

WEST BUCKLAND PARISH COUNCIL

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The minutes of a meeting of the Parish Council held on Tuesday 30th July 2013 in the Committee Room, West Buckland Village Hall at 7.30pm.

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

In attendance: Eight members of the public and the Clerk Mrs J Larcombe.

37/07/13. To accept apologies for absence. Apologies were accepted from Cllr D Lacey. PCSO Bramley had apologised that no one would be able to attend the meeting.

38/07/13. Disclosure of interest in items on the agenda. Cllr C Rayson declared an interest in item 42/07/13 a) application 46/13/0026 because he is an immediate neighbour.

39/07/13. To confirm the minutes of the meetings held on 25/06/13. The minutes were confirmed as a true record of the meeting and they were duly signed by the Chairman.

40/07/13. Matters arising from the minutes. There were no matters arising.

41/07/13. Co-option of Councillor. John Nutt was proposed by Cllr Mrs M Blogg and seconded by Cllr Rayson. It was unanimously agreed to co-opt Mr Nutt as a councillor. Cllr Nutt signed the Declaration of Acceptance of Office form.

Cllr D James joined the meeting at this point.

42/07/13. Planning:

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

Cllr's Mrs Blogg, Mrs Biffen and Mrs Hannath had held a site meeting at West Buckland Stud on the afternoon of the 30th July when they were able to look at the plans for the buildings. Yvonne Davies, the agent for the applications, spoke to the meeting and explained that Alexandra Dunn is responsible for the horses and her husband Tom runs the business. There are also six staff who ride out. Mr & Mrs Dunn bought West Buckland Stud in December 2011 and want to build the business up. Mrs Dunn has gained her professional licence to train horses but has had to commit to improving the facilities. It is also planned to breed race horses which will mean that mares will need to be kept separate from geldings. There was some discussion about public rights of way across the property and the applicants said they were happy for people to use the footpath.

46/13/0016 Erection of an external stable block at West Buckland Stud, West Buckland

46/13/0017 Erection of an office building at West Buckland Stud

46/13/0018 Erection of a general purpose agricultural building at West Buckland Stud

46/13/0020 Erection of a staff changing room with secure tack and equipment store at West

Buckland Stud

46/13/0021 Formation of car parking area for 5 no cars at West Buckland Stud

46/13/0022 Erection of covered horse walker at West Buckland Stud

46/13/0023 Erection of extension to stable barn at West Buckland Stud

46/13/0024 Change of Use of agricultural building to stable barn at West Buckland Stud

46/13/0025 Erection of extension to stable barn to include feed and medical store at West Buckland Stud.

Applicant for all West Buckland Stud applications: Alexandra Dunn Racing

Comment: the Parish Council support all the above applications for West Buckland Stud.

46/13/0026 Replacement of lean-to with erection of a single storey extension to the side and erection of a front porch at Cider Cottage, Ham, West Buckland. Cllr Rayson declared an interest as an immediate neighbour and left the room while the application was discussed. A parishioner complained about the lack of detail on the plans and expressed concern that the velux windows at the back of the property would overlook their property. They felt the velux windows should overlook the applicant's property. Two other parishioners were concerned that a bedroom window would overlook their land and that when they were topping the grass on adjoining land they might be accused of stones flying. They said the plans mention a hedge but don't show where it will be. They said there was insufficient detail about the boundary. A question was raised as to how box 16 on the application form should have been filled in because of the trees adjacent to the property. They also felt that there wouldn't be enough space for the car parking shown on the application. Cllr Biffen suggested having a site meeting. It was agreed to object to the application.

46/13/0028 Removal of condition 1 of planning permission 4/46/09/0034 (to make permission permanent) Wellington Waste Skips Site, The Old Brickworks, Higher Poole, Wellington. Comment: the Parish Council has no objections.

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

46/13/0007 Erection of an agricultural workers dwelling to replace mobile home and erection of a plant store, grading, packing and seed storage at Gerbestone Manor Farm, Gerbestone Lane, West Buckland. Decision: conditional approval.

TDBC has made a Tree Preservation Order on four Oak trees on the land west of Gerbestone Lane, West Buckland

c) Update on issue reported to Planning Enforcement. The Clerk has contacted John Hardy, TDBC Planning Enforcement Officer, to ask whether the Council's report about large scale tipping of soil changing the landscape of the area at Gerbestone Lane has been looked into. The report had been passed to the planning officer dealing with application 46/13/0007 but now that application has been approved Mr Hardy said he would look at the report himself.

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

43/07/13. Highways.

a) To report on work carried out by the SCC Highway Department and to receive reports on repairs that are needed. Nothing reported.

b) Update on repairs to damaged signs. Cllr Mrs Blogg has contacted Mr Titcombe again but has not received a response yet.

c) Update on traffic measures for HGV's and other work to be carried out in the Blackmoor area. There was nothing to update.

d) Verge clearance opposite Frogs Lane. The verge has now been cleared and councillors commented on the improvement.

e) Any other highways matters. Cllr Mrs Blogg contacted highways again about the dangerous trees on Buckland Hill. Following an inadequate response from Steve Scrivens, County Arboriculturalist, which suggested a meeting with the Parish Council and the land owner if the Parish Council involved them, Cllr James followed this up with Mr Scrivens. Mr Scrivens has recognised Cllr James knowledge and will be contacting the land owner.

