
**Minutes of the East Budleigh with Bicton Parish Council Meeting
held on Tuesday, 28 July 2015
in the Village Hall, East Budleigh.**

PRESENT

Cllrs	D Buss	M Clarke
	J White	P Barnard
	A Tweedie	T Cantlon
	Mrs A Bowsher-Grief	M Smith
	Valerie Lister	Mrs P Hayman

District Councillors T Wright, Alan Dent and S Hall were in attendance.

There were 5 members of the public present.

PCSO Chantalle Major was not in attendance and there was no police report.

Claire Rodway, Senior Planning Officer at East Devon District Council, gave a presentation about the East Devon Local Plan, followed by a robust discussion with councillors and the public. The Local Plan is used along with the Government's National Planning Policy Framework (NPPF), to determine where development in East Devon should take place and sets out the policies which are used to decide planning applications. The current Local Plan was adopted in 2006 and is to be replaced by the 'emerging' Local Plan, covering 2013-2031, hopefully early in 2016. The Local Plan sets out the strategy which will apply to village development but the actual maps and local policies will be contained in a separate 'Villages Development Plan Document', to be produced over the next year.

Claire explained that further work had been undertaken to look at the sustainability of all the villages with Built Up Area Boundaries and, as a result, only 17 were considered suitable for future development. The Inspector considering the Local Plan has been asked by EDDC to delete the other villages from 'strategy 27' of the Local Plan. The BUAB for East Budleigh is proposed to remain, so it will still feature in the Villages DPD.

There was extensive debate about the first draft of the Villages DPD which was published for consultation last year and contained a housing allocation for East Budleigh, at Frogmore Road and an extension to the Built up Area Boundary to include this site. This was not supported by the Parish Council and received numerous objections from local residents. There is a current planning application for 21 houses on the site which has attracted similar responses. A housing needs assessment is to be undertaken shortly by Devon Communities Together (so the survey will be independent) and the results will indicate the level of 'affordable' housing need in the village.

Claire explained that, although East Budleigh will retain its BUAB, it is no longer proposed to allocate a site for housing, instead EDDC propose to leave this to the local community who can allocate sites through their Neighbourhood Plan if they wish to. The BUAB's were originally drawn some 20 years ago, so some will have anomalies and it may be necessary to slightly amend the position of some of them so that they are sensible. EDDC will consult on a methodology for amending the BUAB's next week and the PC are encouraged to respond.

Ultimately the Planning Inspector will determine whether the Local Plan (and subsequent Villages DPD) is sound and should be adopted.

The Parish Council Meeting began at 7.30pm.

It has been proposed and agreed that members of the public be allowed to speak for **3 minutes** at the beginning of the meeting. This time scale will run to maximum of 30 minutes, therefore allowing 10 people to speak. This will bring EBPC in line with other town/parish councils. Members of the public wishing to speak on an Agenda item are requested to inform the clerk no later than 21 July. It should be noted that this is **NOT** a question and answer session, it simply provides a vehicle for the public to make the council aware of views of the public before discussing agenda items.

The clerk had received no requests from residents to comment on any Agenda item.

1. **APOLOGIES:** Dist. Cllr G Jung, and Cty Cllr Mrs C Channon.
2. **MINUTES:** The Minutes of the June 2015 Parish Council meeting were agreed and signed as a correct record by the Chair.
3. **DECLARATIONS OF INTEREST & RISK ASSESSMENT:** Risk Assessment was checked by the Chair. There was a declaration of interest to Agenda item 6.1 by Cllr Alan Tweedie.
4. **MATTERS ARISING**

Flooding in East Budleigh update – Although a suitable site has been put forward by Kate Taylor of the Environment Agency (the Allotments) the annual cost was still being discussed by the parish council. The clerk is to approach CDE and EDDC to ask if there is any form of funding available to help with the annual maintenance costs which at present are thought to be in the region of £1000 pa.

