



Hemyock Parish Council

1 February 2024

To: All Members of Hemyock Parish Council

Dear Councillor

You are duly summoned to attend a meeting of **Hemyock Parish Council** to be held at The Healthy Living & Activities Centre, Riverside, Hemyock on **Wednesday 7 February 2024 at 7.30pm**. The meeting is open to the press and the public.

Yours sincerely

Susan McGeever
Parish Clerk in the absence of Mrs Donna Evans

AGENDA

1. **Welcome by Chairman, apologies for absence, resignations and co-options and introductions**
2. **Declarations of Interest/Dispensations**
To receive any declarations of interest relating to business to be conducted at this meeting and
To consider any dispensation requests and confirm any relevant dispensations.
 - 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 11 Longmead - Mr Doble and Mr Ward may have a personal interest as both are members of Longmead Management Committee
3. **Public Participation** (limited to 10 minutes, 2 minutes per question)
4. **To approve** the minutes of the meeting on 3 January 2024 (Attachment A)
5. **To consider** any matters arising from the minutes not on the agenda
 - 5.1 Connecting the Culm proposal
 - 5.2 Update on the purple peril
6. **Finance**
 - 6.1 **To agree** income and expenditure and bank reconciliations (Attachment B)
The expenditure is given in the attachment to the agenda but at the time of publication not all figures have been received.
 - 6.2 **To receive** an update from the Finance Committee Chairman on the inputting of data into Scribe and proposed next meeting
 - 6.3 **To receive** an update on the application for bank cards
 - 6.4 **Membership** of Open Spaces (renewed)
 - 6.5 **Thank you** from the CAB for the donation
 - 6.6 **Direct Debit/Renewal Confirmation** for ICO
 - 6.7 **Confirmation of precept paperwork**
 - 6.8 **To consider** assistance with CILCA training for the Clerk (£315)

7. Planning

7.1 To consider the following applications:-

24/00082/HOUSE

Proposal: Erection of replacement garage
Location: Canters Culm Davy Hemyock
Site Vicinity Grid Ref: 312332 / 115059 Parish:
Hemyock 26

Deadline for comments: 5 February 2024 extension agreed to 9 February 2024

23/01880/FULL

Proposal: Erection of a multipurpose agricultural building
Location: Shuttleton Farm Castle Hill Hemyock
Site Vicinity Grid Ref: 312997 / 111553
Parish: Hemyock 26

Deadline for comments: 5 February 2024 extension agreed to 9 February 2024

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 Devon
Grid Ref: 313961 : 113446
Parish: Hemyock 26

Revised Drawings and Revised Information

Deadline for comments: 6 February extension agreed to 9 February 2024

24/00003/FULL

Proposal: Conversion of barn to dwelling and erection of carport/store
Location: Land and Buildings at NGR 311821 115118 (Cracklehayes Barn) Coombshead Farm Hemyock
Site Vicinity Grid Ref: 311843 / 115067
Parish: Hemyock 26

Deadline for comments: 12 February 2024

24/00112/FULL

Proposal: Erection of agricultural building
Location: Land at NGR 313115 112060 Higher Rodleigh Hemyock
Site Vicinity Grid Ref: 313096 / 112069
Parish: Hemyock 26

Deadline for comments: 13 February 2024

24/00161/TPO

Proposal: Application to fell 1 Oak tree protected by Tree Preservation Order 16/00004/TPO
Location: 15 Lower Greenfield Hemyock Cullompton
Site Vicinity Grid Ref: 313201 / 113302
Parish: Hemyock 26

Deadline for comments 20 February 2024

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

23/01820/FULL – 24 January 2024 - APPROVED

Proposal: Change of use and conversion of a redundant agricultural barn to dwelling and associated access, parking, landscaping and garden areas

Location: Land and Building at NGR 313373 114248 (South of Park Cross) Withy Lane Hemyock Devon

Site Vicinity Grid Ref: 313373/11424

7.3 **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

8. Clerk Update/Correspondence received

To receive any relevant information on:

8.1 Station Road Pavement - update

8.2 Christmas Lights competition – update from PD/PL

8.3 Energy Outreach Project – proposal to hold a meeting for parishioners

8.4 Funding and Support Opportunities for Mid Devon Businesses – proposal for Parish Council to take the lead

8.5 Attendance at Blackdown Hills National Landscape Management Plan Review Workshop 28th February 2024

8.6 Councillor Advocate Scheme – Councillor Clist has been signed up to receive all information and will report back to the Parish Council

8.6 BHPN - Is speeding a problem in your parish?

8.7 Attendance at State of the District Debate - Wednesday 20 March

8.8 To set the date for the Annual Parish Meeting

8.9 Review of direction restricting access at Hemyock Common (every 5 years)

8.10 Christmas light payments

8.11 Petanque court

9. Hemyock Community Larder

To receive an update from Mr Doble and payment of the grant of £1500 (year one)

10. Community Land

To receive an update on Cavanna Homes from Mrs Matthews

11. Longmead

To receive an update from the Longmead Management Committee representative

11.1 Meeting on 17 January 2024, receipt of constitution and decision to review and provide committee structure

11.2 To receive an update on the purchase of a floodgate

11.3 CCTV cameras

12. Garages Youth Project

To receive an update from Mrs Matthews

12.1 The lease for the garages has been received

13. War Memorial

To receive an update from Mr Povah
13.1 Notice in the Mid Devon Gazette

14. Cemetery

To receive any relevant information from Mr Clist
14.1 update on quotes for proposed works
14.2 review of charges and comparison with surrounding parishes

15. Blackdown Healthy Living & Activities Centre

To receive any relevant information from Miss Lawrence
15.1 Tree works and fencing
15.2 The shed

16. County Council Report

To note Councillor Radford's report.

