

WEST BUCKLAND PARISH COUNCIL

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DRAFT MINUTES

These minutes might be subject to slight alteration

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The minutes of a meeting of the Parish Council held on Tuesday 28th July 2015 in the Committee Room, West Buckland Village Hall at 7.30pm.

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

In attendance: County Cllr R Henley, District Cllr C Hill and the Clerk, Mrs J Larcombe.

37/07/15. County Cllr Report. It was resolved to bring this item forward to the start of the meeting. Cllr Henley reported that he had raised ongoing issues in the parish with Highways. He has noted the untidy entrance to the village from the M5 junction, where vegetation is overgrown on the verges and roundabout. Councillors said surface dressing warning signs had been left up for weeks on Sawyers Hill and Cllr Henley said he would ask for them to be removed. The Health and Wellbeing grant scheme will run again this year even though the government has cut £200M from public health budgets. He said he was sorry to hear that the mobile library serviced has been axed from the village. It is an unfortunate sign of the times. There are grants available to set up other forms of library services in villages. Otterford has received £150 to purchase book cases for a book swop scheme. Cllr Henley has met the new owners of the West Buckland village shop. The shop does have a second hand book scheme. In reply to a question he said the work taking place at Sawyers Hill was to remove silt from under the bridge.

Cllr Henley left the meeting.

38/07/15. To accept apologies for absence. There were apologies from the PCSO Cridlin and PCSO Fyne.

39/07/15. Disclosure of interest in items on the agenda. There were no disclosures.

40/07/15. To agree the minutes of the meeting held on 30/06/15. The minutes were agreed as a true record of the meeting and they were duly signed by the Chairman.

41/07/15. Matters arising from the minutes not covered by the agenda. There were no matters arising.

42/07/15. Democratic Period. No members of the public present.

43/07/15. Planning:

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

46/15/0022/CQ 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 consider that there are some issues that need to be addressed before prior approval is granted.

- o Access. The visibility splay of the access is inadequate,
- o Storm water drainage. During periods of higher rainfall water runs out of the entrance and across the road creating a hazard when it freezes in the winter,
- o Sewerage disposal. There are no details with the application to show how sewerage will be disposed off

46/15/0023 Creation of 4 windows in side elevation of 17 Knights Road, Chelston Business Park, Wellington. Applicant: Mrs A Herbert.

Comment: West Buckland Parish Council support the granting of approval.

46/15/0025 Erection of 2 No. single storey extensions to the south elevation of the veterinary building at Georges Farm, West Buckland Road, West Buckland.

Applicants: Mr and Mrs Cave. Comment: West Buckland Parish Council support the granting of approval.

b) To receive results from planning applications determined by TDBC. There were no decisions from TDBC.

The following applications have been withdrawn:

46/15/0019/CQ Prior approval for a proposed change of use from agricultural building to dwelling house (Class 3) at Emerald Vale Nurseries, Stoford Lane, West Buckland.

46/15/0020/CQ Prior approval for a proposed change of use from agricultural building to dwelling house (Class 3) at Emerald Vale Nurseries, Stoford Lane, West Buckland.

c) Report from CIL meeting. The Clerk reported on the CIL Meaningful Proportion information session that she had attended, with Cllr Mrs Blogg, on July 2nd.

TDBC implemented CIL on 1 April 2014

CIL money raised from development helps to fund infrastructure including roads, flood alleviation, schools and leisure facilities. CIL is chargeable on all new dwellings regardless of size and this includes agricultural workers dwellings, holiday lets, student accommodation, any extension to a dwelling over 100 sqm and any new retail space. Floor area of any existing buildings on the site in lawful use to be demolished or converted is deducted from CIL liability. Lawful use is a continuous period of 6 months during the 3 years preceding the development being permitted.

CIL is payable at commencement of development and is calculated when permission is granted. There is a charging schedule – for West Buckland £125 per sqm for residential and £140 per sqm for retail. The amount is payable in instalments according to the amount. There is relief for charities (to remain for 7 years from commencement), affordable housing (to remain for 7 years from commencement), self- build for new dwelling (to occupy for 3 years from completion) or residential annexe (dwelling and annexe to remain as one dwelling for 3 years). There is no relief for extensions.

Phased development for the purposes of CIL must be requested at the point of application and a phasing plan is required and must be agreed by an officer. There is a bidding process

for funding and decisions will be made by an Officers Working Party referring to the TDBC Regulation 123 list.

The parish meaningful proportion is 15% of parish CIL receipts subject to a maximum of £100 per parish dwelling without neighbourhood plan and 25% of CIL with no capping with neighbourhood plan. Accounts must be published by town and parish councils at the end of every year and copied to TDBC. CIL can be reclaimed by TDBC if not used within 5 years. Parishes can choose to opt out. It is paid by 28 April and 28 October each year.

Regulation 59C: a Parish Council must use CIL receipts passed to it to support the development of the Parish Councils area, or any part of that area, by funding –

- The provision, improvement, replacement, operation or maintenance of infrastructure; or
- Anything else that is concerned with addressing the demands that development places on an area.

The Council will need to discuss at a future meeting how they will use the money they have received.

d) Any other planning matter. There were no other planning matters.

43/07/15. Highways.

