

WEST BUCKLAND PARISH COUNCIL

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The minutes of the meeting of the Parish Council held on Tuesday 26th February 2013 in the Committee Room, West Buckland Village Hall at 7.30pm.

Present: Cllr's Mrs M Blogg (Chairman), D Lacey, Mrs C Biffen, Mrs C Hannath, G Henley, D James and C Rayson.

In attendance: County Cllr R Henley, one member of the public and the Clerk Mrs J Larcombe.

128/02/13. To accept apologies for absence. Apologies were received from District Cllr C Hill, PC A Hooper and PCSO S Bramley.

129/02/13. Disclosure of interest in items on the agenda. Cllr C Rayson declared a personal interest in planning application 46/13/0003 because he lives near the site.

130/02/13. To confirm the minutes of the meetings held on 29/01/13. With an amendment in item 124/01/13 from Mrs West to Yvonne the minutes were agreed as a true record of the meeting and they were duly signed by the Chairman.

131/02/13. Matters arising from the minutes. None.

132/02/13. Planning:

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

46/13/0003 Change of use from Class B8 (Storage & Distribution) to Class B2 (General Industrial) at the former Co-op Distribution Centre, Chelston Business Park, Ham Road, Wellington. Applicant: Mr R Coward, Rigid Containers Ltd.

Comment: the Parish Council supports the application. The Parish Council has been made aware that properties neighbouring the site found the previous use of the site noisy at night and it is hoped that the proposed regular working schedule of Mondays to Fridays, five days a week will be better for them.

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

46/12/0033 - Variation of Condition No. 11 of application 46/04/0020 to allow the holiday let to become a permanent residential dwelling at Church View, Crown Hill, West Buckland. Decision:- permission refused. Cllr James queried whether the LPA had correctly interpreted the site location, description and criteria as set out within the National Planning Policy Framework in respect of paragraph 55. He said the existing structure is not new nor can it be described as isolated as it is sited close to other residential properties. A bus service passes directly to the front frequently throughout the day. In his view the proposal is located "where it will enhance the and maintain the vitality of the rural community and support local services in the village". He felt the guidance/criteria as set out within the NPPF can, in certain text, be misinterpreted and where this is the case

additional clarification should be provided by the LPA. Cllr Lacey declared a personal interest when Cllr James made these comments.

46/12/0034/REX - Erection of a detached dwelling on land at Fairway, Orchard Gardens, West Buckland (replacement of extant planning permission 46/10/0003).

Decision:- conditional approval granted.

46/12/0035 - Change of use of part of ground floor from B1 use (office) to A1 use (retail warehouse) at Oake House, West Buckland. Decision:- conditional approval granted.

c) **Update on planning enforcement for 46/11/0020.** There was no update.

d) **To consider the TDBC – Site Allocations and Development Management Plan Consultation and agree the response from the Parish Council.** The Parish Council is happy with what is in the document.

e) **To inform Councillors about a TDBC Planning Training Session covering transport issues on 23rd April 2013 at The Deane House.** It was felt that this training session wasn't relevant for the Parish Council.

f) **Any other planning matters.** The Parish Council has been notified by TDBC that a Certificate of Lawful Use or Development has been issued for part of the area of land at Little Greenacres, Hockholler Road, West Buckland which has for a period in excess of ten years been used for the stationing of a mobile home for residential purposes.

133/02/13. Highways.

a) **To report on work carried out by the SCC Highway Department and to receive reports on repairs that are needed.** The bollards have been taken away from the grass area around the War Memorial and since then two cars have driven over the grass. The area at Frogs Lane that has been cleared will be sprayed as and when appropriate. A parishioner has expressed concern that a bus from the First Bus service is waiting in a lay bye near the Worlds End to make up time and is adding to visibility problems at this junction of the A38. First Bus will be asked if the bus could use a lay bye near Sheppey's or where visibility isn't affected. The Parish Council has received feedback forms from TDBC to record information about recent flooding. Cllr Mrs Blogg will deliver forms to those affected so that they can make a response.

b) **Update on repairs to damaged signs.** The signs were reported to still be in the hedge.

c) **Update on work to be carried out in the Blackmoor area.** Cllr Mrs Biffen said that she had reported the problems to SCC and as an initial measure cones have been put out to improve safety. Some gullies have been cleaned out.

d) **Reminder of road closure at Ham on March 4th for 5 days.** A reminder was given.

e) **Any other highways matters.** None.

