

UPLOWMAN PARISH COUNCIL

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November 11, 2021

All Parish Councillors

Dear Councillors,

UPLOWMAN PARISH COUNCIL - NOTICE OF MEETING

THURSDAY 18th Nov. 2021, starting at 7.30pm **IN UPLOWMAN VILLAGE HALL**

The next meeting of this Council will be on **THURSDAY 18th NOVEMBER 2021 IN THE VILLAGE HALL, UPLOWMAN**, starting at 7.30pm with any comments from the public. This meeting will be in the committee room with the windows open. Please take appropriate precautions to prevent the spread of coronavirus. Draft Minutes of the last meeting have been circulated and can be found at <https://middevonparish.co.uk/uplowman/>.

The first item on the agenda will be to formally co-opt and welcome our two new councillors, Dean Westerman and David Thomas.

The other main item for this meeting will be to review the budget for next year. Following from this discussion, we can provisionally set a precept (the amount of money we request from the Council Tax) for next year but this does not have to be finalised until our January meeting. You will see that there are currently no community projects planned or budgeted. This meeting is an opportunity to consider potential projects for next year and look at possible 'Other income' sources.

UPC also needs to elect a third bank account signatory to replace Trevor Milner, who is continuing until that process is completed.

As agreed at the last meeting, a letter was written to MDDC querying the application of Class Q fallback in planning applications. We received a reply, which is attached for discussion under item 6.7.

You may like to know that the Dept for Transport has just judged Devon's B & C roads as the 4th worst nationwide for maintenance needs, above Southend (worst), Derbyshire and Liverpool.

The meeting dates for 2022 will be: 20th January, 17th March, 19th May, 21st July, 15th September, and 17th November (all Thursdays).

Yours sincerely,

Robert

Robert Hodgson (Clerk to Uplowman Parish Council)

UPLOWMAN PARISH COUNCIL
AGENDA FOR MEETING on THURSDAY 18th Nov 2021
To be held in Uplowman Village Hall, starting at 7.30pm

The meeting will start with an open session, when parishioners may raise matters of concern.

1. Attendance & Apologies for absence.
1.1 Introductions and Co-optation of Dean Westerman and Dave Thomas as councillors
2. Reports from DCC and MDDC.
3. Minutes of last meeting (16th September 2021).
4. Matters arising from Minutes of last meeting not covered elsewhere

5. Finance and procedures

5.1 Current position :

Bank balance at last meeting :		£5,451.90
Income since Sept (VAT reclaim, DAA contr)		£1,618.45
Expenditure authorised on 16 September:		£1,398.25
Current balance:		£5,672.10

5.2 Payments for approval:

R Hodgson, expenses (£10.92)
 Redwoods, leaf clearing (£20).
 UHRA, Hire of hall (£60, estimated)
 Chieflowman Farms Ltd, phone box shelves (estimated up to £150)
 UPPC, support for functioning churchyard (£350)
 Royal British Legion, memorial wreath (£30)
 Citizens Advice (£25)
 Mid Devon Mobility, ring & ride (£25)

5.3 Draft Budget 2022-3

5.4 Bank signatory to replace T Milner.

6. Planning

- 6.1 21/00796/FULL: 2 dwellings to rear of Stonebridge. MDDC refused permission
- 6.2 21/01218/HOUSE: Stonebridge extensions, UPC no objection, MDDC approved
- 6.3 21/01699/FULL: Hill farm, shepherd hut to use as holiday let. UPC no objection, MDDC approved
- 6.4 21/01728/FULL: Hr Chieflowman, convert barn to dwelling, awaiting decision
- 6.5 21/02032/HOUSE & 2033LBC: Uplowman House, refurb storage shed, UPC no objection
- 6.6 21/01431/HOUSE: 6 Crossways, extension to rear. UPC inspected, no objection.
- 6.7 Agree response to UPC letter re. Class Q Fallback issues by Angharad Williams

7. Community Projects and matters.

- 7.1 Parish broadband update.
- 7.6 Telephone box update.

8. Environment & Healthy living

- 8.1 Reducing Uplowman's carbon footprint

9. Correspondence (See attached list plus any correspondence received after this notice)

- 9.1 Environment, SWW, etc:
- 9.2 Local Plans and Surveys.
- 9.3 General Correspondence
- 9.5 Village projects

10. Hall & Recreation Association Report

11. Emergency Planning & Neighbourhood Watch
Notes attached

12. Parish Roads/Paths.

Pothole update; Whitnaga-SP lane; Gap in bank of leat, footbridge at Lands Mill.

