

Hemyock Parish Council
Monthly Meeting

held at Blackdown Healthy Living & Activity Centre, Hemyock at 7.30pm on 2 August 2023

Subject	Action															
<p>1 <u>Present</u> Mr P Doble (Chair), Parish & District Councillor Mr S Clist, Mr K Andrews, Miss P Lawrence, Mr N Moon, Mr L Povah, Mrs K Talbot, Mr S Ward together with Mrs S McGeever (temporary Clerk) and members of the public.</p> <p><u>Apologies</u> Mrs C Matthews and Mr S Summers.</p>																
<p>2 <u>Declarations of Interest/Dispensations</u></p> <ul style="list-style-type: none"> • Agenda item 7 – Planning – Mr Clist is a member of the planning committee of Mid Devon District Council and chooses not to participate in any planning application consultation. • Agenda item 8 - Mr Moon & Mr Doble each has a personal interest as they are trustees of the Healthy Living & Activity Centre 																
<p>3 <u>Public Participation</u> Members of the public present raised the following topics:</p> <p>3.1 Ploversfield planning application – home office and gym possibly being used as a holiday let. Clerk to contact Enforcement.</p> <p>3.2 Rear access to the cemetery from the community land</p> <p>3.3 Objection to Fairwater Barn under DM 10 (see item 6)</p> <p>3.4 Comments in support of Fairwater Barn (applicant) (see item 6)</p> <p>3.5 Update on Skate Park – New plans agreed. Clerk asked to call Mavericks to identify any other actions needed to go forward to a Certificate of Lawfulness. Once granted, fundraising can start.</p>	Clerk															
<p>4 <u>To approve the minutes of the previous meeting</u> PROPOSAL: The council minutes of 5 July 2023 are approved as a true record of the meeting PROPOSED: Miss P Lawrence SECONDED: Mrs K Talbot It was unanimously RESOLVED that the minutes were a true record of the meeting, and they were duly initialled and signed by the Chairman.</p>																
<p>5 <u>Finance</u> 5.1 To agree income, expenditure and bank reconciliation:</p> <p>Income: The following income accounts were noted: INCOME – July 2023</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No</th> <th style="width: 20%;">Amount</th> <th style="width: 70%;">From</th> </tr> </thead> <tbody> <tr> <td>1</td> <td style="text-align: right;">20.00</td> <td>Exe Valley Pizza</td> </tr> <tr> <td>2</td> <td style="text-align: right;">756.71</td> <td>Credit Interest</td> </tr> <tr> <td>3</td> <td style="text-align: right;">50.00</td> <td>Fine Memorials</td> </tr> <tr> <td>4</td> <td style="text-align: right;">20.00</td> <td>Exe Valley Pizza</td> </tr> </tbody> </table> <p>Expenditure: PROPOSAL: To make the payments scheduled in the agenda of this meeting and subsequent invoices received for work commissioned by the Parish Council. PROPOSED: Mr S Clist SECONDED: Mrs K Talbot It was unanimously RESOLVED that the following payments should be made by cheque until the online system could be set up again.</p>	No	Amount	From	1	20.00	Exe Valley Pizza	2	756.71	Credit Interest	3	50.00	Fine Memorials	4	20.00	Exe Valley Pizza	Action: PL / Finance Committee and Clerk
No	Amount	From														
1	20.00	Exe Valley Pizza														
2	756.71	Credit Interest														
3	50.00	Fine Memorials														
4	20.00	Exe Valley Pizza														

No	Amount	Payee	Reason
1.	48.91	Monument Plumbing	Hemyock Football Pavillion – leaking pipe
2.	360.00	J Stevens	Cutting of commons
3.	910.00	K Pring	White line paint for football club
4.		S McGeever	Giff Gaff renewal (£6 added to wages/expenses cheque)
5.	118.80	Metcalfe Allen	Service CCTV
6.	480.25	I Pike	Village and cemetery maintenance
7.	112.50	E Ingledew	Cleaning public convenience
8.	540.00	Ashculme Ltd	Emergency tree works
9.	1008.00	PKF Littlejohn	External auditor fees
10.	1018.28	D Evans	Clerk's wages/expenses (amended)
11.	434.70	S McGeever	Temporary Clerk's wages/expenses
12.	59.00	HMRC	Adjusted tax amount as per SA
13.	19.27	Source for Business	Water at cemetery
14.	28.00	BHLAC	Meeting room

It was also RESOLVED to make payment of a further Source for Business invoice in the amount of £14.67.

