

Minutes of a Meeting of Exbourne with Jacobstowe Parish Council held on Wednesday 25th November 2015 at 19.30 in the The Village Hall, Exbourne.

97. Those present

Cllr M. Luxton (Chairman)
Cllr. Mrs. R. Williams (Vice-chairman)
Cllr S. Blakeman
Cllr A. Hedley
Cllr U. Lawson

There were 8 members of the public present.
Cllr Lois Samuels, Borough Councillor for Exbourne Ward, was present.

Mr. Stewart addressed the council – he expressed his concern regarding the length of time that the road to Whiddon Down is being closed for. The chairman stated that it was mentioned on the radio yesterday that this has been postponed temporarily.

He also expressed dissatisfaction with the planning section of the WDBC website. There are delays in getting the documents on to the website and the legibility of some of the documents leaves a lot to be desired.

Cllr Blakeman stated they are supposed to be getting new software. Cllr Williams also commented that document are scanned upside down and you are unable to rotate them.

Mr. Stewart was told that the parish council shares his sentiments.

98. Apologies for absence – Cllr Trevor Foster has sent his apologies as he is away on holiday. Cllr Brian Cobb has sent his apologies because of work commitments. These apologies were accepted.

99. Declarations of interest – Cllrs Blakeman and Williams declared an interest in item 9.1 (minute ref 106.1) as they are members of the village hall committee

100. Minutes of the last meeting

Cllr Hedley proposed that the minutes of the last meeting be signed. This was seconded by Cllr Blakeman. The chairman signed the minutes.

101. Matters arising from the last meeting

101.1 Discussion with Mr. Brady concerning the work he has carried out on Exbourne's Conservation Area Appraisal. The chairman welcomed Mr Brady to the meeting. The document has been circulated to all the councillors. Exbourne is in a Conservation Area and there are no guidelines as to what should be conserved. Tavistock is the only place within WDBC that has carried out an appraisal. WDBC does not have the resources to do it so are happy for Mr. Brady to take it on. If the appraisal was to be accepted by the parish council and WDBC then there would need to be a management plan to protect/conserves.

He will be adding a list of significant trees in the Conservation Area as they are clearly important features.

Cllr Lois Samuels arrived.

He asked the council if any of them felt there was anything contentious in the document. The response was no, but the chairman asked him about the street light that was recently installed in Blenheim Lane. The council does not have funds for new street lights and DCC will supply a standard design and if you want something different you need to pay. Mr. Brady replied by stating that DCC has not made provision for a lamp that is more appropriate for a conservation area (Dorset CC has). Cllr Lawson mentioned asking the public to contribute money if it is something they want. Mr. Brady stated the council needs to keep on at DCC and WPD. The chairman also mentioned S.106 money. Cllr Lois Samuels will ascertain how much S.106 has been generated in Exbourne parish, how much has been spent and on what. She will also get a copy of Tavistock's management plan. Mr. Brady will need mapping facilities and he understands that Cllr Hedley has this in hand. Registration has been done and this is free, but it is not yet known how much the maps will cost. Mr. Brady will let the clerk know what maps he needs.

It was agreed that Mr. Brady should complete the appraisal (he will let the council see a copy before he sends it in to WDBC) and send it to WDBC. If they accept it then enforcement becomes the difficult issue.

There is merit in linking the Conservation Area Appraisal to the Neighbourhood Plan work, but as this will take some time to complete, then if the appraisal is accepted by WDBC, there is no reason why the management plan cannot commence before the N.P. is finalised. Cllr Blakeman suggested that some of the issues concerning street lamps, for example can be raised at Northern Links meetings, where more weight may be gained by having a larger voice.

101.2 Report by Borough Councillors – Mr Stewart addressed his concerns about the WDBC website to Cllr Samuels, who stated there are still issues with the website and WDBC are spending some money to get an external company to improve the service. Cllr Samuels has met the Police Commissioner. It has been announced that Okehampton Police Station is to close and parish councils have expressed concern about the closure of local police stations. There have been assurances that there will still be police presence, but members of the council expressed concern about how this could be so.

There is to be a meeting on devolution policy, which is coming into force. Councils are working together to share costs. Councils will now have the power to reduce council tax for businesses.

The chairman stated the planning items would now be the next item on the agenda.

