

# *Hemyock Parish Council*

**2<sup>nd</sup> February 2011**

Minutes of Parish Council meeting held in the Forbes Lounge under the chairmanship of Mrs.H.Stallard.

**Present** – Mrs.H.Stallard, Mr.P.Steed, Pastor S.Reed, Mr.R.Brooke, Mr.R.Hart, Mr.L.Povah and Mrs.S.Cartledge. Also present was Mr.F.Rosamond – District Councillor and 19 members of the public; Mr.R.Radford – County Councillor arrived during the meeting.

**Apologies** – were received from Mr.I.McCulloch, Mr.J.Edwards and Mrs.L.Clist.

It was proposed by Mr.Brooke, seconded by Mrs.Cartledge that **The Minutes of the meeting held on 1<sup>st</sup> December 2010** be signed as a correct record – all agreed.

It was proposed by Mr.R.Hart, seconded by Mr.L.Povah that **The Minutes of the meeting held on 10<sup>th</sup> January 2011** be signed as a correct record – all agreed.

## **Matters Arising**

- 1) The library van came on Market Day, last Saturday (as a special visit) and last Thursday.
- 2) Local Health Care – Pastor Reed reported that a very constructive meeting had been held with representatives from the Abbeyfield and Old School Court to plan for medium and long term care for the elderly. Pastor Reed said that the people who manage Old School Court may be approached to see if it can be taken back into village hands. Pastor Reed said he had got the feeling from the meeting of “can do more” “will do more”.
- 3) The Christmas Decorations competition had been judged, as agreed, by Reverend David Sherwood. The Business Prize had gone to SPS Hair Design in Station Road, 1<sup>st</sup> Prize for Best Decorated home to Mr.& Mrs. Kingston at “Fourways House” and 2<sup>nd</sup> Prize to Mr.& Mrs. Allen at “Eastcote”.
- 4) An Open Meeting had been held in the Parish Hall on Saturday 29<sup>th</sup> January, items discussed included this year's Parish Elections, the Parish Council's budget and precept and the National Census on 27<sup>th</sup> March. Mrs.Stallard thanked everyone who had attended.

## **District Council Report**

Mr.Rosamond included the following in his report:

- 1) A report is going to the Executive of the District Council tomorrow; a 10% cut is planned. A lot of work has gone into the reduction of jobs, not replacing leavers etc. Now government is saying there has to be a 15% cut. Mr.Rosamond said the District Council has good finance staff and it is being sorted out.
- 2) Mid Devon District Council is working with North Devon to improve further, they have different I.T. Systems which is not making it easy.
- 3) Mr.Rosamond had attended our Open Meeting last Saturday.

## **Use Of Old Tennis Courts**

Mr.Lehner (the developer) answered the queries raised by the Bowling Club in Public Question Time:

- the drainage calculations had been prepared by engineers and had also been scrutinised by the Environment Agency and Mid Devon District Council, sustainable drainage has come in now.

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- The roof was at such a pitch that it would not cast a shadow over the Bowling Green; Mr. Lehner was questioned as to what time of the year the calculations were worked out on, he replied that it would not cast a shadow at any time of the year; the members of the Bowling Club present said they did not agree

Mrs. Stallard briefly explained the history of the tennis courts; she said there used to be 3 tennis courts on this site; 2 grass (now the hard courts) and 1 hard court which is now the children's play area and Snooker Club. Until 1961 the land was in private ownership; in 1962 the Scouts were given permission to build a Scout Hut on the land but they did not have the funds to carry out the work. In the late 1970's the school used the land for a play area in return for a peppercorn rent.

At the moment the Hall received income from rents for hiring out the rooms but there is no income from the Recreation Field; in the past the Parish Council has helped with the cost of the fencing.

The idea behind the planning proposal is that it would be leased on a ninety nine year lease, the ground would remain in the ownership of the Parish Hall. Initially there would be eight flats but there is nothing to stop two flats being made into one; and it would be an on-going asset for the village.

There has been a suggestion that the land be used for a car park but there are no foundations beneath the present tarmac so it would cost around £30,000 to £35,000 to do the work.

Mr. Povah was concerned about the validity of the point made by a parishioner about the "right to buy".

Following questions about finances Mr. Bowden said that the finances of the Parish Hall are answerable to the Charity Commission.

Mr. Brooke said that at the end of the 99 year lease the Parish Hall would have the building and the land and went on to say that this agenda item was to discuss other potential uses for the tennis courts.