5.2 To receive a brief update from the Finance Committee including update on additional signatories and insurance

Miss Lawrence (Chair) advised that the committee had met with the primary objective of introducing the financial arrangements to new councillors (Mr Summers and Mrs Talbot) and the temporary clerk (Mrs McGeever).

The minutes of the meeting would be posted on the website.

The committee would meet again in November to set the budgets and propose a precept amount to the Parish Council for approval.

Actions from the meeting:

- a) Terms of reference for the Longmead Management Committee and the Garages so there was a clear understanding of how the finances operated on both sites and the Parish Council's role
- b) The insurance was due for renewal in October and the figures and proposal would be brought to the September meeting for approval by the Parish Council.
- c) New signatories on the bank accounts and, in particular, the Unity Trust Bank.
- d) Membership of the CPRE – the Parish Council had been a member but membership appeared to have lapsed. A proposal would be brought to the next meeting

The Clerk advised that the external audit was now complete.

6. Planning

6.1 **To consider** the following applications:-

Note: Councillor Clist did not take part in the discussions or vote on the applications in from of the Parish Council.

Parish Councillors asked if the links could be formatted in a different way as they did not go through to the relevant page.

23/01140/FULL - Deadline for comments: 9 August 2023

Proposal: Erection of hay and tractor store building

Location: Land at NGR 312537 113121 Tedburrow Lane Hemyock

PROPOSAL: The Parish Council is content with this application

PROPOSER: Mr L Povah

SECONDER: Mr S Ward

It was unanimously RESOLVED by those voting, that the proposal should be accepted.

Clerk

23/01121/FULL - Deadline for comments: 9 August 2023

Proposal: Formation of concrete yard

Location: Land at NGR 312803 114993 Highwood Farm Hemyock

PROPOSAL: The Parish Council is content with this application

PROPOSER: Mr N Moon

SECONDER: Mrs K Talbot

It was unanimously RESOLVED by those voting, that the proposal should be accepted.

23/01041/FULL - Deadline for comments: 2 August 2023 – extension to 5 August

Proposal: Erection of agricultural storage building

Location: Land at NGR 313825 112981 (Fairlands) Prowses

The question was raised if the building would be visible from the road and following discussion a proposal was put forward.

PROPOSAL: The Parish Council is content with this application

PROPOSER: Mr N Moon

SECONDER: Mrs K Talbot

It was unanimously RESOLVED by those voting, that the proposal should be accepted.

23/01048/FULL - Deadline for comments: 28 July 2023 – extension to 10 August

Proposal: Erection of a replacement dwelling

Location: Land and Buildings at NGR 312879 112218 (Fairwater Barn) Hemyock Devon

The Chairman put standing orders down to allow members of the public to speak.

Objections in line with policy DM10 were raised which was in place to ensure that dwellings were in character with the surrounding area - this related to size and character. Concern was expressed at the significant increase in the number of windows and doors.

The applicant advised that the size of the building reflected the current footprint, it was a lawful dwelling, the design and materials had been approved by AONB and an ecological report had been undertaken.

The Chairman put standing orders up.

The following observations were raised by councillors:

- a) A change to the proposed roof had been received on the day of the meeting.
- b) The increase in floor area appeared to be in contravention of policy DM10. The increase on the existing footprint was 42% rising to 72% when the new annex was included.
- c) There was a significant increase in the number of windows from 8 to 15 as well as increase in the number of doors.
- d) A barn conversion normally required the existing apertures to be used.
- e) The application appeared to be a new build rather than conversion and was not in keeping with the surrounds and surrounding properties particularly given the proximity of the commons and nature reserve.
- f) That the current building was a single storey barn and stables with the barn occupied through a Certificate of Lawfulness which did not cover the stable area
- g) There appeared to be no front curtilage and the building was moving forward from the footprint of the original building onto agricultural land.
- h) The application referred to mains water – the property was served by a well.
- i) The application did not appear to provide sufficient information on drainage, and it was noted that new regulations had come into place in 2020. Given its location, foul water discharge was a concern.

