

WEST BUCKLAND PARISH COUNCIL

Chairman – Mrs M K Blogg
4 Peacocks Close
West Buckland
TA21 9JY
Tel 01823 663378
email margaretblogg@btinternet.com

Clerk – Mrs J Larcombe
6 The Old School
Chapel Street
Tiverton
EX16 6ND
Tel 01884 252647
email kentisbearepc@yahoo.co.uk

www.westbuckland.org

The Minutes of a Meeting of the Parish Council held on Tuesday 28th March 2017 in the Committee Room, West Buckland Village Hall at 7.30pm.

Present: Cllr's Mrs M Blogg (Chairman), Mrs C Hannath, D Mitton, J Nutt, C Rayson and C Silverlight.

In attendance: the Clerk, Mrs J Larcombe.

172/03/17. To accept apologies for absence. Apologies were accepted from Cllr D Lacey.

173/03/17. Disclosure of interest in items on the agenda. Cllr Silverlight declared a personal interest in item 177/03/17 c) because he knows the people who made the report..

174/03/17. To agree the minutes of the meeting held on 28/02/17. The minutes were agreed as a true record of the meeting and they were duly signed by the Chairman.

175/03/17. Matters arising from the minutes not covered by the agenda. Cllr Mitton reported that a prospective candidate in the County Council elections had a letter published in the Wellington Weekly in which he wrote about his objections to the proposed speed limit reduction on the A38. He had not contacted the Parish Council to discuss the issue.

176/03/17. Democratic Period. There were no members of the public.

177/03/17. Planning:

a) To consider any Planning Applications received by the Parish Council prior to the meeting.

46/17/0009 Erection of an agricultural workers dwelling and plant and machinery store in relation to free range egg production, with the store to be used as a temporary dwelling to replace mobile home whilst workers dwelling is being built at Gerbestone Manor Farm, Gerbestone Lane, West Buckland (retention of works already undertaken).

Applicant: Mr S T Ling.

Comment: West Buckland Parish Council recommends refusal for the following reasons:

- The plant, machinery, sampling and grading store approved under 46/13/0007 has not been constructed in accordance with *DrNo 13/42B Plans & Elevations as Proposed* (condition 2 of the approval) but as a 3 bedroom house in a style similar to the proposed building, *DrNo 13/42C Temporary dwelling Plans & Elevations as Proposed (Amended)*. It is also noted that drawing 13/42C is also dated Feb 2013 which does beg the question: was it always the intention to construct the building as the 3 bedroom house that it clearly is? There were 5 letters of objection to 46/13/0007 and these included concerns about this building being converted to a

three bedroomed home. Condition 7 of the approval for 46/13/0007 states quite clearly the plant, machinery, sampling and grading store hereby permitted shall be used solely for agricultural purposes in association with the free range chicken unit at Gerbestone Manor Farm, and shall not at anytime provide habitable residential accommodation.

- The plant and machinery store is clearly visible from outside the property and is not at all in keeping with other agricultural buildings, accommodation and storage in the locality. Its style is representative of a modern housing estate, not that of the countryside, on the edge of an AONB.
- The use of the plant and machinery store as a temporary dwelling to replace a mobile home whilst a workers dwelling is being built at Gerbestone Manor Farm is unnecessary as there are two existing mobile homes already present on the site. 46/17/0012, from the same applicant, seeks to relocate one of the existing mobile homes which should obviate the need for the plant and machinery store to be used as a temporary dwelling. To allow a permanent building to be converted to a temporary workers dwelling could set a precedent which could lead to further residential accommodation being provided within open countryside where planning policy strictly controls such uses, in accordance with Policies DM1, CP4 and SP1 of the Taunton Deane Core Strategy and Paragraph 55 of the National Planning Policy Framework.
- The plant and machinery store is so different from the approved plans, that it would seem highly unlikely that it could ever be reverted economically to its original design and purpose. The internal design and the placement and size of openings, stairs, windows and doors have all been changed.

Should this application be approved West Buckland Parish Council strongly request a condition stipulating that all residential use of the plant and machinery store should cease once the workers dwelling is built and the building should be converted back to the plan approved under 46/13/0007.