Various ways of raising funds for the Parish Hall were discussed including putting up rents and charging for the use of the field; Mr. Steed said that it would cost £10 a year on the precept for the problem to go away and there would be no flats.

Mrs. P. Lowman suggested the land be used for allotments.

Mr. Povah said he felt this proposal had come upon the parish at some speed and a period of consideration would be a good idea, which the Parish Council and parishioners had not had.

Mrs. Stallard said there is lots to do yet, the Parish Hall Committee have yet to get the views of the Charity Commissioners, there is lots to consider and even if the planning application is approved it does not necessarily mean it will go ahead.

Mr. Bowden said the project has to be financially viable – the Recreation Field has to be maintained even if it is left as it is; he said he felt the finances of the Parish Hall have suffered due to the Longmead and Millhayes developments.

Mrs. Stallard said the planning application must be looked at purely on planning grounds.

Mr. Steed said he would feel happier approving the application if there was better financial information; our job is to give the wider view.

Mr. Rosamond said that for the planning application reasons must be given for or against.

Mr. Brooke said we have to address the planning application on the facts that we have. The developer has done so much in the village he would not go against the feeling of the parishioners; likewise the Parish hall Committee would not go against the village.

Mr. Steed said we have not seen any minutes from the Hall Committee with costings.

Pastor Reed said that the man in the street does not see the difference between the Parish Council and the Parish Hall Committee.

Mr. Bowden said that it was the responsibility of the Parish Hall Committee to run the Parish Hall

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and the responsibility of the Parish Council to run the Parish Council; the finances of the Garages project has never been discussed at a planning meeting.

Mr.Brooke reminded those present that this item was to discuss the use of the old tennis courts.

Pastor Reed said he had no issues with the look of the building – it looks fine but Mr.Steed had made some useful points, if we do not want a block of flats in the centre of the village we must look at something else; this has all come along very quickly – we must put the brake on.

Mr.Lehner said the six flats which would remain with the developer would cover the cost of the build and he understood peoples concerns about the speed of everything but the Parish Hall Committee has discussed this at length. However, covenants still need to be checked out and the Charity Commissioners still have to be consulted. He went on to say that the application is with the Parish Hall Committee; if they get permission but Hemyock does not want it it will not go ahead. This gives Hemyock the chance of doing something with the land; if the application goes ahead you will know what an asset you have got.

Mrs.Cartledge said she felt this discussion was not really working as nothing was being achieved; she felt a Public Meeting should be held with the Parish Hall Committee.

Mrs.Stallard asked if the Hall Committee would be happy to have a Public Meeting.

A parishioner said it must be advertised well or the majority of people will not know about it.

It was also suggested that the Hall Committee apply for Outline Planning permission in the first instance; Mrs.Stallard said that this is not recommended any more.

Mr.Steed asked if the Parish Hall Committee would be willing to withdraw the application;

Mrs.Stallard said that that decision could not be made tonight.

Mr.Povah said he felt it was difficult to make a planning decision tonight; Mr.Brooke did not agree as he said it has to be decided on planning issues.

Mr.Steed questioned whether the Old School Court would still be viable if this planning application for 2 affordable housing flats and 6 open market flats goes ahead.

Mr.Povah said if the application gets approval it will change the value of the land.

Mr.Bowden said the idea of getting income from this site is to protect the rest of the Parish Hall – there is not enough money to maintain it.

Mrs.Stallard said a lot of discussion is needed to see this through; she said she was happy to give an undertaking to have a bigger Public Meeting and see what happens and ask for further options.

### **County Council Report**

Mr.Radford included the following in his report:

- 1) The clerk had not received the report from Highways this month; Mr.Radford said he would forward it for the clerk to send to councillors.
- 2) The proposed pavement, to the north of the Spar shop, will be included on the agenda for the next HATOC meeting in March.
- 3) Due to cuts in the budget the County Council is to be restructured “slimmer” and “smaller” £56 million has to be saved on the budget.
- 4) Budget to be confirmed on 17<sup>th</sup> February; the government is slow in saying what grants there will be – many cuts from middle and higher management. The idea is for a zero increase in council tax.
- 5) Mr.Radford reminded those present about his Community Budget – he is able to make small grants to help local organisations.

### **Planning**

11/00056/FULL – Formation of access and provision of hardstanding for the parking of vehicles at castle View, Culmstock Road. After careful inspection of the plans it was proposed by Mr.Hart, seconded by Pastor Reed that approval be recommended – all agreed.