105. Planning

105.1 Applic No. 01060/2015 Risdon Mill, Jacobstowe – Application for removal or variation of condition No. 10 Ref 00577/2015. Discuss at meeting.

A neighbouring property has attempted to create a lagoon along the length of the water discharge pipe/ditch in an attempt to create a pond. However, there is currently insufficient

water flowing along the ditch and the lagoon has not filled adequately so it has been proposed that the surface water from the new roof area be diverted into the existing lagoon rather than using a soakaway

Cllr Lois Samuels confirmed it was their lagoon.

It was proposed by Cllr Blakeman that the council supports the application. This was seconded by Cllr Lawson and agreed by all.

105.2. Applic No.01108/2015 Land North of Hayfield House, Hayfield Road, Exbourne – application for new 2 storey 3 bedroomed dwelling with single storey garage/workshop. Discuss at meeting.

Letters of objection have been received from five households most of the objectors were at the meeting. The letters have been forwarded to Cllrs.

Those present at the meeting raised their concerns to the council: -

There is no right of way across the garden. The elevated position of the proposed site.

The application is not 'on land to the rear of Hayfield House' it is in their garden and if the applicants obtained consent for both the new dwelling and extension to the existing house then all the garden would be built on except for a 4m gap in the middle.

The new dwelling is being 'shoe horned' into the garden.

Those objecting expressed their concerns regarding their loss of privacy.

It was also mentioned the proposed driveway enters the Tumbles at a point where two existing driveways already enter the track. Visibility is limited.

A member of the public pointed out that when the Tumbles were originally built the applicant wanted to build more properties, but WDBC limited it because they wanted the development spread out with space for each property.

Concern was expressed about the sewers even though SWW seem to think they can cope.

The scale of the building, unsuitability of the building materials in the context of the Conservation Area, the access into the Tumbles and it's very dominant aspect were all raised.

Cllr Blakeman proposed that the council objects to the application because of loss of privacy and amenity of a number of neighbours. It is not compatible with adjacent buildings and spaces in terms of scale, height, massing and alignment. The siting of the proposal does not respect existing open spaces, building line and form of the area and the design, materials and finish are not sympathetic to the characteristic form of the buildings in the Conservation Area. Cllr Hedley seconded the proposal and all agreed. The clerk will circulate the response before submitting it to WDBC.

105.3 Applic No. 01110/2015 Hayfield House, Hayfield Road, Exbourne – householder application for demolition of C20th lean-to-mon-pitch single storey extension. Construction of two storey slated clad extension with porch canopy. Soft terraced landscaping, new boundary fences. Discuss at meeting.

Four households have submitted letters of objection and most were in attendance. The letters have been forwarded to Cllrs.

Those present raised their concerns to the council: -

In principle some did not object to an extension, but felt that the proposal was too large (especially when considered against the size of the original dwelling) and because of the elevated position of Hayfield House and, in particular the windows proposed on the North East elevation, neighbouring properties would lose their privacy. It was also considered

that the proposal is in a Conservation Area and it is very unsympathetic in terms of the building materials, finishes and design.

Cllr Lawson proposed that the council objects to this application because of the loss of privacy/amenities of the neighbours, the scale, height and proportions not being compatible with the adjacent building and the design, materials and finishes of the proposed extension, which were not considered sympathetic to the form of the buildings in the surrounding Conservation Area. This was seconded by Cllr Williams and agreed by all. The clerk will circulate the response to Cllrs prior to sending it to WDBC.

Cllr Samuels asked the council if the planners were considering granting consent would they like her to request that the applications are taken to committee? The council stated that they would.

Six members of the public left the meeting. Cllr Lois Samuels left the meeting also.

The meeting then returned to the agenda order.

101.3 Neighbourhood Plan update

The group has begun looking at the questionnaire responses. Some themes are emerging, including a wish to retain the rural character of the village. Parking needs to be addressed and some form of traffic management. The facilities in the village are well loved and there is a desire to see the village hall improved and better access to the playing field. The green spaces should be preserved and the environment in general protected. There also seems to be a preference for sympathetic well designed small developments rather than large developments springing up in the village. There is also a perceived need for affordable housing. The group will do more work on analyzing the questionnaires in detail and aims in the coming months to prepare a draft version and objectives for the Neighbourhood Plan that are consistent with the feedback received.

101.4 Parish Council website – the website has been planned, but is not active as yet. There are issues with including another logo. Cllr Hedley has set up a website for the N.P., but would like to link it to the council website. Cllrs Hedley and Williams will discuss.