46/17/0012 Siting of temporary mobile home to be used as workers dwelling for free range egg production unit at Gerbestone Manor Farm, Gerbestone Lane, West Buckland. Applicant: Mr S T Ling.

Comment: West Buckland Parish Council has no objections to the granting of approval.

46/17/0013 Erection of dwelling with associated works on land to the rear of 1 Silver Street, West Buckland. Applicant: Mr R Leitner.

Comment: West Buckland Parish Council has no objections to the granting of approval.

46/17/0014 Erection of a horticultural building for the storage of machinery and dry goods at Mousehole Nurseries, West Buckland Road, West Buckland.

Applicant: Mr A Paul.

Comment: West Buckland Parish Council support the granting of approval.

b) To receive decisions from planning applications determined by TDBC.

46/16/0034 Erection of 3 industrial buildings for Class B8 use at Compound 3, Foxmoor Business Park, Chelston, Wellington. Decision: conditional approval granted.

c) Planning enforcement issues. A parishioner has reported concerns about a new collection of buildings that has appeared in the field to the south of Glyndon in Blackmoor and decoration of the entrance to the field opposite Glyndon with new walls, pillars, pots and planting. The Chair and Clerk will look into this. Cllr Silverlight declared a personal interest.

- d) Blackdown Garden Centre – approaching 30th April 2017 deadline for implementation and completion of highways works following variations of condition 4 of 46/12/0007.** The Clerk will contact TDBC to ask if there is a good reason the work has not taken place and what action will be taken after 30th April. There was concern about the amount of advertising on the fencing around Blackdown Garden Centre.
- e) Any other planning matters.** None.

178/03/17. Highways.

a) Matters arising from previous meetings.

- **Finger post sign condition recording app.** SCC Highways is still working with their Heritage colleagues to roll out the fingerpost restoration project before they are able to finalise new guidance notes and invite other Parishes in Somerset to join this scheme. Until this time, they are not in a position to ask the parishes to carry out the e-survey work. Jo Sharp believes there will be a press release and information sent to the parish councils as soon as they have everything in place to run this project.

b) To note any highway defects to report/or to report on. Nothing reported.

c) Any other highways matters. The salt bags at the bottom of Sawyers Hill need to be collected and stored once the risk of ice is over. There is a sign advising about a road closure on sawyers Hill but the Council has not received official confirmation.

179/03/17. Finance: to agree and authorise any payments. It was resolved to make the following payments: West Buckland Village Hall Trust - £65.00 hire of hall for meetings and community awareness training session for defibrillator (Chq no 1358).
Taunton Deane Borough Council - £682.80 installation of goal posts (Chq no 1359)
Mrs J Larcombe - £292.41 Clerk's salary and expenses (Chq no 1360)
HMRC - £37.80 PAYE (Chq no 1361)

180/03/17. To note reports from:

a) Police. A report for February 2017 was circulated earlier in the month by email. There were 36 Police logs for the month.

The Speedwatch team carried out a check on Friday 24th March and this was followed by a check by the Police on the 25th. PCSO Fyne has been asked about the potential for enforcing the 20 mph zone at West Buckland School. A site survey was carried out by SEU and it revealed that there was no safe place to park the bike near to the school. SEU has carried out a risk assessment on a potential bike site located on Silver Street, West Buckland. This runs through the village, and the site (on a pull in space near the playing field entrance and car park) would go some way to assisting speed control that affects the school. More volunteers are needed and it was suggested parents could help with this. PCSO Fyne will be asking the school to promote the need for more volunteers. Councillors felt it would be useful to know the results of the speed checks. .

b) Village Hall Committee. Cllr Mrs Blogg gave a report. Copies of the Annual Accounts for 2016 were circulated and approved. Due to the purchase and installation costs of a new boiler, expenses exceeded income by £1,854.43. However, the accounts at the end of February still show a healthy balance of over £12,000.

Wessex Water had been called out to clear the drains. As on previous occasions, the problem seem to be wet wipes which have been flushed down the toilets. Notices have been placed in all cubicles asking for these to be disposed of in the bins provided.

