, Mr Stanworth will be asked if he could pick up the bits that have been left as a result of cutting back the hedge much tighter.

**80/09/17. Footpaths: any matters brought forward.** There were no matters brought forward.

**81/09/17. Report on NHS Health Check Event booked for 27<sup>th</sup> September.** Twelve appointments have been booked and only three remain available.

**82/09/17. Correspondence and items of interest.** There was no further correspondence.

**83/09/17. Any urgent business at the Chairman's discretion.** There was no urgent business.

**84/09/17. Date of next meeting.** The next meeting will be held on Tuesday 31st October at 7.30pm.