Clerk

PROPOSAL: The Parish Council is not content with this application under policy DM10 and any other relevant material planning considerations

PROPOSER: Mr N Moon

SECONDER: Mr A Andrews

It was unanimously RESOLVED by those voting, that the proposal should be accepted.

The Clerk would write the response and circulate to councillors prior to submission.

23/01021/HOUSE - Deadline for comments: 21 July 2023 – extension to 5 August

Proposal: Erection of single storey rear and side extension and replacement garage with ancillary accommodation above

Location: Canters Culm Davy Hemyock

The following observations were raised by councillors:

- a) is the proposal subservient to the existing building especially given the ancillary accommodation above the garage
- b) is the garage design too modernistic and, therefore, not in keeping with surrounding buildings
- c) has sufficient information been provided relating to proper foul water drainage installation

PROPOSAL: The Parish Council is content with this application provided that MDDC Planning Department were themselves content that application met planning regulations with particular regard to the three points above.

PROPOSER: Mr N Moon

SECONDER: Mrs K Talbot

It was unanimously RESOLVED by those voting, that the proposal should be accepted.

The Clerk would write the response and circulate to councillors prior to submission.

Councillor Clist advised that the Planning Officer would have picked up on the points raised.

6.2 **To receive** the following decision notices/appeal decisions:-

23/00582/LBC – Date of Permission: 21 July 2023

Proposal: Listed Building Consent for construction of a stud partition and softwood joisted ceiling to enclose plant area in middle barn

Location: Whitehall Manor Whitehall Hemyock Cullompton

23/00842/FULL - Date of Permission: 19 July 2023

Proposal: Erection of roof over manure store

Location: Land at NGR 312716 113590 (Westhayes Farm) Hemyock Devon

Appeal Ref: APP/Y1138/W/22/3308156 – Date of Dismissal 13 July 2023

Studleys, Road Past Middle Ashculm Farm, Hemyock EX15 3SU

- The application Ref 22/00444/FULL, dated 21 February 2022, was refused by notice dated 29 April 2022.
- The development proposed is to convert the redundant workshop building to a new dwelling.

6.3 **To receive** information regarding enforcement issues:-

ENF/23/00164/COU – 13 July 2023

Re: Conversion of barn to dwelling

Shuttleton Castle Hill Hemyock

The suspected breach of planning had been reported to MDDC Enforcement and a response was awaited. It was noted that further work was ongoing and there was scaffolding in the road.

Clerk

Clerk

<p>6.4 To respond to Meeting Housing Needs Supplementary Planning Document consultation:-</p> <p>Councillor Clist urged the Parish Council to respond to the document which was calling for consultation on the provision of affordable housing and social renting. The document would be incorporated in the Local Plan.</p> <p>Current levels of affordable housing were insufficient to meet the needs of local residents, and this was resulting in young people leaving the area. There was also a growing number of families living in temporary accommodation and the number of registered homeless.</p> <p>Mid Devon had a number of ‘unstainable’ villages where new build could not take place as there were insufficient services.</p> <p>The ‘Right to Buy’ introduced in 1984 had given people the opportunity to get onto the property ladder with funding from the resulting sale going to central government. The policy had diminished council stock.</p> <p>The Parish Council RESOLVED to write a response to the consultation based on its belief that affordable homes had to be affordable and social rental available to local residents many of whom were on low incomes. Affordable homes produced by developers were often outside the income of local residents. The possibility of a ‘residency’ clause was discussed to keep some property available. Affordable did not only relate to the cost of the property or rent but also the ability to be able to access local amenities. Limited bus services which did not related to working hours meant that most homes now had a minimum of two cars.</p> <p>The Clerk would write the response and circulate to councillors prior to submission.</p>	<p>Clerk</p>
<p>7 Clerk update</p> <p>7.1 Station Road Pavement Mr Povah advised that the drawings were now complete and would be sent to the solicitor for onward transmission to the solicitor’s of the land owners.</p> <p>7.2 Skate Park See update under Public Forum.</p> <p>7.3 Quotes for mole removal Quote 1: £120.00 Quote 2: £322.50 Quote 3: Set up £35, first mole £65 subsequent moles £20</p> <p>PROPOSAL: Quote 1 be accepted. PROPOSER: Mr P Doble SECONDER: Mr N Moon</p> <p>It was unanimously RESOLVED that Quote 1 would be accepted. The Clerk would commission the work be undertaken.</p> <p>It was felt that such items should be able to be dealt with by setting up an agreed contractor for a year and this would be brought forward to the next meeting for decision.</p> <p>7.4 Quotes for diamond saw Mr Povah had investigated the cost of a diamond saw required for the cutting of wood for the walkways. Prices ranged from £35-120 for the blade and a decision was needed on whether to utilise Mr Pike’s base unit and just buy a blade or buy a complete unit which would cost more.</p> <p>Given the need for work to be undertaken for Health & Safety reasons, it was agreed to set a budget for the purchase of a complete unit with diamond saw and batteries given the location of the work.</p>	<p>LP/Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>LP</p> <p>Page 11</p>

