

Hemyock Parish Council
Planning Meeting

held at Blackdown Healthy Living & Activity Centre, Hemyock at 7.30pm on 3 January 2024

Subject	Action
<p>1 <u>Present</u> Mr P Doble (Chair), Parish & District Councillor Mr S Clist, Miss P Lawrence, Mr L Povah, Mr S Summers and Mr S Ward together with Mrs S McGeever (temporary Clerk) and members of the public.</p> <p><u>Apologies</u> Mr K Andrews, Mrs C Matthews, Mr N Moon and Mrs K Talbot together with Councillor R Radford (DCC).</p> <p>Mr Doble opened the meeting at 7.30pm</p>	
<p>2 <u>Declarations of Interest/Dispensations</u></p> <ul style="list-style-type: none"> • Agenda Item 6 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. 	
<p>3 <u>Public Participation</u> Members of the public present raised the following topics:</p> <ul style="list-style-type: none"> - Maintenance work at the garages and responsibility for payment of works undertaken - Responsibilities of the Garages and Longmead committees - Christmas Lights competition <p>Lucy Jefferson of Connecting the Culm (part of Blackdown Hills National Landscape) attended the meeting to raise three points:</p> <ol style="list-style-type: none"> 1. Early flood warning system – 10 Hemyock residents were required to assist with the testing of the new early flood warning system. The commitment would require attendance at a meeting chaired by Devon County Council and then receiving texts advising of a potential flooding risk. Ms Jefferson was aware of the Parish Council’s wish to install a webcam to monitor flood water at Millhayes and this could potentially be linked to the early flood warning system. Actions: notice on social media/in the pump. LJ to report back to Parish Council on possible funding for a webcam. 2. Ditch clearing was the responsibility of the landowner and the Parish Council could write to individuals or raise the matter with Highways or the Flood Officer. 3. Flood protection – funding was available for the protection of public buildings by way of installing or upgrading existing floodgates. The Church and the pub were listed and LJ would look to add Longmead and the BHLAC to the list. <p>It was noted that the Parish Council’s Emergency Plan required updating and Councillor Clist advised that MDDC had an officer working with parishes to develop flood resilience.</p>	<p>PL/LJ/SC/ KT and Clerk</p>
<p>4 <u>To approve the minutes of the previous meeting</u> Mr Povah asked that it be recorded that he understood that ditches were the responsibility of the riparian owner, his concern was who was responsible for drains (DCC or Southwest Water) that went under private land. Mr Povah asked that it be recorded that there was a team of individuals who walked the footpaths and further volunteers were not required at this time. PROPOSAL: The council minutes of 6 December 2023 are approved as a true record of the meeting with the two clarifications above. PROPOSED: Miss P Lawrence SECONDED: Mr S Ward It was RESOLVED by those who had been present at the meeting that the minutes, with the amendments noted above, were a true record of the meeting, and they were duly initialled and signed by the Chairman.</p>	<p>Page 46</p>

5 Finance

5.1 To agree income, expenditure and bank reconciliation:

Miss Lawrence advised that the bank reconciliations (based on the available information – see below) had been circulated as a separate document together with income and expenditure.

Clerk/
Finance
Committee

Bank account	Closing balance 29/11/2023	Monies in	Monies out	Closing balance 31/12/2023
HSBC Community a/c HSBC Deposit Unity Trust Bank current 298	6,073.83	10,000.00	11,740.12	4,333.71
Unity Trust Bank deposit	128,841.00	886.35	10,000.00	119,727.35
Unity Trust Bank GF	727.72	5.04		732.76
Unity Trust Bank P3 Skipton 1-year Bond	1,260.22	8.74		1,268.96
United Trust Bank Nationwide instant Nationwide 35 day Cambridge BS				
TOTAL FUNDS				

Income

No	Amount	From
1.	20.00	Exe Valley Pizza Co (rent)
2	866.35	Unity Trust Bank (interest)
3	5.04	Unity Trust Bank (interest)
4	8.74	Unity Trust Bank (interest)

EXPENDITURE – Invoices received December 2023

PROPOSAL: To make the payments as presented by the Parish Clerk prior to the meeting and subsequent invoices received for work commissioned by the Parish Council following Mr Povah checking the invoices for drainage works and as detailed in the table below – Items 7-17.

PROPOSED: Mr P Doble

SECONDED: Mr S Summers

It was unanimously RESOLVED that these payments would be made. Clerk to set up online payments.

No	Amount	From
1.	1452.60	<i>K J Refrigeration (BHLAC dishwasher deposit) – Paid December 23</i>
2.	1452.60	<i>K J Refrigeration (BHLAC dishwasher balance) – Paid December 23</i>
3	366.00	<i>K J Refrigeration (BHLAC dishwasher fittings) – Paid December 23 and subject to ratification by the February Parish Council meeting.</i>
4	24.36	<i>EDF (electricity – loos) – Direct Debit</i>
5	60.00	<i>CPRE (subscription) – Direct Debit</i>
6	18.00	<i>Unity Trust Bank (current Acc fees) – Direct Debit</i>
7	1050.70	D Evans (clerk's wages plus NALC increase)
8	120.00	I Pike (maintenance)
9	42.56	I Pike (re-imburement – glass for bus shelter)
10	80.70	I Pike (re-imburement – materials for benches at Longmead)
11	142.50	E Ingledew
12	498.04	Mrs McGeever (wages)
13	124.60	HMRC (PAYE)
14	40.00	Information Commissioners Office (GDPR)
15	42.43	Spot-on-Supplies
16	252.00	J Stevens (pressure washer)
17	7905.24	J Stevens (Longmead)

6. Planning

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

The Parish Council had received information on each planning application from Mr Povah.

