

## WEST BUCKLAND PARISH COUNCIL

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### **The Minutes of a Meeting of the Parish Council held on Tuesday 24th April 2018 in the Committee Room, West Buckland Village Hall at 7.50pm (following the APM).**

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

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

**177/04/18. To accept apologies for absence.** Apologies were received from County Cllr J Thorne.

**178/04/18. Disclosure of interest in items on the agenda.** Cllr Silverlight declared a personal interest in planning application 46/18/0008 because he knows the applicant and his wife is a friend of the applicant.

**179/04/18. To agree the minutes of the meeting held on 27/03/18.** The minutes were agreed as an accurate record of the meeting and they were duly signed by the Chair.

**180/04/18. Matters arising from the minutes not covered by the agenda.** There were no matters arising.

#### **181/04/18. Highways.**

It was agreed to bring this item forward.

##### **a) Matters arising from previous meeting/s**

- **Heatherton Grange/Worlds End Junction.** The status of potential development on a field in Bradford-on-Tone parish, as advertised in the field by Notaro has been investigated by the Clerk. In the TDBC SHLAA Report 2018 this is a potentially developable site and not an allocated site. It is Cllr Thorne's opinion that if SCC reduce the speed limit on the A38 they will consider they have done something to reduce the risk at the junction and will not carry out further improvement. The Small Improvement Scheme was oversubscribed last year and there are enough schemes for three years. The Clerk has asked SCC to have a look at the proposed scheme to see whether it has the potential to be carried out in the future.

**b) To note any highway defects to report to SCC.** It was noted that potholes are being repaired. Cllr Thorne has referred to the cost of repairing a pothole in his written report.

**c) Road safety sessions.** Not discussed.

**d) Update on fingerpost sign condition recording and refurbishment.** Cllr Silverlight reported he will have finished his part of the condition survey by the next meeting.

**e) Update on cutting back the verge opposite Frogs Lane.** The Clerk has sent details of the work required to Hi-Line SW Ltd but hasn't received a quote yet.

**f) Any other highways matters.** No other highways matters.

Two members of the public joined the meeting.

**182/04/18. Democratic Period.** The members of the public outlined their concerns about the proposed development on land next to their home (46/18/0007). The buildings on this site are on the highest and narrowest point of the 2 acre field and at the closest point they are only 25 metres away from the semi-detached properties of Calways. The caravan, which has a TV aerial, is alleged to be on the site permanently and in use during the year even though the application claims it is for lambing. It is connected by a porch to the barn. There are horses and equine equipment on the field as well as the sheep flock. The development is growing and growing and the neighbours reported the problems they are already experiencing. The manure pile is 5' x 10', is sited close to the residential dwellings and is causing odour and fly problems. A generator is being used which is causing a noise nuisance. When the ewes are housed for lambing there is a further noise nuisance. The proposed building will be high enough to block light from at least one of the properties. The buildings are highly visible and are detrimental to the landscape.

**183/04/18. Planning:**

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

**46/18/0007** Erection of agricultural building for lambing, storage of machinery and fodder with erection of hay barn at Moonview, Manleys Farm, Calway Lane, West Buckland (part retention of works already undertaken).

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

- Over development of the site
- The close proximity of livestock housing and dung heap to residential accommodation which will cause problems with noise, odour, flies and rodents.
- The site is very visible and the change of use is considered to be detrimental to the visual amenities and landscape character of an area adjacent to an Area of Outstanding Natural Beauty
- The change of use has resulted in part domestication of an area of land resulting in the introduction of additional domestic paraphernalia causing a detrimental impact upon the character and appearance of the area. A caravan is permanently sited and not just used for lambing.

The members of the public left the meeting.

**46/18/0008** Part retrospective application for the retention of two field shelters and one fodder store and the erection of a shipping container to be used as storage at Umpa Lumpa, Blackmoor, West Buckland.

Comment: West Buckland Parish Council has no concerns about the two field shelters and one fodder store. The Council recommends permission is refused for the storage container because they consider it is detrimental to the visual amenities and landscape character on a site adjacent to an Area of Outstanding Natural Beauty. The shipping container has been covered with wood but this could degrade and become unsightly.

**46/18/0010** Erection of a new business unit for B1 and B2 use at Land to the rear of gate House, Chelston, Wellington.