134/02/13. To receive reports from:

a) **District Cllr.** No report.

b) **Cty Cllr.** Cllr R Henley reported that he had allocated £500 from his Healthy Living Budget to the WI to support their golf croquet and walking events. £500 was also allocated to the Pre-school and £1000 to West Buckland Primary School. SCC is going through its budget process and Cllr Henley said he was concerned about cutbacks to the budget for highways and felt that SCC needed to increase gully maintenance. He has been talking to people about getting Post Office services back to the shop. The Post Office don't feel that they have a responsibility to re-open the service after it shut in 2007 and this will make it harder to get it re-opened. Cllr Mrs Blogg asked about making representation about the flooding which had occurred in the parish, to the Countywide Review of Recent Flooding Events. Cllr Henley will be making representations but advised the Parish Council to also make one. He repeated his concerns that the cutback to the opening hours at Poole Tip has led to increased fly tipping.

c) **Police.** A Police Report for January 2013 had been circulated by email in early

February. From the Monument beat there were 46 calls to the Police in January 2013. Twenty six calls were traffic related, mostly due to an abandoned car on its side in Devon on the border with Sampford Arundel. The car has now been removed. There were two calls about suspicious incidents, two calls to attend alarms and three calls to assist other services. Other calls reported such things as missing persons, animal welfare issues and requested contact by the Beat officers. At Ham an informant reported that the informants ex partner's current partner was abusive over money that is owed to ex. Words of advice were given. Home security advice was given due to the increase in thefts of heating oil and fuel.

d) Village Hall Committee. Cllr Mrs Hannath reported that the Pre-school has received funding to pay for the fencing they require.

e) Any other reports. None.

135/02/13. Finance

a) To agree and authorise payments. It was resolved to make the following payments: Mrs J Larcombe - £146.46 Clerk's salary and expenses (chq no 001180)

TDBC - £156.00 emptying of dog bin 2012/13 (chq no 1181)

b) To consider funding for the refurbishment of lettering on the War Memorial. It was agreed to accept the quote from Mr Stooks.

c) To consider the grant to the PCC for the newsletter. Cllr's G Henley and C Rayson declared a pecuniary interests because of their connections to the PCC and Cllr D Lacey declared a personal interest as editor of the newsletter and they took no part in the discussion or decision. It was noted that the grant was reduced for 2011/12 because of contributions from other organisations. It was resolved to give the PCC a grant of £150.00 towards the costs of producing the newsletter (chq no 1182).

The Parish Council was advised that the cost of cutting the grass in the Churchyard has increased to £400 per cut.

d) To review the effectiveness of the internal auditor. The document was reviewed and agreed. A copy signed by the Chairman is attached to the signed minutes.

136/02/13. Playing Field.

a) To agree that Heathfield Garden Contractors will provide the grass cutting and strimming service for West Buckland Parish Council in 2013-14. This was agreed and Cllr Lacey will inform him.

b) Registration of transfer of land for additional car parking for Village Hall with land registry. The Clerk to follow this up.

137/02/13. Footpaths.

a) To receive any update from our PPLO. No update.

b) Any Other Footpath Matters. None.

138/02/13. Petition on behalf of the Parish Council for provision of postal services at the Village Shop.

Cllr Mrs Biffen has looked into what will be required to be done to get postal services for the shop. She has spoken to the Field Change Officer who said that compensation was paid from government funds when it closed in 2007 and any application made now would need to be a Greenfield Application. He didn't feel there was much of a chance of success without a lot of change in the village. Cllr Mrs Biffen explained to him that previously the shop was run down and is now being built up. The Field Change Officer said he would put a Greenfield Application to the Greenfield Team and a response is now awaited. Cllr Mrs Biffen said she felt the arguments that were put forward against allowing postal services to be re-instated were not logical. Hopefully by the next meeting Cllr Mrs Biffen will have received a decision from the Greenfield Team. Yvonne is not sure of the chances of success and doesn't know what it would be best to apply for. A

petition is available at the shop for people to sign to show their support. Yvonne was pleased with the piece in the newsletter. It was agreed that the Parish Council will support any application. If needed a letter of support will be written before the next meeting.

139/02/13. Correspondence and items of interest. The following correspondence was noted:
TDBC – invitation from the Mayor of Taunton Deane to support his forthcoming Charity Concert when the Taunton Deane Male Voice Choir and the Avon & Somerset Police Choir will perform on 23rd March. The Mayoress of Taunton Deane invited people to a Charity Fashion Show on 14th March.

140/02/13. Any other urgent business at the Chairman's discretion. None.

141/02/13. Date of Next Parish Council Meeting. The next meeting will be held on Tuesday 26th March 2013 at 7.30pm.