

Hemyock Parish Council **7th October 2009**

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

Present – Mrs.H.Stallard, Mrs.L.Clist, Mr.J.Edwards, Mr.R.Brooke, Mrs.S.Cartledge, Mr.L.Povah and Mr.I.McCulloch. Also present was Catherine Simmons – MDDC Housing, Mr.R.Radford – County Councillor, Mr.F.Rosamond – District Councillor and four members of the public.

Apologies – were received from Mr.R.Hart.

Mrs.Stallard explained that the agenda was being altered slightly at the beginning as some people were unable to stay for the whole meeting.

Catherine Simmons – Housing

Mrs.Stallard welcomed Catherine Simmons to the meeting and asked her to explain the difference between the several different types of rented accommodation.

MDDC tries to provide social rented and part buy part rent. Falcon Housing provide shared equity properties – owners cannot increase the percentage they own.

The Right to Acquire does not apply to Social Rented properties.

At the moment MDDC provides 21 homes in Hemyock; Mrs Simmons suggested that we conduct a housing survey before we decided if anymore social housing is required; she said that John Scott, the Housing Enabling Officer at MDDC, conducts housing surveys and does four free per year. Hemyock has done very well; the demand from the last survey has been met.

Mrs.Stallard said that if any more social housing homes are built we would like to do something special to meet eco standards.

After further discussion about how MDDC allocate rented properties Mrs. Simmons closed by saying she would send us a list of all the social housing in Hemyock and where they are located.

Clerk to let Mrs Simmons have the details of the properties in Eastmead that suffer flooding problems.

County Council Report

Mr.Radford included the following in his report:

- 1) The list of 14 problems we are still waiting to be done was discussed; Mr.Radford said he would follow things up and see if he could get some answers.
- 2) Mr.Radford said he had had an e.mail from Dave Huxham saying he would respond to Mr.Salter, of South View, direct regarding his complaints.
- 3) A query was raised as to why no pavement had been provided along the front of the new house in Culmstock Road; Mr.Radford said he would make some enquiries.
- 4) The trench by the river at Millhayes is still open councillors wondered what was happening; Mr.Radford to follow this up.

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5) The hedge belonging to the property next to the surgery is now nearly one metre out into the road; Mr.Radford to report that Hemyock Parish Council is fed up with this unsatisfactory situation, countless letters have been written but nothing is ever done about it.

6) Mr.Brooke was unhappy with the situation that occurred when the road was closed from Culmbridge Mill up to Brookridge Timber. The only sign to say the road was closed was by the post-office, which was too late for large timber lorries going to Brookridge Timber. Lorries became stuck in the narrow lanes and the bridge at Byes was damaged. Mr.Brooke felt the situation was handled very badly and someone should be accountable; he said the people actually doing the work were very helpful; it was the management that was awful.

7) Mrs.Stallard complained about the way potholes have been repaired recently; she said they were filled temporarily for two days, and then the workmen came back and dug them all out again and refilled them – a waste of money. Mr.Radford said that South West Highways are responsible if vehicles are damaged by the potholes. Mr.Povah asked if SWH are supervised by County officers; Mr.Radford said that presumably the work is checked.

District Council Report

Mr.Rosamond included the following in his report:

- 1) Mr.Rosamond told councillors about the South West “Love Food Hate Waste” campaign; use left overs, keep food in the fridge etc.
- 2) Local Democracy Week coming up soon – councillors will be visiting schools etc.
- 3) A review of car parks is coming up – free parking on some days on the run-up to Christmas.
- 4) MDDC is taking action on Climate Change – reducing their own carbon emissions; greater focus on the impact of climate change in the local area.
- 5) Chairman’s Reception at Uffculme; Mrs.Stallard is planning to attend.
- 6) There is concern about council rent arrears; there is to be an incentive to people who pay regularly and officers are looking at options to help people in arrears.