<p>PROPOSAL: A budget of £250 be set for the purchase of a battery operated saw and blade. PROPOSER: Miss P Lawrence SECONDER: Mrs K Talbot It was RESOLVED with one abstention that the budget of £250 be approved.</p> <p>7.5 Lease of rooms at the Healthy Living Centre Miss Lawrence advised that the lease between the BHLAC and the AONB for the rental of offices was now near to being signed. Given that the lease had been for a five year period from 2019 to 2024, it was felt that it might be advantageous to seek a five-year extension to the lease.</p> <p>Miss Lawrence felt that the AONB should be encouraged to stay in the village given the amount of work they were now undertaking with regard to Connecting the Culm and farming and protected landscapes.</p> <p>PROPOSAL: BHALC should put forward the proposal that the lease be extended for a further 5 year period PROPOSER: Miss P Lawrence SECONDER: Mr N Moon It was unanimously RESOLVED that BHLAC should seek an extension to the lease.</p>	<p>PL</p>
<p>8 <u>Community land</u> 8.1 Consideration of response from Cavanna</p> <p>It was RESOLVED that Mrs Matthew’s suggestion that the Parish Council in principle agreed to the extension in the deadline to hand over should be agreed.</p> <p>It was important that Cavanna understood that the Parish Council wished to acquire the land as negotiated by Foot Anstey but that the land needed to be re-instated to its original state prior to any hand over. It was noted that the last correspondence from Foot Anstey referred to a report being sent to the Parish Council and this had not been received.</p> <p>The Clerk would contact Foot Anstey and also write to Cavanna advising the Parish Council’s decision and requesting an update on progress.</p>	<p>CM/Clerk</p>
<p>9 <u>Items raised by chairman (not for decision)</u> Mr Doble raised the question of their being a Parish Council bank card that could be used for online purchases such as the football goals where the most advantageous price resulted in an immediate purchase.</p> <p>The card would only be used for purchases that had been approved by the Parish Council.</p> <p>It was agreed that the Clerk could use her own debit card to purchase the goal posts on behalf of the Parish Council who would then re-imburse the funds.</p>	<p>Clerk to add to the next agenda for decision</p>
<p>10 <u>Items raised by councillors (not for decision)</u> Mr Moon raised the state of the potholes at Castle Hill and the ongoing potholes and drainage problem at Lipdensign.</p> <p>Miss Lawrence raised the following items:</p> <ol style="list-style-type: none"> a) the need to open up more of the cemetery for burials b) the need to move or provide a path around Bere House that was suitable for coffin bearers c) the top rail on the flood bridge needed repair d) the top rail on Longmead Bridge need to be treated – possible discussion on the use of plastic decking and rails e) the notice in the environment area was at an angle and there was a build up of damp and debris f) the fish and chip van parked on the “mud-park” area beside the MUGA g) abandoned Discovery in the car park by the Longmead play area h) the need to cut back hedges atr No 1 Eastlands and No 52 Station Road 	<p>Clerk to contact DCC</p> <p>Clerk to add to agenda of next meeting and invite Mr Pring</p> <p>Page 12</p>

<ul style="list-style-type: none"> i) the footbridge lamppost j) visit by Lucy Jefferson (Connecting the Culm) k) Use of thermal imaging equipment on buildings to identify heat loss during winter months <p>Mr Povah would ask that the trailer at Longmead was moved.</p>	
<p>29 <u>Date of next Council Meeting</u> Wednesday 13 September 2023 at 7.30pm, Blackdown Healthy Living & Activity Centre, Riverside, Hemyock</p>	

Signed _____ Date _____