Comment: West Buckland Parish Council has concerns that this application will result in an over development of the site and that the entrance onto the busy A38, an accident black

spot, is inadequate for the increased volume of traffic that will be generated by the development.

**46/18/0011** Erection of extensions to dog agility/training building and associated works at Buckland Farm, Ruggin Road, West Buckland.

West Buckland Parish Council has no observations to make.

**46/18/0012** Erection of a two storey and single storey extension to the rear of Ham House, Ham Road, Ham.

West Buckland Parish Council has no observations to make.

**46/18/0013** Installation of vehicle and pedestrian access gates and erection of trellis above existing boundary wall at 11 Dyers Close, West Buckland (Retention of works already undertaken).

Comment: West Buckland Parish Council ask that, if the application is approved, this is on condition the gates are inward facing.

**b) To receive decisions from planning applications determined by TDBC.** No decisions received.

**c) Update on planning enforcement matters reported to TDBC.** E/0093/46/17 has been regularised by planning application 46/18/0008. There is no update on E/0010/46/16.

**d) Any other planning matters.** No other planning matters.

#### **184/04/18. To receive reports from:**

**a) County Cllr.** The Chair and Clerk received a report by email shortly before the meeting. This will be circulated to councillors. Cllr Thorne had visited the Chair earlier in the day to brief her.

**b) Police.** The Police Report for March 2018 was circulated by email earlier in April. There were 18 police logs for the month from the beat and these included mainly road related calls due to the excess snow and then floods.

**c) Village Hall.** Cllr Mrs Hannath gave a report from the 4<sup>th</sup> April Committee Meeting. The installation of the shelving for the WI cupboard has been completed and it was agreed a good job had been made of it. The Treasurer reported that the finances are looking very healthy. A more competitive quote has been received for the annual insurance with a potential saving of £102. As this has to be renewed before 14th April 2018 it was agreed the Chair and Treasurer would decide on the best quote.. The Committee have chosen red for the new chair coverings and 80 chairs and 4 trolleys which will hold 20 chairs each will be purchased. The existing trolleys and chairs that will not be needed will be advertised. The fitting on the carpet in front of gents toilet is loose and this will be secured by the carpet fitter. The front door needs looking at as it doesn't always open the first time.

**d) Any Other Reports.** No other reports.

#### **185/04/18. Finance**

**a) To agree and authorise any necessary payments.** It was resolved to make the following payment: Mrs J Larcombe - £307.32 Clerk's salary and expenses (Chq no 1400)

**b) Report on large increase in charge for emptying the dog litter bin for 2018-19.** The Clerk has received a quotation for the emptying of the dog bin. The first quote was incorrect as it included the bin that TDBC agreed to empty at no cost to the Council. The cost for 2018-2019 has increased by 20% because TDBC has now fully priced the cost of providing the service. If the Council doesn't agree to pay the new charge the bin by the motorway wouldn't be emptied. The quote was accepted. An invoice has been received for 2017-2018 but it was incorrect as TDBC had charged the Parish Council for emptying two

bins twice a week instead of one bin once a week. The Clerk queried the amount at the beginning of April and is still waiting for an amended invoice.

**186/04/18. 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.** No matters to report.

b) **Any other matters to note.** The grass was cut for the first time last week. It was decided to leave up the goal nets as they are being used. The contractor who laid the surfacing is coming to look at the holes that have appeared. The Clerk will check with SPFA about the annual playground inspection.

**187/04/18. Footpaths: any matters brought forward.** No matters brought forward.

**188/04/18. SALC GDPR training session.** SALC are holding a training session on the new General Data Protection Regulations, May 22<sup>nd</sup> at Edgar Hall, Somerton. This will be led by Meera Tharmarajah, head of NALC's legal team and the cost will be £30 per person. The Clerk said she would like to attend because it was being led by the head of NALC's legal team. It was agreed to Clerk would attend and she will book one place.

**189/04/18. Correspondence and items of interest.** The following correspondence was noted: SWP – newsletter with information on additional items they will be collecting.

**190/04/18. Any urgent business at the Chairman's discretion.** Cllr Mrs Blogg reported she had been asked about organising another training session to show people how to use the defibrillator. Something has been put in the Community Newsletter asking people to contact her if they are interested in attending a session. It would be useful if more younger people expressed an interest.

**191/04/18. The date of the next meeting.** The next meeting will be held on Tuesday 29th May 2018 at 7.30pm and it will be the Annual Meeting of the Parish Council