It was proposed by Mr.McCulloch, seconded by Mrs.Cartledge that **The Minutes** of the September meeting be signed as a correct record; all agreed.

Matters Arising

- 1) PQT – No.1, cars not parking near the hedge at the entrance to South View.
 - 2) Wrencon have cleared the untidy undergrowth in the old station yard at Millhayes.
 - 3) Hedge obscuring street lamps has not been cleared in Culmbridge Road.
 - 4) Calor Village of the Year competition; Pastor Reed had headed up the presentation for the judges yesterday. Six maps had to be submitted and the same system had been followed as before starting with 14 or 15 two minute presentations, refreshments were provided by the W.I., the church bells rang for half an hour and Paul Redwood drove the judges around the village visiting Longmead, Millhayes etc. The judges seemed extremely interested and asked lots of questions; we are now waiting for the results.
 - 5) Colin Risdon has done an excellent job of cutting back and laying the hedge by the
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seat on the Byes Road.

6) There will be a Police Liaison meeting in Cullompton tomorrow night. There was concern about a motorist in Eastlands who is driving while banned and drove into a neighbour's car when drunk. When the police were contacted the person was told that we are too far out at Hemyock and the police are not bothered about things like that.

Police Report

PC Howley had e.mailed his apologies and was sorry not to be able to attend the meeting; he reported several happenings in Hemyock over the last month.

P.C. Howley and P.C.Dave Waller are planning to conduct some visits to the area in the coming months and will have a surgery at some stage.

Planning

Approvals

09/00994/FULL – Luggs, Culm Davy

09/00993/LBC – Luggs, Culm Davy.

Refusals

09/01156/FULL – Holcombe Cottage, Hemyock

09/01157/LBC – Holcombe Cottage, Hemyock.

Applications

All plans were carefully inspected before decisions were reached.

09/01432/FULL – 11, Millhayes, Hemyock – erection of a conservatory. It was proposed by Mrs.Clist, seconded by Mr.Edwards that approval be recommended – all agreed.

09/01388/FULL – Oakside, Culmstock Road – erection of an extension, installation of wind turbine and solar panels (revised scheme).

It was proposed by Mrs. Clist, seconded by Mr.McCulloch that approval be recommended – all agreed.

09/01370/FULL – 47, Prowses, Hemyock – erection of extension, installation of oil tank.

It was proposed by Mr.McCulloch, seconded by Mr.Brooke that approval be recommended – all agreed.

Planning information from MDDC – at the moment any amendments to a planning application means that a new full application has to be submitted; this is being changed but as yet there are no guidelines.

Millhayes Hall / Garages

Raised footpath across floodplane

A planning application has been lodged with the Environment Agency and MDDC; they must respond in eight weeks but they could ask for an extension.

The Environment Agency is happy with the plan and Mr.Povah is hopeful we will be successful.

Mr.Povah is to put together a budget for the whole project; Mrs.Stallard said we have to remember we have to build a coral for the land owner as well.

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Millhayes Garages & Hall

Mr.Brooke reported that the lease agreement for the garages has not been sorted out yet; the change of use has been agreed but the County Solicitors are holding things up.

Work has started on the hall and an agreement has been made to draw down funds in six stages.

Mr.Brooke said that Helic would like to put some velux windows in the hall to get extra light and help with the extraction of air – but they need the Parish Council's permission. After a brief discussion it was proposed by Mrs.Clist, seconded by Mr.Povah that permission be given to put in four velux windows – all agreed.

It was agreed for the Parish Council to make the application as we only pay 50% of the planning application fee. Mr.Brooke said that Keith Farmer would draw up the plans – local labour would be used with good discounts. It was suggested that a plaque be put up with the names of the businesses on it that took part in the project. Mr.Brooke said that he is project managing it and Brookridge is bank-rolling the project.

