

WEST BUCKLAND PARISH COUNCIL

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The Minutes of a Meeting of the Parish Council held on Tuesday 30th September 2014 in the Committee Room, West Buckland Village Hall at 7.30pm.

Present: Cllr's Mrs M Blogg (Chair), D Lacey, Mrs C Hannath, J Nutt and C Rayson.

In attendance: Three members of the public, Mr R Gould, PPLO, and the Clerk, Mrs J Larcombe.

68/09/14. To accept apologies for absence. Apologies were accepted from Cllr Mrs C Biffen.

69/09/14. Disclosure of interest in items on the agenda. None.

70/09/14. To confirm the minutes of the meetings held on 26/08/14 and 17/09/14. The minutes of both meetings were confirmed as a true record of the meetings and they were duly signed by the Chairman.

71/09/14. Matters arising from the minutes. None.

72/09/14. Co-option of Councillor. No one has put their name forward to be considered for co-option. The Council felt they could manage with six councillors until the elections in May 2015 when it is hoped that enough people will put themselves forward to fill the Council.

73/09/14. Planning:

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

46/14/0032 Change of use of land for siting of a temporary mobile home to be used as an occupational workers dwelling for West Buckland Stud, West Buckland.

Applicant: Alexandra Dunn Racing Ltd.

Yvonne Davies, the agent, said the applicants had previously applied for additional buildings and councillors were shown a plan of the layout. The plan is to develop the business and put West Buckland Stud on the map. In 2012/13 winnings totalled £12,000 and this increased to £34,000 in 2013/14. So far this year winnings have reached £26,000. There are new horses and owners and there is now a waiting list. As well as the applicants there are 6 members of staff looking after 26 horses. The horses are very valuable and there is a need for someone to be within sight and sound of them at all times. The applicants also need someone on site at all times to retain their licence. The application is for a temporary dwelling, 66' x 22', to prove the need and develop the viability of the business.

Mr Gould, PPLO, asked about the effect on the footpaths that cross the site. The applicants have no problems with people walking one of the paths but the other footpath is blocked by a hedge that is not in the ownership of the applicants.

Comment: West Buckland Parish Council supports the application.

46/14/0030 Change of use of storage buildings for Nursery to Class B1 (Business Use) at Sellicks Nurseries, Chelston, Wellington (Retention of works already undertaken).

Applicant: Mr & Mrs R Sellick.

Comment: West Buckland Parish Council recommend that this application is refused planning permission for the following reasons:

- The proposal would set an undesirable precedent for other similar uses within the parish
- It does not conform to the TDBC Core Strategy as it is outside the settlement boundary for West Buckland and is therefore in an area defined as countryside and B1 use would not be appropriate at this location
- This would establish a commercial use (B1 Business Use) on land which would currently be considered a greenfield site (horticulture)
- Allowing a change of use for this application would set a precedent for change of use for other parts of the Sellicks Nursery site. This would cause traffic and transportation issues as the site is accessed by a narrow lane with poor access to the A38. There is no public transport link to the site.
- The application site is in front of Oaklee Cottage which is now in separate ownership from Sellicks Nurseries
- There are other more suitable sites in the location for this business

West Buckland Parish Council are concerned that there might be other changes of use from horticulture to business on the Sellicks Nurseries site and ask that a Planning/Enforcement Officer visits the site. This site is very close to Foxmoor Business Park, which was formerly Foxmoor Nurseries, and became a Business Park over a number of years because glasshouses were changed from horticulture to a business use without planning applications being made initially. Remembering the Planning Enquiry that followed West Buckland Parish Council would hope that TDBC will look into this matter now.

They would also like to draw TDBC's attention to planning permission 46/12/0011 for a temporary agricultural workers mobile home which expires in June 2015 as they question whether there is still a functional need.

b) To receive results from planning applications determined by TDBC. None.

c) Any other planning matters. None.

74/09/14. Highways.

a) To report on work carried out by the SCC Highway Department and to receive reports on repairs that are needed. White lines have been put around some defects.

b) Update on problems reported on Buckland Hill. No repair work has been carried out..

c) Any other highways matters. The Parish Council noted the replacement of some local road signs.

