

Minutes of the Council Meeting held 01/09/22, 19:30 at Witheridge Parish Hall

PRESENT:

Cllr Harvey	Chairman	Cllr Dorow		Cllr Wells
Cllr Northam	Vice Chairman	Cllr Goodwin	Cllr Searles	Cllr J Yabsley
			Cllr Smith	

In Attendance:

2 Members of the public
P G Dunn - Clerk

1. Public Session (maximum 3 mins per subject overall max. 15 minutes).

Representations were received in respect of recent Witheridge Voice Chairman's Report references to the Playing Field and its use.

It was agreed to publish with the minutes of the meeting the Witheridge Playing Field Scheme

(charitable trust no. 1116536); in brief the Charity Objects as defined in the Scheme are:-

"The object of the charity is, in the interests of social welfare, to improve the conditions of life for the inhabitants of the area of benefit without distinction of political, religious or other opinions by the provision and maintenance of a playing field and recreation ground".

2. To Approve Apologies for Absence.

RESOLVED: Apologies approved from Cllr Martin.

3. To receive the following Reports (strictly maximum 15 minutes – long reports should be submitted in advance to the clerk to circulate to councillors prior to the meeting):-**3.1. Police update.**

Cllr Smith reported:-

- Summer policing report circulated to councillors.
- Chief Constable was retiring.
- Positive report on response time from police 101 contact number.

3.2. District and County.

Cllr Yabsley reported:-

- No official update on the allocation of Recreational Land in the Mid Devon Local Plan at SS8091813808, the developer was seeking a meeting with the District Council to discuss the Open Space Contribution associated with planning application 73742.
- Highways works update.
- Suspension of the County Councillor Community Grants Scheme.

3.3. Recess delegated matters undertaken (220707/7.5):-**3.3.1. NDC Settlement Base Survey.**

The Chairman reported this had been completed and submitted.

3.3.2. Planning & Section 106 Matters.

The clerk reported:-

- Correspondence dated 12/07/22 with NDC Planning advising contrary to previous assurances from the previous Planning Manager there would not be a public consultation event in respect of planning application 73742.
- Correspondence dated 12/07/22 and 14/07/22 seeking updates on Willow Rise Section 106 Highways provisions, advised there would be no change in the DCC proposed extension of the 30mph to the southern end of the Triangle with carriageway painted 30mph roundall despite the monies being available to meet the Parish Council's recommendations under the Section 106.

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Further a vague commitment to upgrading the pavement leading to the village centre from Willow Rise junction with B3137 and high level figures related to the new crossing stating the detail was commercially sensitive and not available. **Cllr Yabsley agreed to seek further information.**

- An estimate dated 01/08/22 obtained to have a valuation of the Recreational Land in the Mid Devon Local Plan at SS8091813808.

RESOLVED: Cllr Searles proposed, Cllr Dorow seconded and all were in favour accepting the estimate and commissioning the valuation funded from the Strategic Planning earmarked funding. **Clerk to action.**

3.3.3. Payments.

The clerk reported payments 7.2.11-16 were made under delegation during recess.

3.3.4. Office Lease.

The clerk reported the lease was signed and completed, sub-metering of the electricity together with emergency lighting, and sub-metering of water supply to the leased room had been completed.

3.3.5. Replacement Swings Parish Hall Playground.

The clerk reported T K Play would be installing the new swings next week and the Chairman of the Parish Hall had been notified of the works.

4. Minutes.

4.1. 07/07/22. To sign if approved, minutes of the Council.

RESOLVED: Cllr Northam proposed, Cllr Smith seconded and all were in favour approval.

5. To consider Council Vacancy & Code of Conduct Matters:-

5.1. Any Application(s) for Co-Option.

None.

5.2. Written councillor dispensation requests arising.

None.

