

WEST BUCKLAND PARISH COUNCIL

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The minutes of a meeting of the Parish Council held on Tuesday 28th October 2014 in the Committee Room, West Buckland Village Hall at 7.30pm.

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

83/10/14. To accept apologies for absence. There were no apologies.

84/10/14. Disclosure of interest in items on the agenda. There were no disclosures.

85/10/14. To confirm the minutes of the meeting held on 30/09/14. With the amendment of formally to formerly in the comment made for planning application 46/14/0030, the minutes were agreed as a true record of the meeting and they were duly signed by the Chairman.

86/10/14. Matters arising from the minutes. No matters arising.

87/10/14. Planning:

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

46/14/0033/CMB Prior approval for proposed change of use from agricultural building to dwelling house (Use Class C3) and associated building operations at Sawyers Hill, West Buckland. Applicant: Mr R A Fleming.

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

- This building does not appear to qualify for an application under the General Permitted Development Order 2014 as it has not been solely used for an agricultural purpose and was not so used in March 2013.
- According to local knowledge the land and building have been used for the keeping of riding horses and have not been used for any agricultural business purpose as defined in the 1990 Act. Furthermore non-commercial use is a disqualification under the new MB Class.
- The area of curtilage required to develop the building for residential purposes is greater than the area of the proposed dwelling and so would not comply with the limit set under the permitted development rights MB Class.
- This site is outside of the defined settlement limit
- The visibility splay is inadequate
- The development would exacerbate an existing problem of water run-off from the fields behind the site. This water runs down the lane and across the road, one of the

main routes into West Buckland. During cold weather this water often freezes making the road surface dangerous.

46/14/0034/LB Installation of additional rooflight, replacement of GF windows with double doors and other internal alterations with installation of flue at Jasmine Cottage, Chelston Manor, Wellington. Applicant: Mr & Mrs M Rowland.

Comment: West Buckland Parish Council supports the application.

46/14/0035 Installation of additional rooflight, replacement of GF window with double doors and other internal alterations with installation of flue at Jasmine Cottage, Chelston Manor, Wellington. Applicant: Mr & Mrs M Rowland.

Comment: West Buckland Parish Council supports the application.

46/14/0036 Erection of a steel framed extension to industrial unit at RH Fibreboard Containers, 18 Knights Road, Chelston Business Park, Chelston. Applicant: Mr R Ruffell-Hazell. Comment: West Buckland Parish Council supports the application.

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

The Clerk has been verbally informed that 46/14/0028 Change of Use of land from horticulture to storage of scaffolding poles and related materials, erection of an office/workshop building and variation of condition no 8 of planning application 46/93/0004 to allow occupation of agricultural workers dwelling by persons connected with scaffolding business at Oaklee Cottage, Haywards Lane, Wellington was conditionally approved by the TDBC Planning Committee.

c) Any other planning matters. The TDBC Planning Training Session on Heritage, due to be held on 29th October, has been cancelled.

88/10/14. Highways.

a) To report on work carried out by the SCC Highway Department and to receive reports on repairs that are needed. No work reported.

b) Update on problems reported on Buckland Hill. It was noted that a couple of saplings are leaning across the road on Buckland Hill. Despite the Council warning SCC on several occasions that some of the trees on Buckland Hill are in danger of falling, nothing appears to have been done. Two tyres have been dumped on the side of the hill.

c) Any other highways matters. A parishioner has suggested to the Parish Council that there should be a slow sign close to the West Buckland village sign in Silver Street. Councillors felt that people would not take any notice of a slow sign and rumble strips would be more use in slowing down the traffic.

Councillors unanimously agreed that the M5 Junction (26) was in a disgusting state. The verges are not cut on a regular basis and are overgrown. They contain a lot of litter which isn't being cleared. The kerbstones never get repaired and hardly any are in place. A burnt out camper van has been in the entrance to the Highways Agency Depot for over a month. There was some discussion about whose responsibility this was and councillors thought it was the responsibility of the Highways Agency. It was agreed that Cllr Lacey would take some photos showing the litter in the overgrown verges and the broken kerbstones and that these would be send with a letter to the responsible agency asking for the area to be cleaned up.