The membership with the CCS has been renewed and the new certificate will be displayed when received. The new rubbish bin has been purchased for the kitchen with details of where the roll of replacement liners is kept.

The PTFA representative asked if the field and Village Hall would be available for the

school Fayre if their own field proved to be too small to host the event. The Hall is already booked on Saturdays in July before the school breaks up. It was also pointed out that the field is owned by the Parish Council so the PTFA would need to write to the Clerk.

181/03/17. Playing Field:

a) Any matters to report from inspections carried out during the previous month or any actions taken or to be taken as a result. There were no matters to report from the weekly inspections.

b) To discuss quotes for playing field and play area grass cutting and agree contractor for one year contract. At short notice Mr Hawker has verbally informed Cllr Mrs Blogg that Heathfield Garden Contractors will be unable to cut the grass any more due to health problems. At short notice the Clerk tried to obtain three quotations. TDBC DLO has supplied a very competitive quote and one other contractor has said they would want to cut the field more often than they were asked to quote for. As the quote from the DLO was so competitive and cutting the grass needs to start as soon as possible it was agreed to accept their quote. The Clerk will confirm that it includes strimming around the edge of the playing area. Cllr Mrs Blogg will give the key for the padlock to the playing field to the DLO and provide them with the code to the other padlock. Mr Hawker is due to return the padlock key to Cllr Mrs Blogg.

Mr Stanworth will be asked to provide a quote to cut the triangle of grass at Church Drive and the areas of grass at Peacocks Close. Last year a resident asked if the grass could be picked up when the grass was cut in Peacocks Close but it was felt that there was no need to do this.

182/03/17. Footpaths: any matters brought forward. There were no matters brought forward.

183/03/17. Defibrillator

a) Checks and reporting. Cllr Silverlight is carrying out a weekly check. He reported there were some small discrepancies in the online form but he had discussed these with the Community Heartbeat Trust and they were aware of them.

b) Report from training session. 33 people of various ages attended the training session which was felt to be very good. . If the defibrillator is used it will be taken away by the Ambulance Service to be checked afterwards. Cllr Silverlight will find out how it is returned after the check and who sets it up. It was suggested that a Village Emergency Telephone System (VETS) be set up and this will be discussed at the Annual Parish Meeting. Organisations using the Village Hall will be given the code for the cabinet.

c) Any other matters. The Clerk was thanked for all the work she had done to obtain the grant for the defibrillator and for arranging the training and writing the press release. The grant has saved £2,000 of the Council's reserves being used.

184/03/17. To discuss problems with litter in the parish. An email has been received from parishioners who are concerned about the amount of litter in the parish. They have contacted TDBC but despite promises to send contractors to pick up litter from the World's End, Silver Street and around Blackmoor to Junction 26 nothing has happened. The parishioners suggested putting up signs or arranging a community litter pick. The Clerk will contact Nick Whitmore, TDBC, to ask about litter picking. It was suggested looking at how other parishes deal with this problem. It will also be added to the agenda for the APM.

185/03/17. Update on eligibility for registering to use slinky bus service. The Clerk has made some enquiries. The leaflet that was sent to the Parish Council before the scheme started stated the scheme was for people who didn't have the use of a car. If people do not have the use

of a car during the day, ie because another family member is using it they can use the slinky bus. This applies to the scheme across Somerset. The number of spaces on the bus is limited and this is a reason for the condition.

186/03/17. Annual Parish Meeting agenda. The APM will be held on 25th April. Somerset Waste Partnership cannot provide a speaker for that evening. The Chair and Clerk will give reports. Other organisations will be welcome to come and give reports but written reports will not be read out. PCSO Fyne will be asked to give a Speedwatch Report. Other items will be litter and the VETS Scheme.

187/03/17. Correspondence and items of interest. There was no correspondence.

188/03/17. Any urgent business at the Chairman's discretion (Not for Decisions). The owner of the Village Shop has asked whether the Parish Council has discussed having a community shop since she has put the shop up for sale. Cllr Silverlight will speak to her and it can be added to the APM agenda.

189/03/17. Date of next meeting. The next meeting will be held on Tuesday 25th April 2017 following the APM,