

HITTISLEIGH PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday 18th September 2019 at 7.30 pm in the Village Hall

Present: Cllrs Mark Brown, Chris Dack, Brian Howell, Gill Fisher, Richard Gard (chairman), Libby Turrell, Cathy Wetherden and Ruth Curtis (clerk); MDDCllrs Penny; and five members of the public.

Prior to the start of the meeting, the clerk collected the outstanding ROIs

1. Apologies: MDDCllr Coren, DCC Nick Way
2. Declarations of interest – there were no declarations of interest
3. Minutes of the last meeting 17th July 2019 - were approved and signed as a correct record
4. Matters Arising
 - 4.1 From the minutes
 - Highways updates – Easterbrook to Quince Cross will NOT be resurfaced in foreseeable future. Swallow Tree to Dennis Down – following DCllr Way's confirmation that that this is in the programme of works, we are still waiting to hear whether the work is scheduled for this financial year. West Studham – Cllr Gard will follow up with MDDCllr Coren re: remaining works to be completed by Highways on the house side.
 - Fibre broadband – no more new information. BT Open Reach say there are no plans at moment for fibre broadband other than that scheduled at Easterbrook
 - Community Garden – councillors minuted their thanks to all those who worked to bring the garden to completion. It is looking fabulous.
 - 4.2 Climate Emergency proposal
Councillors discussed the proposal that Hittisleigh Parish Council declare a climate emergency and the potential actions both the Council and the wider community might take. After much discussion, it was unanimously resolved that Hittisleigh Parish Council declare a climate emergency and agree the target of being carbon neutral by 2025. A sub-committee was agreed – members CW, Cllrs MB and CD and clerk – to progress the next steps which could include: reviewing the assessment tools for baselining our carbon footprint, exploring practical actions individuals and the parish council can take, calling a public meeting (December/January) potentially with invitees from other organisations or councils who have already progressed climate emergency plans. The sub-committee to bring proposals and ideas to the parish council meeting in November.
5. Planning
 - 5.1 19/01010/FULL Erection of extension to existing garage to create an artist's studio; and change of use of agricultural land for the siting of a shepherd's hut to provide ancillary accommodation, Mapstone (Lower Fursdon) – permission granted
 - 5.2 APPEAL: Development of new shop and ancillary cafe with supporting secondary areas consisting of storage, WCs, offices and kitchen space (resubmission of 1255/18/FUL) – decision pending. It is not known if the new application has a bearing on the progress of the appeal.
 - 5.3 NEW application WD/2530/19 Development of new farm shop and ancillary cafe with supporting secondary areas consisting of storage, WCs, offices and kitchen space (resubmission of 2701/18/FUL) – Cllr Howell circulated information from the recent public meetings. There appears to be no difference from the previous application apart from the re-introduction of the wording 'farm shop' and the retail impact assessment (RIA) which arguably is not an independent assessment as required. The stated target

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determination date is 22nd October and there is a public meeting 25th September 7.30 pm Whiddon Down village hall which MDDCllrs will attend. Councillors resolved to object to this application with a response combining previous objections already submitted with the additional comment objecting to the description of local shops as 'limited'. The clerk to draft the response and circulate to councillors before submitting to West Devon.

- 5.4 19/01188/FULL Change of use of agricultural land to allow 1 pitch for the siting of 1 static caravan, 2 touring caravans and associated works for the use of gypsy and traveller family on land at NGR 276600 96594 (North of Shortacombe Farm), Shortacombe Lane, Yeoford (Crediton Hamlets) – response by Friday 20th Sept.

Cllr Gard summarised some of the difficulties when considering the application in relation to the referred policies with the National Planning Policy Framework (NPPF) and the Planning Policy for Traveller Sites (PPTS) citing the example of COR18 from the NPPF which has been used both in support of the application *and* by objectors. He reiterated that the parish council take seriously the impact on the local community and represent those who live near to the proposed site who are closely connected to Hittisleigh parish community even though not technically within the parish boundary.

There was much discussion including the difficulty of traveller and gypsy definition (what constitutes a 'nomadic habit of life?') and assessment (what criteria confirm a 'nomadic habit of life'? Does self-defining as a traveller meet the criteria? Who decides who fits the criteria?). The following comments were also made:

- Inappropriate development in open countryside on a greenfield site with inadequate access – better sited at Crediton (where 5 traveller and gypsy sites are waiting approval) which fits the PPTS criteria exactly
- Environmental concern over the proposed reed bed system – the proposal does not look adequate in size (industry standard allows for 125l pp p/d and the proposal is for 50l total per day), the gradient of the field and the amount of surface water in the winter months could result in grey water entering the water course, the nature of soil (clay) is understood to be inappropriate for a reed bed system and advice is for a klargest type digester when clay soil is predominant.
- Elements of the application don't appear to be to scale – eg static caravan dimensions – which make for confusion and a difficult to properly assess impact for some aspects (eg access, visual impact)
- It was noted that DCC Highways is deferring to MDDC on highways matters.

Following a unanimous vote against the proposal, Hittisleigh Parish Council resolved to object to the application. The clerk to draft a response incorporating the above comments and circulate to councillors for final review before submitting to MDDC Planning on Friday (20th).

6. Correspondence
- 6.1 For response – Mid Devon boundary consultation – no comments
- 6.2 For information – CPRE planning workshop on 15th October Cllrs CW & MB hope to attend
- 6.3 New correspondence
- Members of the community have raised queries about the road to Pitton Cross - Tellams lorries are using main road through Cheriton Bishop as the lorry route is in such poor repair. MDDCllr Penny has looked into the

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planning history and confirms there is no legally designated lorry route. Councillors felt they had not received a satisfactory answer from DCC Highways (Meg Booth) re: priority of spend in general and the amount of spend on short stretch of road at Pitton to Tellams in particular. Cllr LT proposed we write again to clarify the details and the major issues (include map). All agreed.

- Caravans not in domestic curtilage – what legislation/licence governs siting/use of caravans not within a domestic curtilage? Eg on privately owned land or in woodland? Cllr BH to contact MDDC Sarah Jenkins, Enforcement officer for information.

Next parish council meeting Weds 20th November 2019