17. District Council Report

To note Councillor Clist's report

18. Highways

To receive any relevant information
18.1 Meeting with Kyle Walker
18.2 Road Warden Scheme

19. Footpaths

19.1 Overgrowth on pavements/ivy on walls (Falcon Homes)
19.2 Overgrowth on hedges at Station Road

20. Commons Management Group CMG

To receive any relevant information.

21. Village Maintenance

21.1 Repairs to the footbridge

22. Blackdown Hills Parish Network

To receive any relevant information

23. PR/Social Media/Website

To receive any relevant information

24. Items raised by chairman

25. Items raised by councillors

26. Date of Next Council Meeting –

Wednesday, 6 March at 7.30pm, Healthy Living & Activities Centre, Riverside

The Finance Committee will meet on 28 February 2024 at 7.30pm, Healthy Living & Activities Centre, Riverside

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

Subject	Action
<p>1 Present 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>Apologies 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 Declarations of Interest/Dispensations</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 Public Participation 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>	PL/LJ/SC/ KT and Clerk
<p>4 To approve the minutes of the previous meeting 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.</p> <p>PROPOSAL: The council minutes of 6 December 2023 are approved as a true record of the meeting with the two clarifications above.</p> <p>PROPOSED: Miss P Lawrence</p> <p>SECONDED: Mr S Ward</p> <p>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>5 Finance 5.1 To agree income, expenditure and bank reconciliation:</p>	Page 46 Clerk/ Finance Committee

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.

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	1,260.22	8.74		1,268.96
Skipton 1-year Bond				
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.

7. Items raised by chairman (not for decision)

<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>	
<p>8. <u>Items raised by councillors</u> (not for decision) 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> Wednesday 7 February 2024 at 7.30pm, Blackdown Healthy Living & Activity Centre, Riverside, Hemyock</p>	

Signed _____ Date _____
Chairman

Attachment B

FINANCE SCHEDULE

INCOME

27-DEC-23 20.00 Exe Valley Pizza Co (rent)
31-DEC-23 866.35 Interest
11-JAN-24 300.00 DCC for library
11-JAN-24 100.00 Cemetery
27-JAN-24 20.00 Exe Valley Pizza Co (rent)

EXPENDITURE – Invoices received 2023/24

Mr Povah approved the J Stevens invoices as referred to in the January minutes and these were actioned.

A direct debit was set up for the Information Commissioner's Office.

No	Amount	Payee	Reason
1.	70.00	Bridget's Flower Shop	Flowers ordered as gifts - PAID
2.	6.49	P Lawrence	Pack of clear file pockets - PAID
3.	300.00	CAB	Agreed donation from the PC - PAID
4.	12.34	Carly Press	Clay Pigeon shooting signs for Turbury - PAID
5.	300.00	Hemyock Library	Grand paid by DCC (see income) - PAID
6.	6954.00	Ashculme Ltd	Trees and fencing at BHLAC
7.	2000.00	Hemyock Twinning	Agreed donation from the PC
8.	135.89	Spot on Supplied	Cleaning supplies for public convenience
9.	157.50	E Ingledeew	Cleaning public convenience
10.	293.75	I Pike	Village and cemetery maintenance
11.	128.80	HMRC	PAYE
12.	552.75	D Evans	Parish Clerk wages
13.	515.56	S McGeever	Temporary Clerk's wages
14.	12.00	GiffGaff x 2	PC phone paid by S McGeever – to be reimbursed
15.	15.99	Googlespace	Googlespace annual fee paid by S McGeever – to be reimbursed
16.	36.00	S McGeever	Travel expenses – December/January
17.	74.41	S McGeever	Ink toner and paper paid by S McGeever – to be reimbursed
18.	32.00	BHLAC	December/January meetings
19.	1500.00	BHLAC	Grant for community larder
20.	75.00	P Slater	Longmead environmental area finance
21.	45.00	Open Spaces	Membership fee

Any additional invoices received following the publication of the agenda will be brought to the meeting.

Other payments

15 DEC EDF energy £24.36
21 DEC CPRE £60.00
17 JAN EDF energy £26.84

Bank Reconciliations

Bank account	Closing balance 31/12/23	Monies in	Monies out	Closing balance 31/12/2023
Unity Trust Bank current 298	6,073.83	10000.00	11740.12	4333.71
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	1,260.22	8.74		1,268.96

Bank account	Closing balance 31/12/23	Monies in	Monies out	Closing balance 31/01/2024
Unity Trust Bank current 298	4333.71	15100.00	10974.44	8459.27
Unity Trust Bank deposit	119,727.35	320.00	15000.00	105047.35
Unity Trust Bank GF	732.76			
Unity Trust Bank P3	1,268.96			

Note: Two transfers were made from the deposit account to the current account

Other Bank accounts

HSBC 2116	£317.72	22/12/23
HSBC 2132	£95981.14	22/12/23
HSBC 0275	£0.00	22/6/23
Nationwide	£5003.92	21/7/23
Nationwide	£80132.60	21/7/23
Skipton	TBA	

Income

HSBC 2132	
Interest December	£152.80
Interest November	£157.63