Mr.Brooke reported that the garage work is all in hand to proceed as cheaply as possible. The roof will be attended to first then the services, toilets, heating etc. doors to stop the noise and insulation in the roof. A 10ml product is being used for insulation which is equal to 7" insulation plus 6" of rock wool; there will also be lots of roof lights. A steel liner will be put up first so that nets will not be needed when the asbestos roof is removed.

It will cost approximately £28,000 to do the roof, insulation and fascia boards; this does not include the disposal of the asbestos.

Mrs.Clist said a business plan must be put together in order to get grant money from Devon Youth.

Thanks went to Mr.Brooke for all the work he is putting in on this project.

Notice boards

The notice boards are nearly finished and will cost £150 each.

Allotments

Mrs.Stallard said she had been to an allotment meeting in May; the next one is at Bristol which she has signed up to attend.

Mr.Dripps of Leat Cottage has been looking at the access problem of the piece of land at the bottom of the cemetery and has come up with a solution of making a path down the side of the cemetery; but it was thought this would mean removing a natural hedge bank as there are graves right up to the hedge.

It was decided to approach the Parochial Church Council to obtain their views on the possible use of the cemetery extension as an allotment (until it is needed for burials); clerk to find out when the next PCC meeting is.

Finance

Income

£81.90 – Richard Grant Memorials

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Payments

£9.01 – EDF Energy – Millhayes Hall
£72.00 – Mr.R.Taylor – keeping the BMX track tidy
£15.12 (plus VAT accidentally missed from last months receipt) Mr.Calcraft, petrol for mowing grass around Millhayes Hall
£309.10 – Mark Richards Architects – raised footway
£125.00 – Hemyock PCC – donation towards running costs of the “Pump”
£850.67 – Clerks salary and expenses
£40.00 – Subscription to the Open Spaces Society
£148.50 – Mr.I.Pike – cemetery grass cutting
£250.00 – Donation to the “Ring & Ride” bus service
Retrospective permission
£170.00 – MDDC planning application for raised wooden footpath
£50.00 – Environment Agency application for raised wooden footpath.

Highways

1) The request for an extension to the 20mph speed limit at Millhayes past the garages and hall has been turned down; County says it does not meet with their current policy. Clerk to write again and emphasise the lack of pavement in this area and the fact that the hall will be used by elderly people and young people will be in the garages. Mrs.Stallard said that she felt as far as the garages are concerned we do meet the criteria.
2) Mrs.Cartledge said that hedge trimmings left all over the road when hedges are flailed is dangerous for cyclists.
3) Mr.Povah reported that a hole has been dug in the bank about 50 metres from the top of Pencross towards Culm Pyne; he said there is a blue pipe in the bottom of the hole but the road is now collapsing into it. Mrs.Stallard said she would look in to this problem.

Cemetery

Nothing to report.

Footpaths

Nothing to report.

Correspondence

1) MDDC – Planning training 15th October – Mrs.Clist hoping to attend.
2) “Making it Local” programme update; Mrs.Stallard thought that maybe we could get funding for three information boards (one in the old station year, one by Millhayes Hall and one by the Post Office). It was thought they would be just under £1,000 each, if we could get 70% funding it would be good for the parish. Mr.McCulloch felt we had enough commitments at the moment and it would be better to leave it for the moment and put it in next year’s budget, all agreed.
3) MDDC – New Community Planning Support Officer – Agnieszka Szpinda.
4) Mid Devon Talk leaflet.
5) Senior Council – news
6) MDDC – Annual Tenants Conference
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- 7) RD & E Express
- 8) Planning Handbook
- 9) Adopt a BT Red Telephone Box – does not apply to Hemyock.
- 10) Empowering Communities in Devon.

P.R.

- Housing – Catherine Simmons visit
- Work starting on Millhayes Hall and garages
- Planning and Environment Agency Permission applied for for raised wooden footway at Millhayes.

Chairman's Business

None.

There being no further business the meeting closed at 10.30pm.

Signed.....

Date.....

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