

EAST BUDLEIGH WITH BICTON PARISH COUNCIL

Minutes of the East Budleigh with Bicton Parish Council Meeting held on Tuesday, 23 January 2018 in the Village Hall, East Budleigh

PRESENT

Cllrs	J White (Chair)	Ms S Miller
	D Buss	Mrs P Hayman
	M Smith	P Barnard
	C Taunton	L Booth

There were over 16 members of the public present.

District Cllr T Wright and Cty Cllr Mrs C Channon were present.

The new local PCSO Justin Willis was unable to attend but submitted a brief report which included a vehicle obstructing the bus getting through, vehicle was moved by the owner, and a found stolen trailer which was returned to its owner.

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 30 October 2017. 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 received one request from a resident to speak on Agenda item 6.1 17/2911/FUL. The complaint was that the two properties to be built although classed as bungalows appeared much larger on the plans and were too close to the properties in adjoining Cranes Lane.

- 1. APOLOGIES:** District Cllrs G Jung and A Dent, Cllrs P Barnard and Valerie Lister.
- 2. MINUTES:** The Minutes of the November 2017 Parish Council meeting were proposed, seconded and signed as a correct record by the Chair.
- 3. DECLARATIONS OF INTEREST & RISK ASSESSMENT:** Declarations of interest were made by Cllrs C Taunton and Ms S Miller to Agenda item 6.1. Risk Assessment was checked by the Chair.

4. MATTERS ARISING

- 4.1 **Village Plan** – Stan Roberts was instrumental in drawing up the Village Plan and gave a report regarding the need to refer always to the Village Plan when considering Planning Applications:

Summary of Presentation to the East Budleigh Parish Council Meeting on Tuesday 23rd January by S. M. Roberts (SR)

The East Devon Villages Plan (VP) has been scrutinised by an Inspector who has recommended some modifications. The modified VP is out for consultation (deadline for comments 2nd February) with the major modifications being labelled MM.

The revised VP has been read by SR who reported implications for East Budleigh to the PC as follows.

In section 6.1 the VP describes East Budleigh (EB) as an attractive village within the East Devon AONB; it has a Conservation Area. It says (6.2) ‘The B3178 is a busy main road...creating a perception of separation between the main village and...the houses to the east’

The BuAB is described on page 22 and is the same as that shown in the Neighbourhood Plan (NP). No specific sites for development in EB are proposed in the VP or the NP (cf Strategy 27). Twelve sites adjacent to the EB BuAB considered for potential development are shown in VP 17 together with reasons why development is considered not to be timely and why the BuAB should not be extended to include one or more of these sites.

MM03 (new policy VP01) states ‘...land that is not specifically allocated for development or falls outside BuABs defined in the VP or EDDC LP constitutes ‘countryside’ where more restrictive policies on the development and use of land apply than within the BuAB’.

At VP 16.27 it states ‘Development of such sites (outside BuAB) will not be regarded as creating a precedent for future expansion to meet other housing needs’. Other aims and targets include (Strategy 27 VP01) (a) there should be a net increase in the number of homes in each settlement and (b) that there should be more residential completions within the BuAB than outside the BuAB.

Section 16.29 of the VP states ‘For affordable housing in rural areas, account will be taken of the specific [affordable housing] need within the Parish...and in addition regard will also be paid to need in surrounding parishes. The grouping of geographic parishes will be used for assessing housing need’. EB is grouped with Budleigh Salterton (BS). In this context EB may need to accommodate a housing need from BS; contrary-wise any affordable housing need in EB might be taken up by availability in BS!

Strategy 35 applies to villages with populations <3K. EDDC has stated...’Under Strategy 35, exception sites providing mixed affordable and open-market housing schemes for up to or around 15 dwellings may be allowed in villages and outside of BuABs.’ It is noteworthy that the population of EB is <3K while the grouping with BS is >3K and Strategy 35 should not apply, it seems, in the latter case.

- As a final comment, drawing from the NP Policy P3, development of Grade 1 agricultural land outside the EB BuAB should not be allowed.
- 4.2 ***Budleigh lay-by – B3178*** – It was proposed and seconded that ownership of this land be offered to Clinton Devon Estates.
- 4.3 ***Donation of two monkey trees*** – The Chair has asked for advice from Clinton Devon Estates regarding the suitability of planting two donated monkey trees in the Recreation field. Permission for planting would also be required from CDE under the terms of the lease.
- 4.4 ***Draft proposals for improvements to the access to the Rec Ground from Vicarage Road – D Buss***
Background and rationale:

This suggestion arose from the EBRG WP meeting held on 27/11/17 and was discussed further on 19/1/18. While the access to EBRG is the responsibility of the Parish Council, it is a recognised PRoW Footpath so Cllr D Buss has discussed the proposal with his P3 DCC contacts.

The aims are:

- to give a higher profile to EBRG through suitable signage/information board(s),
- to improve access to EBRG for those with limited mobility, for child pushchairs, etc.

Brian Martin has produced a draft design for a notice Board. The Woodland area maintained by East Budleigh in Bloom will be added to the Tennis and Football Clubs as it is an attractive amenity located within the EBRG perimeter.