44/07/13. To receive reports from:

- a) **District Cllr.** No report.
- b) **Cty Cllr.** No report.
- c) **Police.** Reports for June and July had been received from PCSO Bramley. The reports included information on Operation Tornado which has been a five month investigation and a series of covert compliance testing over a period of several months into the scrap metal industry. On 23rd July a number of pre-planned arrests were made.
- d) **Village Hall Committee.** Cllr Mrs Hannath reported that the committee are having two hand dryers installed in the toilets to save on the cost of paper towels which has risen to about £500 per year. The floor in the main hall is going to be treated and fire doors will be replaced. The electric meter is being replaced and a key safe has been fitted to the side of the noticeboard.
- c) **SALC Meeting 27th June.** Cllr Mrs Hannath was thanked for helping with the teas. District Cllr Jean Allgrove, who is a representative on NALC, led the meeting. She explained how SALC had covered the period when they were without a County Secretary and the recruitment process for a successor. She also updated the meeting on the progress of various consultations.
- f) **Any other reports.** No other reports.

45/07/13. Finance

- a) **To agree and authorise payments.** It was resolved to make the following payments:
Play Safety Ltd - £92.40 Rospa playground inspection (chq no 1200)
Mrs J Larcombe - £183.00 Clerk's salary and expenses. This included a 1% pay increase agreed by NALC and back dated to 01/04/13 (chq no 1201).
Stump Solutions Ltd - £150.00 clearance of verge at Frogs Lane (chq no 1202)
Heathfield Garden Contractors - £864.00 grass cutting and strimming (chq no 1203)
- b) **To consider spending against budget for April 2013 – June 2013.** The report was noted There were no areas of concern.
- c) **To agree the payment of a grant to Taunton & District CAB.** It was agreed to give a grant of £75.00 (chq no 1204). Parishioners use the free services provided by the CAB.
- d) **To consider a request from a resident to cut the trees at Lee Park beside 14/14 and to look at the cost.** The residents of 10 Crownhill have requested that the Parish Council cut back the hedge on the side of footpath 14/14 adjacent to their house and garden. The council already pays for the vegetation on the edge of the footpath to be regularly cut back quite widely. Cllr James has had a site meeting with David Galley, TDBC, to seek his advice. He will make some enquiries about the ownership of the hedge. He advised the Parish Council of the need to keep copies of contractors public and products liability insurance on record. The council will now follow this up with contractors. If it is found that the council is responsible for the work quotes will need to be obtained.

46/07/13. Playing Field.

- a) **To consider the Rospa Report for the playground inspection.** The Council looked at the report and noted the content. No immediate repairs are needed. It was noted that the swings have been there for a long time and will be the next thing that will need to be replaced.
- b) **Update on the replacement of the picnic table in the play area.** The Clerk has contacted Kedel and was advised that the table would be made next week and delivered the following week.
- c) **Registration of transfer of land for additional car parking for Village Hall with land registry.** The Clerk has done the scale plan and will send to Porter Dodson.
- d) **Grass cutting and repairs to spring on gate from the new car park to the playing field.** Cllr Lacey has greased and oiled the hinges and springs on the gate.

47/07/13. Footpaths.

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

b) Any Other Footpath Matters. Mr Taylor has been very helpful in discussing the Parish Council's concerns about footpaths in connection with the West Buckland Stud planning applications with SCC Rights of Way.

48/07/13. Update on memorial for Peter Lacey. No further information received.

49/07/13. To consider the replacement of the notice board at Ham. No response has been received from the piece in the newsletter. Information from the Parish Council is now being put in the newsletter on a regular basis. The owners of the barn on which the notice board is fitted have offered to allow the Parish Council to move the notice board to the entrance of their property but this would mean that people would have to go into their entrance to read the board. It was agreed the board should be taken down because of the health and safety risks in continuing to use it. The issue of replacement will be discussed again at the next meeting.

50/07/13. Correspondence and items of interest (including information circulated by SALC).

The following correspondence was noted:

Clerk & Councils Direct July 2013

Department for Communities and Local Government - Openness and transparency on personal interests. A guide for councillors.

Somerset Rural Youth Project Annual Review 2011/12 and Executive Summary

Avon & Somerset Police & Crime Commissioner Best on the Beat Awards

Somerset West Private Sector Housing Partnership. News Release: Think ahead to stay warm. Information on a 0% finance scheme enabling homeowners and tenants to bulk buy up to £500 of fuel for their household.

TDBC – Business Grants Summary 2012 – 2013

Heart Of Somerset Events July 2013

51/07/13. Any other urgent business at the Chairman's discretion. Cllr Mrs Blogg thanked councillors for helping with the gate at the fete.

52/07/13. Date of Next Parish Council Meeting. The next meeting will be held on Tuesday 27th August 2013 at 7.30pm.