Councillors felt SCC were not making the best use of their money by spending it on 'Healthy Living Grants'

It was reported that the ditch at Lee Park hasn't had its annual clearance.

89/10/14. To receive reports from:

a) District Cllr. No report.

b) Cty Cllr. No report.

c) Police. A Police report for September was received by email. Crime was up on both beats this month. On the Monument Beat there were 44 logs for the Police in September. Nine of these logs required an immediate response, five which were traffic related. There was one

call reporting a suspected bomb which turned out to be an oil can. The other calls were reporting such things as missing persons, animal welfare issues and requesting contact by the Beat Officers. There was an attempted theft of a Land Rover Defender at Thorne St Margaret but luckily the thieves were disturbed and didn't get away with anything. The Police are doing all they can to warn Land Rover owners about the current crime trend and have lent 4 vehicle trackers to owners on the beat to help protect their vehicles. Information was given on changes to the vehicle tax system.

d) Village Hall Committee. The Parish Council will be responsible for the raffle at the Christmas Fayre. It is planned to replace the kitchen worktops in February 2015. In the ladies toilets the area of wall underneath the hand dryer is going to be tiled. The committee is trying to draw people's attention to the no e-smoking clause in the conditions of hire. Falling numbers mean the future of the pre-school is under threat.

e) Any other reports. None.

90/10/14. Finance:

a) To agree and authorise payments. It was resolved to agree the following payments:
K R Smith - £48.39 plants and compost for memorial planter on behalf of Mrs P Lacey (chq no 1254).

Mrs J Larcombe - £253.02 Clerk's salary and expense (chq no 1255)

Royal British Legion - £25.00 Remembrance Wreath purchased under S137 power (chq no 1256). The cost of the wreath is £22.00 and it was agreed to add £3 to this amount as a donation. Cllr Mrs Blogg will collect the wreath from the Scout Hut in Wellington.

J T Stanworth - £435.00 cutting footpaths, Silver Street Green and Play Area inside hedge (chq no 1257).

b) To compare spending against budget April – September 2014. The report was noted and there were no concerns.

c) Budget for 2015/16. Councillors considered the draft budget for 2015/16 prepared by the Chairman and Clerk. The predicted carry forward, including ear marked funds, was noted. TDBC has not given the Council any details about the Council Tax Support Grant for 2015/16 yet. The precept will be agreed at the November meeting and it is not expected to increase from 2014/15.

d) Update on the new contract from the Internal Auditor. Mr Abrahams has confirmed that the internal audit will be carried out at the Clerk's home or by electronic and postal exchange of documents. The contract has been signed by the Clerk and returned to Mr Abrahams.

e) Update on online banking. Nothing to report.

91/10/14. Playing Field: any matters to note. The playing field has been cut today and it is expected that this will be the last cut for the year. Mr Hawker contacted the Chairman to say he thought the basketball post was leaning more than the last time he had cut the grass. This will be looked into.

The WI would like to put some more benches at the top of the croquet area of the field. The Council agreed they could.

92/10/14. Any Footpath Matters. No footpath matters.

93/10/14. Correspondence and items of interest. A parishioner has reported that a suspicious van was parked in the car park behind the Village Hall, without the car park light on, and when the village hall was not in use.

The following correspondence was noted:

Clerk and Councils Direct – November 2014

TDBC – arrangements for Acts of Remembrance

94/10/14. Any other urgent business at the Chairman's discretion. None.

95/10/14. Date of Next Meeting. The next meeting will be held on Tuesday 25th November 2014 at 7.30pm.

It was agreed that the 2015 Annual Parish Meeting would be held in March to try and encourage people to put themselves forward to be elected onto the Parish Council.