Representatives from MDDC gave a presentation on planning application 23/00511/FULL expressing the need for affordable housing in the Mid Devon District. The housing crisis was recognised as a nationwide problem that required addressing.

MDDC owned their own housing stock of 3000 properties and required a further 1000 properties to meet demand and had elected to use modular housing wherever possible on brownfield sites. The 5 properties would be for social rent with a weighting towards individuals or families with a local connection provided such candidates came forward.

The application was compliant with current planning policies and the housing was net zero making it more affordable to run with fitted solar panels. Work had been done to provide parking, ensure suitable drainage was in place and there was a biodiversity net gain.

The applicant was open to suggestions from the Parish Council to help meet local concerns.

23/00511/FULL

Proposal: Erection of 5 affordable dwellings following demolition of existing garages with associated parking, landscaping and works

Location: Land and Garages at NGR 313963 113447 Eastlands Hemyock

The Parish Council recognised that any objections would need to be based on material planning considerations and weighing up the fact the application was policy compliant and met a known need for affordable housing, it **RESOLVED** that it was content with the application.

PROPOSER: Mr P Doble

SECONDER: Miss P Lawrence

Agreed with one abstention as recorded in Item 2 above.

Given concerns raised by residents and councillors, the Parish Council would ask for the following to be taken into consideration:

- Local connections were sufficiently weighted in the decision process for occupancy and sufficient local publicity was undertaken

- Two additional parking spaces (taking the number to 18) were provided so there was no net loss in public parking
- Provision of storage to replace that lost
- Public parking spaces were completed before the build commenced
- Deliveries to/from the site were between the hours of 9.30am and 2.30pm
- Residents were kept informed of timescales for the build and delivery times
- Site workers were given a space to park on site and not on the road or in the public parking
- Rear access to the gardens was provided
- Possibility of widening the road to allow for parking on one side by the removal of the pavement opposite the bungalows

23/01955/HOUSE, 23/01957/LBC

Proposal: Erection of garden room; internal alterations to the granary and its fenestration; repairs and alterations to barn and its eastern outshot including photovoltaic array and formation of swimming pool

Location: Whitehall Manor Whitehall Hemyock Cullompton Devon EX15 3UQ

The Parish Council RESOLVED that it was content with the application given that it represented a reduction in the scope of Phase 2 of the build.

PROPOSER: Mr L Povah

SECONDER: Mr S Ward

Agreed with one abstention as recorded in Item 2 above.

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

23/01829/NMA - APPROVED

Proposal: Non-Material Amendment for 23/00141/HOUSE to allow the addition of link between first floor extension and main house, extra support post for roof overhang and alterations to internal layout, number of rooflights on South West elevation and thickness of roof

Location: Madehayes Lemons Hill Farm Hemyock

23/01663/FULL - APPROVED

Proposal: Change of use of agricultural land to secure dog walking area

Location: Land at NGR 314128 113478 (Culmbridge Farm) Culmbridge Road Hemyock

23/01021/HOUSE - APPROVED

Proposal: Erection of single storey rear and side extension

Location: Canters Culm Davy Hemyock Cullompton

23/01673/FULL - APPROVED

Proposal: Erection of a roof over silage clamp

Location: Land at NGR 312725 113570 (Westhayes Farm) Hemyock Devon

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

ENF/23/00214/BRE – 30 August 2023

Re: Home office used as living accommodation

Ploversfield Culmstock Road Hemyock

No further information had been received.

<p>7. <u>Items raised by chairman</u> (not for decision)</p> <p>7.1 Public conveniences It was felt beneficial to put information in the Pump regarding the costs associated with repairs resulting from anti-social behaviour. The wording would need to encourage self-policing as well as recognising that the public conveniences were an asset to the village.</p> <p>7.2 Flooding The Parish Council welcomed the information provided by Lucy Jefferson of Connecting the Culm and the assistance being offered in combating flooding in the village.</p>	Clerk
<p>8. <u>Items raised by councillors</u> (not for decision)</p> <p>The following items were raised:</p> <ul style="list-style-type: none"> - drainage work had been carried out at Longmead and there was a visible improvement but concern was expressed about the gullies above Longmead (DCC) - potholes - results of the Christmas lights competition - dumped vehicles in the car park - storage of lights given the very wet weather - salt bin dispensers and trolleys - FoodSave opening on 8 January 2024 - Spar closed 12 February for a week - anti-social behaviour in respect of rolling cars at Culm Davy (police notified) - Councillor Advocate Scheme - works at the cemetery including fencing and meeting with Richard Pring - War Memorial works may not need planning permission - MDDC consultation on the local plan - avoidance of pre-determination <p>The Clerk was asked to circulate the minutes for a second time with the agenda.</p>	Clerk
<p>9. <u>Date of next Council Meeting</u></p> <p>Wednesday 7 February 2024 at 7.30pm, Blackdown Healthy Living & Activity Centre, Riverside, Hemyock</p>	

Signed _____ Date _____
Chairman