75/09/14. To receive reports from:

a) District Cllr. No report.

b) Cty Cllr. No report.

c) Police. The report for August was circulated by email. On the Monument Beat there were 43 logs in August. Eight of these logs required an immediate response, all of which were traffic related. Other calls were reporting such things as missing persons, animal welfare issues and requesting contact by Beat Officers. The report also contained a warning about a fraudulent service offering to book appointments at the Newport Passport Office for people needing passports at short notice. There was another warning regarding the thefts of early models of Land Rovers.

d) Village Hall Committee. Cllr Mrs Hannath reported that work to replace the oil tank has been completed. A new vacuum cleaner has been purchased and it is hoped to replace the

worktops in February 2015. Some fence panels will also be replaced.

e) SALC AGM. The Chairman and Clerk attended the SALC AGM at Edington Village Hall on September 27th. Guest speakers included Dr Jonathon Owen, Chief Executive of the National Association of Local Councils, Issy White of Warmer Improved Somerset Homes, Healthwatch Somerset and Tessa Munt MP, Chair of the All Party Parliamentary Group for Local Democracy. District Cllr Jean Allgrove, a former Clerk to West Buckland Parish Council, was elected President of SALC. Justin Robinson, County Executive Officer updated those present on policy issues. The Quality Council Scheme is being updated and there is likely to be 3 levels of accreditation. Work on revising the CiLCA Qualification has been closely aligned to the QSS review and this will also be relaunched. The External Auditor will be expecting Councils to have reviewed their Financial Regulations before they complete the next Annual Return.

f) Any other reports. None.

76/09/14. Finance:

a) To agree and authorise payments. It was resolved to make the following payments: West Buckland Village Hall Trust - £24.00 hire of Committee Room for meetings (chq no 1251)

SALC - £12.00 lunch for Chairman and Clerk at SALC Conference (chq no 1251)

Mrs J Larcombe - £221.26 Clerk's salary and expenses (chq no 1252)

b) To agree and pay the Churchyard grant for 2014/15. It was agreed to give West Buckland PCC a grant of £1000 towards the upkeep of the Churchyard (chq no 1253). Cllr Rayson declared a personal interest as a Churchwarden.

c) To discuss the new contract from the Internal Auditor. It was agreed to accept the new contract subject to Mr Abrahams confirming that the Internal Auditor will carry out the audit at the Clerk's home.

d) Update on online banking. No update.

77/09/14. Playing Field: any matters to note. The field will need at least one more cut. It was reported that the grass is looking yellow. September has been warm and mainly dry and this could be the reason.

78/09/14. Footpaths

a) Report from Mr Bob Gould, PPLO. Mr Gould said he has been PPLO for six months and during that time he has walked all the footpaths, except a couple of short ones, and was able to report that the footpaths are generally in a good state. He has cleared some areas and replaced some waymarks. Sally Vickery, SCC Rights of Way Officer, has replied to all of his emails and looked at all his queries. There are some issues with vague signposting and a problem on Footpath 14/15 where the owners are blocking the path with electric fencing, which is being used to keep their horses in. He thanked Peter Taylor for all the information he had passed on. Mr Gould is aiming to walk each footpath twice a year and asked Councillors to contact him if there are any footpath problems.

b) Any Footpath Matters. None.

79/09/14. Update to Standing Orders. Following the approval of the Openness of Local Government Bodies Regulations 2014 paragraph 3 (1) (Photographing, recording, broadcasting or transmitting the proceedings of a meeting by any means is not permitted without the Council's prior written consent) will be removed from the Council's Standing Orders because members of the public/press are now able to record meetings, except when they go into Part 2. It was felt unnecessary at this point to add any further guidance to the Standing Orders. There is no further information on the consultation on the new draft transparency code for councils with income/expenditure below £25,000 per annum.

80/09/14. Correspondence and items of interest (including information circulated by SALC). The following correspondence was noted:
Community Council of Somerset: Invitation to AGM and networking event.

81/09/14. Any other urgent business at the Chairman's discretion. None.

82/09/14. Date of Next Meeting. The next meeting will be held on Tuesday 28th October 2014.