13. Date of next meeting (Thursday 20 January 2022).

CORRESPONDENCE SINCE LAST MEETING (16 Sept 2021)

5. Finances

Ser No	Date received	From/to	Subject	Date replied/sent
552	08/10/21	NatWest	Statement, bal= £5759.70	
553	05/11/21	MDDC	Parish Precept 2022-3 and request form	

6. PLANNING

Ser No	Date received	From/to	Subject	Date replied/sent
926	27/09/21	MDDC	21/01218/HOUSE: Stonebridge extensions, MDDC approved	
927	29/09/21	MDDC	21/00796/FULL: 2 dwellings behind Stonebridge. Permission refused	
928	05/10/21	MDDC	21/01935/FULL: Chillomene, erect holiday lodge	
929		MDDC	Letter from UPC regarding Class Q fallbacks.	18/10/21
930	20/10/21	MDDC	21/02032/HOUSE & 33LBC: Uplowman Hse, refurb storage shed	09/11/21
931	22/10/21	MDDC	21/01431/HOUSE: 6 Crossways, extension to rear	09/11/21
932	26/10/21	MDDC	Invitation to meet Angharad Williams on line – 25/11/21	
933	26/10/21	MDDC	Response to No 929 from Angharad Williams, forwarded	
834	11/11/21	MDDC	21/01699/FULL: Hill farm, shepherd hut. MDDC approved	

7.1 ENVIRONMENT, including Sewerage, Recycling, Roads & rivers, Healthy living

Ser No	Date received	From/to	Subject	Date replied/sent
373	05/10/21	Vision 0 SW	Grants available for road safety improvements - forwarded	
374	19/10/21	DCC Highways	Reported gap in leat bank. Warnings have been erected.	19/10/21

7.2 LOCAL PLANS & SURVEYS, including HRA

Ser No	Date received	From/to	Subject	Date replied/sent
327	01/10/21	Cllr Slade	Survey on changes to firearms licensing. Forwarded to UPC	
328	18/10/21	MDDC	Community-led housing provision, forwarded	

7.3 GENERAL CORRESPONDENCE

Ser No	Date received	From/to	Subject	Date replied/sent
1681	16/09/21	Cllr Milner	Resignation from UPC. Informed MDDC	16/09/21
1682	20/09/21	MDDC	Update on local policing issues – forwarded to UPC	
1683	01/11/21	DAAT	Unable to offer first aid training	
1684	10/11/21	C&C D	Clerks & Councils Direct magazine.	

7.5 Village projects.

Ser No	Date received	From/to	Subject	Date replied/sent
348	29/09/21	DCC Highways	Road closure Springfield to Lowman Cross, 11 Nov to 8 Dec.	

Plus about 600 incoming emails.

UPLOWMAN PARISH COUNCIL

Actual Annual Expenditure 2020-22 (rounded to nearest £) and Budget 2022-23

Figures for current year are estimated	2020 to 2021		2021 to 2022		2022 to 2023	
Item	Actual		Estimate		Budget	
Precept	3100		3200		3300	
Grants and other income	3593		4498			
HM Customs, VAT rebate			1569			
Clerk's Salary		1160		1400		1450
Clerk's expenses / admin		28		50		60
Chairman's/other's expenses		0				0
Hall Hire for regular meetings		0		60		60
Admin (m'rmojo, Zoom, training)		218		300		300
Insurance		182		182		190
Commun Projects ++		1582		8918		
Parish Social		0		888		750
Devon Ass of Parish Councils sub+		77		81		85
Grass cutting		610		530		600
Election (next due May 2023)		0		0		0
Churchyard support		350		350		350
Support local charities		146		75		75
TOTALS	6693	4353	9267	12834	3300	3920

+ DAPC subscription was deducted at source since 2000-2001. These figs adjusted as if it were not.

++ Community projects exp in 2021-22 include paint bus shelter (£995), DAAT light (£7526), shelves for phone box, and no parking signs (£33)

Current year is estimated. There is now no charge for Annual Audit.

NOTE : A PRECEPT OF £1000 IS EQUIVALENT TO A COUNCIL TAX OF £6.22 ON A BAND 'D' PROPERTY IN UPLOWMAN.