Visit to CDE regarding traffic through Yettington – Cllr Cantlon was due to meet with a member of the Bicton Arena management team who was unfortunately unavailable. He did however communicate with Beccy Barrett from Bicton Arena asking for several areas of complaint to be addressed.

It seems that having supervisory marshals at every event is not viable and are only used at the annual Commando Challenge event. It is reported that individuals rent the site events for horse events and that Risk Assessment is dealt with. The suggested one-way system was operated for one event only and this was not a compulsory operation. However it was suggested that the one-way system might

prove more effective if it was tried for the whole month of August. Residents of Yettington were finding the constant traffic onerous and several letters of complaint have been forwarded to Clinton Devon Estates. It was agreed that to move this situation forward a meeting with the more senior management of Clinton Devon Estates (John Varley, CEO or Leigh Rix) should be arranged for the end of August.

Web site – Use of eastbudleigh.com email address – Cllr Clarke reported that an internet connection was necessary together with a WiFi connection which is needed for the village. The Community Shop already has broadband which could be connected to the Village Hall to enable residents to use it. Cllr Clarke will find out the capital cost of the equipment needed. There was enthusiastic support for this proposed venture. Proposed Agenda item for September meeting. Cllr Clarke also reported that the parish council web site was up and running.

Car park & toilets in Hayes Lane – Cllr Clarke reported that contracts should be exchanged very soon. New signage has already been installed in the car park together with a new village map which also stands in the car park.

5. MATTERS TO BE DISCUSSED

9 Middle Street Pinch Point – District Councillor Wright read out a report from Cty Cllr Christine Channon concerning the area in question. She reported that the pinch point was in accordance with regulations and there had been no recorded accidents occurring. A 30 mph was not considered appropriate by officers. Cllr White expressed grave concern with this decision and asked for a more detailed explanation to be forthcoming. To this end, Chantalle Major has been asked to attend the next meeting. Cllr Stuart Hughes and a representative from Devon Highways should also be asked to attend for further discussions.

Salem Chapel – Salem Chapel committee have asked the parish council to support their application to have a sign erected to enable visitors to be directed to the Chapel. Highways and Traffic have refused their request for a ‘Brown sign’ and the parish council did not feel it could offer support either. The parish council had considered a similar request several years previously when it was agreed that in such a small village there was already too much signage. The parish council has suggested that the Salem Chapel committee should pursue their requests through Devon Highways or similar organisations.

6. PLANNING – Cllr M Smith

	Plan no. & Type	Location	Proposed Development
6.1	15/1581/FUL	Brookside Lodge, High Street, East Budleigh	Removal of doorway to front elevation. No objections

Additional correspondence and reports given by District Councillor Wright regarding PA 15/0888/FUL:

This afternoon I've had the chance to talk to Matthew Dalton-Aram concerning the retaining wall at Rowley Regis, Oak Hill.

The situation is exactly how Matthew described it in his e-mail. The retaining wall has been constructed without planning permission which is now being sought retrospectively.

The officer's concerns are initially around the use and protection of the top surface where the applicant wishes to erect a fence around the perimeter and to use it for parking or gardening equipment. The issues this raise are:

Safety. The proposed fence would not prevent anything substantial from falling to the road in the event of an accident. The county Highways officers have been asked to comment officially on the proposed use of the top surface as well as the position, design and strength of the proposed fencing

Visual Impact. As the wall is 4 metres high it is prominent in itself. To add a further fence of about 1.8 metres on top of this would create an edifice which would be seriously detrimental from a visual aspect.

The officer is waiting for a formal comment from Highways to determine what steps - in planning terms - should be taken next. To have the backing of Highways would strengthen the case to have the fence moved back to the original line of the bank. This would prevent the top surface being used for anything substantial.

As far as structural strength is concerned there have been no engineering drawings submitted. Once the issue of visual impact has been sorted then the question of structural integrity can be considered. However at this stage the wall has been built then further action - if any - will be considered.