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

b) Matters arising from previous meetings

i. Pothole at entrance to Village Hall car parking. Highways will be repairing this pothole.

ii. Speed warning sign on A38. The Traffic Signals Team has said they are unable to access the sign heading towards Taunton and will require temporary traffic lights. They will look into this within the next few months. The problems are the same for the sign heading towards Wellington and there is also a tree growing in front of this sign which will impede the detection. It has been determined that there is no mains power to the site and WPD has been contacted to determine what the fault is. These signs are 15 years old and past their maintainable life.

c) A38 highways issues and the Parish Council's view on action it should be taking. The Council agreed to continue to monitor the situation as they did not feel they could do anything at the moment. They were concerned about the plethora of signs along this road.

d) Any other highways matters. Gary Warren, Traffic Engineer, has asked for the Council's comments regarding the letter sent to Highways by Mr Hammond. This letter was discussed at the last meeting. There are no weight restrictions on Buckland Hill to restrict HGV's using this route and many vehicles are delivering to local businesses. The Council will respond that they are aware that through traffic is a concern and suggest that signage is improved.

44/07/15. To receive reports from:

a) Police. The Police report for June 2015 was circulated by email. PCSO Cridlin came to West Buckland for the Beat Surgery. Few people appear to attend these but PCSO Cridlin uses the time to catch up on her paperwork. Councillors felt it was good to see a Police vehicle in the area. There has been a crime spree in Blackmoor where outbuildings have been broken into and a farm gate has been stolen.

b) Village Hall Committee. A new fridge/freezer has been purchased and the work

surfaces in the kitchen will be replaced in August. An application was made to the TDBC Mayor's Fund and a grant of £500 has been awarded towards the cost of the work in the kitchen. The committee will be applying to Viridor for a grant towards the cost of decorating the hall but need to have three quotes for the work. The fire extinguishers have been checked. It has been found that the pre-school are storing a fish tank in their cupboard and the committee is concerned about water spilling onto electrics.

c) Report on the merger between the Taunton Deane Partnership and the One Team on rural issues. Cllr Mitton reported that the Taunton Deane Partnership has merged with the One Team. The One Team started in Taunton but has since spread to Wellington. It pulls all the agencies together and makes sure they discuss problems together. It is looking at how cohesive rural communities are. Cllr Mitton has got information from West Buckland and Langford Budville and will be reporting this to a meeting on 29th July.

d) Any other reports. Cllr Hill was asked if he had anything to report from TDBC. He said there was not a lot to report as it wasn't long since the Council was elected.

Cllr Hill left the meeting.

45/07/15. Finance

a) To agree and authorise payments. It was resolved to make the following payments: Heathfield Garden Contractors £186.00 grass cutting & strimming (chq no 1280)
Playsafety Ltd - £96.00 annual play area inspection (chq no 1281)
Mrs J Larcombe - £238.30 Clerk's salary and expenses (chq no 1282)

b) To compare spending against budget for the first quarter of 2015 – 2016. The Council considered the report that had been circulated and there were no matters for concern. The budget for cutting the grass around the War Memorial was noted and it was agreed that Mr Stanworth is doing an excellent job. The footpath budget is used for cutting some footpaths including the Causeway and Crown Hill. The ear marked reserves for Neighbourhood Watch was discussed and it was felt that the Farm Watch scheme could also be included in this.

It was agreed to pay the grant of £75.00 to Taunton & District Citizens Advice Bureau (chq no 1283).

SALC has contacted councils to inform them that funding towards the cost of setting up websites to enable compliance with the new transparency code will be available this Autumn and councils will be able to apply for grants. Parishes were asked questions about complying with the new transparency code and the Clerk has responded on behalf of West Buckland. The Clerk expressed her concern that councils were expected to put copies of some pages from the annual return on the website and these included signatures. It was agreed that signatures shouldn't be shown on the website and these will be blanked out. Documents are being put together in order to comply. Cllr Mitton offered to help the Clerk with this if necessary.

c) To discuss the review of the Financial Regulations. The Internal Auditor is recommending that the Financial Regulations are reviewed. It was agreed that Cllr Mitton and the Clerk will review them and make recommendations on any changes required at the next meeting.

46/07/15. Playing Field

a) Update on work ordered for the Play Area/Playing Field. The swings have been painted but the DLO were unable to paint the rainbow climber because it has a plastic covering. The work on the basketball post will be carried out at the same time as the notice board is put up

b) To discuss the report from the annual inspection of the play area. Councillors held a

site visit in the play area prior to the meeting. It was noticed that one of the swing seats was loose and Cllr Lacey will repair this. Prices will be obtained to replace one of the swing seats. It was recognised that the wet pour surfacing might need replacing in the near future. It was felt the checking for gaps between the rubber tiles around the roundabout was a minor issue.

c) Report on signage about dog fouling. A sign has been put up. This sign was in landscape format which is more difficult to put up than one in a portrait format.

d) Any other matters to note. No matters to note.

47/07/15. Footpaths

a) Footpath Volunteer Scheme. SCC Rights of Way has launched a new scheme to Enable individuals to adopt a local definitive public right of way that they use regularly and help to keep the vegetation clipped back. Individuals who register will be covered by SCC's insurance. Bob Gould, PPLO, has agreed to be the liaison for any members of the public who adopt a path in West Buckland and will report problems to Sally Vickery for them. He is happy for his email address to be made available for this purpose. Information will be put in the next newsletter. Cllr Mitton explained the other footpath schemes that SCC operate.

b) Any other footpath matters. No other footpath matters.

48/07/15. Update on request to remove phone box. No update.

49/07/15. To report on gate duty at the fete and to discuss whether the Parish Council is able to continue to provide volunteers to cover this. Cllr Mrs Blogg reported that she had already contacted the fete committee because they were holding their after fete meeting before this council meeting. She congratulated them on the success of the 2015 fete and advised them that the Parish Council were no longer able to man the gate at future fetes.

50/07/15. Correspondence and items of interest. The Clerk will check to see when the new notice board will be delivered.

There was no correspondence to note.

51/07/15. Any other urgent business at the Chairman's discretion. There was no urgent business.

52/07/15. Date of Next Meeting. The next meeting will be held on Tuesday 25th August at 7.30pm.