101.5 Purchase of parish council computer for use by the clerk the council had an opportunity to submit an application for a computer, scanner/printer, mouse and software. The clerk has not heard anything as yet. Once the grant is received the equipment will be purchased and once the clerk has the new equipment she will commence running the website.

101.6 Cutting of grass and clearing of car park at Little Ellicroft Meadow – Cllr Cobb was not present. Cllr Blakeman stated he had noticed the grass on the verge had been cut. Cllr Lawson was asked to check that the gate to the site was locked.

101.7 Registration to the Ordnance Survey Public Sector Mapping Agreement has taken place.

101.8 Thanks received from Poppy Appeal organiser for the Council's donation – the clerk read out the email to the council.

102. New Items

102.1 Northern Links Committee meeting on 26th November at Iddesleigh Village Hall – who is able to attend? Cllrs Lawson and Williams stated they would be unable to attend. The chairman and Cllr Blakeman will attend.

102.2 Highways Surgery on 24th November at Ockement Centre 10am to 12 noon – chairman attending?

The chairman stated he had attended and DCC are short of money. If a road is in bad repair they will do an odd pothole to keep the highway open. The contract with SWH is up for renewal either in 2016 or 2017.

102.3 Review Register of Interests – those present reviewed their registers and there were no alterations to be made. Cllrs Cobb and Foster can do theirs at a later date.

102.4 Emergency Services – discuss letter received from Mr. Brady. His main concern was whether the emergency services are fully aware of all the local place names within the parishes. The school would have a map reference should they have an emergency and most people would give their postcode. The council felt that there was no reason to be concerned. A resident at the meeting, who lives in a secluded place stated she had need to ring one of the emergency services and they arrived very promptly.

102.5 Council Tax Support Grant to Town and parish Councils – proposed reduction in grant from £216 to £192. This information will be required when the FWG come to discuss the precept for the forthcoming financial year.

103. Matters arising from circulated correspondence (info only)

There was none.

104. Parish Paths Partnership (P3)

104.1 Steve Attfield and Tim Laws are both attending the P3 Drop in Session at Mary Tavy Village Hall on November 30th.

105. Planning

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of two storey slated clad extension with porch canopy. Soft terraced landscaping, new boundary fences. Discuss at meeting. Discussed earlier in the meeting.

105.4 Applic No. 00851/2015 Old Rectory, Exbourne – householder application for the demolition of the existing garage and meeting room and construction of garage and home office/studio extension and associated works. Granted conditional consent. The notice was placed in the circulation file.

106. Finance

106.1 Exbourne Village Hall have submitted a request for the grant of £500 towards the external decorations to the village hall - £500

Cllr Hedley proposed that this invoice be paid. This was seconded by Cllr Lawson. A cheque was signed.

Cllr Hedley left the meeting owing to other commitments.

106.2 Invoice from clerk for wages and expenses - £357.44

Cllr Lawson proposed that this invoice be paid. This was seconded by Cllr Blakeman. A cheque was signed.

106.3 Details of balance at bank – the bank balance as at 11th November 2015 was £13,292.46. There is the hire of the hall for October and November to be deducted - £30 and the two cheques signed this evening for £500 and £357.44. This brings the bank balance down to **£12,405.02.**

The clerk also showed the chairman the bank balance, which should have been discussed at the October meeting and this showed a bank balance of £13,352.46.

There are still the sums of £400 for the lengthsman and £300 for wi-fi (both from TAP funds) allocated, but not yet spent.

107. Matters at the discretion of the Chairman

107.1 Cllr Lawson informed the council that Jacobstowe church was now beautifully restored and should be available for a meeting. It was suggested the council holds a meeting there early next year as there is now heating.

107.2 The chairman stated it was his intention to resign as a councillor next April.

The next council meetings are:

The parish council does not hold a meeting in December.

Wednesday 27th January 2016 at 8.00 p.m. – venue Exbourne Village Hall

Wednesday 24th February 2016 at 8.00 p.m. – venue Exbourne Village Hall

Wednesday 30th March 2016 at 8.00 p.m. – venue Exbourne Village Hall

(Time and venue subject to change depending on whether there is a speaker and the availability of The Vestry at Jacobstowe Church)

The chairman closed the meeting at 9.35p.m.