This is a work in progress and I will keep in touch with the planning team to keep an eye on any progress.

Decisions made by EDDC Planning Department

Reference	Location	EDDC Decision
15/1026/FUL	5 Trefusis Way, East Budleigh	Approved
15/0888/FUL	Rowley Regis, Oakhill, EB	Awaiting Decision
15/0835/LBC	Temple Hill House, EB	Approved
15/1581/FUL	Brookside Lodge, High St. EB	Awaiting Decision
14/2959/MOUT	Land at Frogmore Road, EB	Awaiting Decision

Recommendations put forward by EBPC

7. REPORTS

Chairman – The Chair reported that following a meeting with Clare James of

Clinton Devon Estates it was agreed that a letter would be sent to residents of Vicarage Road (from CDE) regarding permissive access onto the Recreation field. A new rent of £695 pa (reviewed every 4 years) was agreed also. The present lease is due to expire and a new 10 year term lease will be renewed from 25 March 2016. The Chair has received a letter from East Budleigh Village Hall Committee concerning the hazard of tractors parking in the Village Hall car park to collect students for driver testing. The Chair will write to the DSA and Bicton College supporting these concerns. Cllr Barnard and Cllr White did not agree with these proposals – Cllr Barnard said that youngsters needed to learn to drive the vehicles concerned and that the collection point was suitable and safe.

Clerk The clerk reported that she had contacted the Village Hall Committee following concerns with the adjoining children’s play area – the ground was uneven with several large holes, there were no signs asking parents to be responsible for their children’s supervision and issues were also raised about insurance being in place should an accident occur. Mr Shaw, the then secretary of the Village Hall Committee reported back with details of specialist insurance already in place, a sign is to be put up highlighting the need for children’s supervision and holes in the grass were being filled in.

The clerk gave detail of several new councillor’s courses which were available beginning in September. Several councillors expressed interest in attending. The clerk expressed her thanks to Cllr Tweedie who has removed the parish council filing cabinet from a resident’s garage, removed the files and put them into plastic boxes which he is willing to store in his garage.

Drakes School – No report.

Parish Paths Partnership – Cllr David Buss gave his report which is in the Minute file.

Recreation – No report.

Britain in Bloom – No report.

Village Hall - Mr Richard Bell has been appointed as the new Chair for the Village Hall Committee. The Village Hall does not intend to replace the chairs as further space for storage will become available. A new drainage system is to be installed.

East Budleigh Dog Owners Forum - It has been reported that the suspect dog has been identified and its owner has received a warning in the form of a letter.

East Budleigh Relief in Need – No report.

Public Conveniences – No report.

Neighbourhood Health Watch – No report.

Any other reports – The Neighbourhood Plan had its first meeting today under the auspices of Dr Stan Roberts. The meeting was attended by several interested residents and Dr Roberts will report on further progress.

8. ACCOUNTS AND FINANCES

The Clerk gave out the monthly cash statement and report. She asked for several cheques to be passed for signature. These were proposed, seconded and carried.

- JRB Enterprises (dog gloves)
- Cllr Cantlon – Website starter

- East Budleigh Village hall hire
- North Devon Council – clerk’s salary
- Cllr A Tweedie – plastic boxes
- East Budleigh Church hall hire
- Grant Thornton – external audit

9. CORRESPONDENCE

A synopsis of correspondence, magazines and brochures received and not covered elsewhere on the Agenda was received and read out. The clerk suggested that councillors who were interested in any of the correspondence should take it away to read and return it to the clerk at a later date.

10. DATE OF NEXT MEETING – The next Meeting will take place on Tuesday, 29 September at 7.30pm. Plans to view at 7.00pm.

SignedChairman Date

OPEN SESSION

TOPICS RAISED BY COUNCILLORS AND MEMBERS OF THE PUBLIC AND BY COUNTY AND DISTRICT COUNCILLORS

It was noted that no decisions could be made, but matters were discussed which involve no more than an exchange of information.