Mrs.Stallard and Mrs.Cartledge declared an interest and left the room before the discussion on the tennis courts began.

Mr.Hart proposed that Mr.Rosamond chair the discussion on the old tennis courts application, seconded by Mr.Povah – all agreed.

Mr.Rosamond read out the following:

Application no. 11/00020/FULL - erection of 8 flats and associated works on the “Old Tennis Courts” site. The meeting of Hemyock Parish Councillors on 29<sup>th</sup> January recommends to the Parish Council that this application be rejected for the following reasons:

- Loss of recreational open space.
- Development of land that has never been developed, as identified in the Parish Questionnaire rejecting further building in the village.
- The Parish Council is about to do a Housing Needs Survey and this application pre-empts the results of such a survey.

Mr.P.Steed proposed rejection of the application as per the recommendation from the meeting held on 29<sup>th</sup> January 2011, seconded by Pastor Reed. A vote resulted in 3 in favour of the proposal and 2 against – proposal carried.

Mr.Povah said he would like to point out that the decision was made on planning issues not financial issues.

The five councillors present all agreed that Mrs.Stallard sign *The Minutes of the meetings held on 21<sup>st</sup> and 29<sup>th</sup> January* as correct.

Mrs.Stallard and Mrs.Cartledge returned to the room.

Appeal Decision – Burleyhayes Linhay – appeal allowed, certificate of lawful use issued.

The following 2 applications have been Withdrawn:

10/01624/FULL – Erection of 4 dwellings with associated works after demolition of showroom on Dobles Garage (Site B) Station Road, Hemyock.

10/01597/FULL – erection of 2 dwellings on Dobles Garage (Site A) Station Road, Hemyock.

#### Approvals

09/01844/FULL – Erection of 1 detached dwelling – Churchills Farm, High Street, Hemyock.

10/01644/FULL – Erection of first floor extension – Flints Cottage, Symonsburrow, Hemyock.

10/01797/FULL – Erection of agricultural building – Abbeyview Farm, Hemyock.

10/01759/FULL – Erection of steel framed building to cover existing yard – Culm Bris, Culm Pyne, Hemyock.

#### *Flood-plain Footbridge Update*

Mr.Povah reported that a meeting had been held with himself, Mrs.Stallard, Mr.Radford and a Highways representative to discuss the exit at the southern end of the footway on to the road. The Highways do not like the idea of a virtual pavement as it gives a false sense of security to pedestrians; Mr.Povah asked do we have to accept this decision or is there any avenue of appeal?

Mr.Radford said this was only one officer's point of view; Mr.Povah said we would have to wait for a consultant's report then we may have to appeal.

Mr.Radford suggested an alternative of a white line running down the road about two feet out from the verge – this could go to the HATOC meeting in March.

Mrs.Stallard suggested putting a sign on the bridge warning pedestrians to take care.

Mr.Radford asked if Mr. Redwood would allow a path along where his hedge is; it was thought this was unlikely as Mr. Redwood had voiced his concerns about the security of his site before.

Mr.Povah said he has to redesign the corral for Mr.Ackland so the original price will have to be put aside; the Environment Agency are not happy with post and rails.

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Concern was again expressed about the state of the disused flood-plain walkway. Mr. Brooke suggested we do it ourselves but just take down the poles and wood on the road side and leave the concrete plinths and wood on the farmers side of the walkway – it was agreed that it certainly would not look worse than it does at present. Mr. Povah said he would ring Mr. Wigley to see if the Parish Council is able to do the work.

Mrs. Stallard said she would like to see a depth indicator put in.

### Garages Update

Mr. Brooke reported that a big funding application is due to go in.

The application to Viridor has gone through the first stage.

Another payment has been received from the sale of Exeter Airport money.

The aim at the moment is to get toilets and under floor heating fitted.

### Salt/Grit Bins

We have received one salt bin (to be paid for from money from Mr. Radfords Community Fund) this bin was allowed as it is on a road that is not on the County Council salting route.

County said that if the flooding problem at Eastmead is solved it may remove the need for one at that location. Mrs. P. Lowman said there used to be a salt bin there years ago.

The salt bin requested for the Black Pitt junction has been turned down as it is on a County salting route; however Councillors pointed out that the salt was needed to aid people trying to get up the hill on to the road that has been salted.

We could still purchase these bins ourselves but we would also have to purchase the salt and fill them ourselves.