Cash in hand at year-end March 2021 was £8018 (inflated by receipts for DAAT light listed under grants and other income). The current year estimate predicts cash in hand at year-end March 2022 to be £4451 (127% of planned reserves, including no designated funds).

FROM ANGHARAD WILLIAMS, Development Management Manager, MDDC

Further to your email last week regarding the above matter, I can advise that I have now spoken with the case officer concerned and have been advised of the reasons behind their decision to which I will now do my best to explain. Within your letter you asked a number of questions. For ease of reference, I will copy these questions here and then answer accordingly:

- They accepted it was an agricultural building before 2013 without question.

As the Local Planning Authority we had no other evidence to the contrary and therefore could not question this matter.

-They accepted that it was structurally able to be converted according to a surveyor's report, which had several anomalies, and the site was never physically viewed.

The structural survey was accepted as it was undertaken by a suitably qualified surveyor, we do not generally obtain further surveys.

•They accepted that the access road was acceptable even though Google Street View showed it was close to a corner with little visibility.

With regard to a site visit there were sufficient photographs to consider the proposal and its construction supplied with the application through the structural survey report. The access was considered to be satisfactory with sufficient visibility, and was in use for the building.

In regards to the size of the proposal, the case officer has explained that the increase in size was expected and although larger than the present building it moved the building away from the neighbouring property and provided a single storey structure similar to that on site. As such, weight would be applied to the benefits of this scheme when considered in context of the original building. This is not unusual and is something we need to take into consideration when looking at these applications.

I thank you also regarding your recommendations for how we approach these applications in future. Under normal circumstances (outside of Covid) site visits are conducted. However, in an instance where an officer does not feel the need to undertake a site assessment this is not always a necessity. It depends sometimes on the site circumstance, the case officer's experience and the application proposal.

You also raise the concern over getting a structural report independently reviewed. We would not be able to do this as it would be questioning the integrity of a professional surveyor. That said, we will of course involve building control where we see necessary. If we were to start analysing other professional reports submitted with applications, we would need to do this with all supporting information meaning that we would financially struggle as well as not have any real reason for doing so.

In regards to ceiling heights, there are no legal requirements for ceiling heights in homes in the UK (except where stairs are involved – see the building regs). However, there are expected standard ceiling heights with minimum heights being approx 210 cm and a standard ceiling height: 240 cm. These type of applications are increasing within the Authority and due to case law establishing the ability of a Class Q fallback, there is little the Authority can do in refusing one if it meets all necessary criteria and has merit in its proposal when compared to what would have originally been a Class Q conversion. Evidently, each case is assessed on its own merits.

I have spoken to the committee clerks and advised that I am seeking to meet with Parish Council's to introduce myself and get an understanding around whether I can set up any training to assist you in regards to the applications we receive and how we make the decisions we do. If you would like, I would be more than happy to discuss Class Q's and fallbacks in more detail with you to help you going forward.

I note your comment regarding being consulted. It may be that this is something that can be discussed with your Ward Member? As noted above, I am more than happy to discuss this with you in more detail. We are confined by the legislation in relation to these cases I am afraid, given that case law has established that such development can take place subject to each circumstance of course. But given the complexities of planning I would welcome a discussion with you to help you with any further understanding you may wish to have.

In the meantime, I trust this is helpful.

With kind regards, Angharad (DATED 26 OCT 2021)

Uplowman PC: Notes of meeting

To discuss Emergency Planning

Held at: Sticklands, West Pitt

On: 21st October 2021

Present: Mary Moore (MM), Nicky Branton (NB) & Robert Hodgson (RH)

Decided:

1. To hold a parish engagement event in the main Hall over 3 hour period. Objective is to engage public in the process and build on previous emergency plan. Ideally a Saturday before Christmas and attract participation with offer of mulled wine & mince pies. **MM to design the consultation, NB liaise with Lynne Veen over possible dates.**
2. Engagement event might include elements of parish planning as well as emergency planning.
3. **RH to ask neighbourhood PCSO and Devon Air Ambulance Trust** if they could contribute to the process to help understanding of the wider context of emergency response.
4. Agreed that a first aid refresher training plus training in the use of the defibrillator should be held for all parishioners who wished to participate. This would make another opportunity for a village occasion, possibly early in the New Year. **RH to investigate possible providers and costs.**