The steps leading up from Vicarage Road are in need of repair. Ideally, these should be replaced with a sloping path to improve access for pushchairs, wheelchairs, etc. To improve access, the existing wooden gate would be replaced with an approved access-friendly metal structure.

The owners of the adjacent properties - The Old Vicarage and Southernhay - which adjoin the footpath entrance would need to be consulted.

DCC would be willing to consider contributing additional footpath funding to EBBPC to help towards the cost - a draft project proposal and costing would need to be submitted with my annual report in mid-February. Additional potential sponsors might include CDE, the Friends of East Budleigh Recreation Ground, East Budleigh Football Club and Tennis Club, local businesses, and EBBPC.

Volunteer labour from parishioners with appropriate experience and skills would help to keep the costs down.

Proposal:

That EBBPC establishes a Project Management Group to take forward the work outlined in the draft proposal above. This will involve fine-tuning the proposal, obtaining costings, sourcing the necessary funding, overseeing the work, and reporting progress to EBBPC. Cllr Taunton will be the point of contact and Cllr Booth will look at the work needed.

5. MATTERS TO BE DISCUSSED

- 5.1 **2018-19 Precept for approval** – The precept was agreed by the Chair, Vice Chair and the RFO. Copies were sent to councillors for review and discussion. The precept included the increase in salary for the Clerk as a result of the increase in working hours from 12hrs a week to 15hrs a week commencing 1 April. The precept was approved, seconded and agreed by councillors.
- 5.2 **Recreation Ground Working Party Progress Report** – Cllr Buss gave a brief summary of the recent meeting of the Recreation group and a summary of alternatives being considered. The Chair will put together 3 proposals which he will distribute to councillors and other interested parties for their views/recommendations. These options will be an Agenda item at the next meeting and will be discussed and voted on.
- 5.3 **Defibrillator Project – approval of parish donation** – A donation of £829 was approved by councillors for the purchase and fitting of a defibrillator to serve East Budleigh as part of the Parishes Together Scheme (EEDC).
- 5.4 **East Budleigh in Bloom donation request** – A request for a donation of £210 was approved by councillors.

6. PLANNING – Cllrs M Smith and L Booth

	Plan No. & Type	Location	Proposed Development
6.1	17/2911/FUL	Land at the rear of Pynes Close, East Budleigh	Construction of 2no. dormer bungalows. Overbearing plans. Not in keeping with the NP. Materials unsuitable. Heritage Officer should be contacted.
6.2	17/3034/FUL	May House, Dalditch Lane, Budleigh Salterton	Construction of a single and two storey extension, changes of materials of dormer. No objections.
6.3	18/0107/FUL	Southfield Lodge, Bicton	Installation of roof light. No objections.

Decisions made by EDDC Planning Department

Reference	Location	EDDC Decision
16/1673/OUT	Frogmore Lane, East Budleigh	Awaiting a Decision
17/1813/FUL	The Rolle Arms, EB	Awaiting a Decision
17/2578/FUL	Daveys Cottage, Oak Hill, EB	Approved
17/2260/FUL	Clover Cottage, Dalditch Lane	Approved
17/2282/FUL	Land South of Pound Barn, EB	Awaiting a Decision

7. REPORTS

- 7.1 **Chairman** – The Chair reported the resignation of Terry Cantlon. A vacancy has been advertised and at present there has been one applicant.
- 7.2 **Clerk** – The clerk reported thanks from Little Otters for the recent donation. The clerk will also attend the Residents meeting at Bicton Arena regarding forthcoming equestrian events and the impact on the local community.
- 7.3 **Drakes School** – No report.
- 7.4 **Parish Paths Partnership** – Cllr Buss reported that a resident has agreed to take on the role of P3 co-ordinator. His name is Jon Roseway. Cllr Buss will introduce Mr Roseway to the system and act as support initially. Cllr Buss thanked Bicton students for the offer to weed the car park. He also expressed thanks to the Village Hall committee for the excellent work in putting together the new play equipment.
- 7.5 **Recreation** – No report.
- 7.6 **Britain in Bloom** – No report.
- 7.7 **Village Hall** – Cllr Taunton has agreed to act as representative at the meetings. He will report back to the parish council following meetings.
- 7.8 **East Budleigh Dog Owners Forum** – No report.
- 7.9 **East Budleigh Relief in Need** – No report.
- 7.10 **Public Conveniences** – No problems.
- 7.11 **Any other reports**

8. ACCOUNTS AND FINANCES

The Clerk had given out the monthly cash statement and Bills for Payment monthly report. She asked for several cheques to be passed for signature. These were proposed, seconded and carried. Cllr Mrs Hayman has reviewed the bank reconciliation and found it to be satisfactory.

9. CORRESPONDENCE

To receive a synopsis of correspondence received and not covered elsewhere on this Agenda.

10. **DATE OF NEXT MEETING** – Tuesday, **27 February 2018**. Plans to view prior to the Planning section, Agenda item 7.

The meeting closed at 8.15pm

SignedChairman Date

OPEN SESSION

**TOPICS RAISED BY COUNCILLORS AND BY COUNTY AND DISTRICT
COUNCILLORS**

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