Another salt bin had been requested for the junction of Logan Way with Parklands.

Pastor Reed said that when he and Mr. McCulloch had gone around to check that all the bins were in place as per the list that County had issued, they had found that some bins did not seem to be in use so perhaps they could be redistributed.

Mrs. Stallard said that Mr. McCulloch and herself were to attend a Snow Wardens meeting in Honiton on the 14<sup>th</sup> February.

It was reported that the salt bin by Tanhouse House Farm was broken and needed to be replaced.

### Finance

Mrs. Stallard reported that we have just over £15,000 left in S106 funds for public open space.

### Income

£8,550.00 – MDDC – 106 Infrastructure payment

£270.00 – MDDC – Cemetery grant

£63.32 – MDDC – Cemetery rates refund

£15,781.00 – DCC – Bloors 106 money towards raised wooden flood-plain walkway

£300.00 – DCC – from Mr. Radfords Community Fund for salt bin

£35.72 – Stonehenge Masonry - cemetery fees

£35.72 – Fine Memorials – cemetery fees

£31,694.00 – Grant from the sale of Exeter Airport money – for Garages project

£341.34 – Pring & Son – cemetery fees

### Payments

It was proposed by Mr. Hart, seconded by Mrs. Cartledge that the following payments be made:

£35.00 – Blackdown Healthy Living Centre – rent for meetings on 21/11/10 & 9/12/10

£8.82 – SWW – cemetery water rates

£1,221.49 – Clerks quarterly salary (1,125.00) and expenses (96.49)

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£36,694.00 – Brookridge Timber – Millhayes Garages project  
£12.46 – Mrs.H.Stallard – refreshments for Open Meeting

### Precept

It was proposed by Pastor Reed, seconded by Mr.Steed that a precept of £56,350 be requested (as per the budget for 2011/2012 presented by the Finance Committee, copy attached to minutes) – all agreed.

### Highways

Several potholes were reported to the clerk – to be passed on to Highways.

### Cemetery

Mr.I.Pike reported that that the spoil heap needs pulling up together and tidying up; it was decided to ask Mr. Ian Bell to do this but he will need permission for access across the field.  
A letter from Mr.Bowden was discussed asking for permission to make an alteration to a memorial in the cemetery; it was agreed for the work to be carried out.

### Footpaths

Mr.Povah reported that we are still waiting for the Footpath Appraisal to come to Hemyock.

### Correspondence

- 1) MDDC Queens Diamond Jubilee – special lottery grants available from a £3.6 million pot; Mrs.Stallard asked councillors to come up with some suggestions of what we could do to mark this historic occasion.
- 2) Best Kept Village Competition; it was decided not to enter this year.
- 3) DCC – Survey of local area likely to flood.
- 4) Devon & Cornwall Police Authority – Conferences – 2 dates - 16<sup>th</sup> February at Exeter Conference Centre and 15<sup>th</sup> March at The Barnstaple Hotel; both days will run from 10.30am to 3pm.
- 5) Devon & Cornwall Police Authority – asking for the councils' views on the Police Reform and Social Responsibility Bill which the Government has laid before Parliament; councillors requested that this be passed to Mr.McCulloch.
- 6) The Future of the Public Forest Estate in England – Public Consultation on 9<sup>th</sup> March 2011 – passed to Mr.Povah.
- 7) MDDC Transport Group Forum – Stakeholder Forum on 8<sup>th</sup> February in Tiverton.
- 8) Invitation for Chairmen of Parish Councils to to be proposed to attend a Buckingham Palace Garden Party. Mrs.Stallard said she has previously attended a Garden Party so is not eligible.
- 9) Junk Mail leaflet – passed to Mrs.Cartledge.
- 10) May Gurney – notification of road closure from Whitehall Cross to Park Cross from 1<sup>st</sup> to 4<sup>th</sup> March 2011.
- 11) DCC – Changes to Mobile Library Service.
- 12) Royal British Legion – The Great Poppy Party Weekend, 10<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> June 2011; councillors requested that this be passed to Mr.& Mrs.D.Bawler.
- 13) Police Report from P.C. Jeff Howley which Mrs.Stallard read out. P.C. Howley said that anyone seeing anything suspicious must report it to the Police immediately.

**P.R**

- Old Tennis Courts
- Precept
- Road markings disappointment by the flood-plain walkway.

**Chairman's Business**

None.

There being no further business the meeting closed at 10.05pm.

***Signed***.....

***Date***.....