5.3. Declarations of Interests not declared in the Register of Interests.

Agenda	Councillor	Type	Reason	Dispensation
6.1 75766	Cllr Harvey	DPI	Neighbour	n/a
6.1 75803	Cllr Harvey	DPI	Neighbour	n/a

6. To consider the following Planning Matters.

6.1. Planning applications received following agenda publication.

See planning report appended.

Cllr Harvey left the meeting after 75461 for 75766 & 75803 chaired by the Vice-Chairman.

6.2. Enforcement Issues Arising.

Following NDC correspondence 11/07/22 advising Mr A Jones would undertake the technical review of the Willow Rise Northern Public Open Space (NPOS) subject to Planning providing the relevant associated planning documents no further action had been reported to date. **Cllr Yabsley agreed to take the matter in hand.**

The clerk reported a resident's correspondence dated 31/04/22 pertaining to further use of NPOS by the developer for the return of the sales office for phase 2 and management of the land by the newly appointed Management Company Remus. Councillors discussed this and it was queried whether the land had actually been transferred to the Management Company. **Cllr Yabsley to seek clarification.**

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7. To consider the following Finance & Policy matters:-**7.1. Finance update circulated to councillors' for review.**

RESOLVED: Cllr Northam proposed, Cllr Smith seconded and all were in favour to note 31/07/22 and 30/08/22 Reports and Bank Reconciliations including online banking payments raised reviewed with no issues.

7.2. Sanction payment schedule appended & instruct signatories.

RESOLVED: Cllr Goodwin proposed, Cllr Northam seconded and all were in favour settlement accounts 7.2.1 through 7.2.23, clerk to setup online payments, Cllr Smith to authorise. **Cllr Smith and clerk to action.**

7.3. Council Insurance Renewal.

RESOLVED: Cllr Goodwin proposed, Cllr Wells Seconded and all were in favour delegating the renewal to the clerk. **Clerk to action.**

7.4. Grant Applications.

None.

8. To consider the following Property/Environment matters:-**8.1. Highways, Drainage & Public Rights of Ways Issues.**

<https://devon.roadworks.org/> | <https://www.devon.gov.uk/roadsandtransport/report-a-problem/>

None.

8.2. PRoW junction of 2MW with Wiriga Way Updated.

None.

8.3. Ratify Out of Budget £200 Tree Survey Works to Horse-Chesnut at Drayford Green.

RESOLVED: Cllr Wells proposed, Cllr Smith seconded and all were in favour ratification.

8.4. Drayford Green Tree Survey Quote.

The clerk reported quotation dated 01/07/22.

RESOLVED: Cllr Goodwin proposed, Cllr Northam seconded and all were in favour acceptance. **Clerk to action.**

8.5. Parish Clock Update.

None.

8.6. Litter Pick 03/09/22.

RESOLVED: Date and replenishment of supplies approved. **Cllr Northam to action.**

9. Correspondence / Consultations Received for consideration.

Correspondence included with councillor's papers and noted:-

- Resident correspondence dated 16/07/22 concerning placement of advertising A Boards either end of the village main road. The clerk had responded advising there was no land within the Parish Council's ownership at these locations to approve for locating the boards.
- Resident correspondence dated 20/07/22 concerning overgrown path between Post Office and Brooke Road. The clerk had responding directing the resident to DCC online reporting system.

10. Dates of Next meetings recommended:-

10.1. Parish Council - 06/10/22 – agenda deadline noon 23/09/22.

10.2. Parish Council - 03/11/22.

10.3. Finance & General Purposes - 17/11/22.

Meetings noted.

10.4. Agenda Items for consideration by the next meeting.

Toilet Block maintenance. Meeting Closed 21:20.

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Planning

Application No.	Description
75461	Erection of decking area for wheelchair access to garden room with area for seating and a kitchen in the garden room at Little Colleton Rackenford Tiverton Devon EX16 8DX Recommended: No objections.
75766	Prior approval for conversion of agricultural building to dwellinghouse under Class Q at Newland Farm Rod to Newland Farm Witheridge Tiverton Devon EX16 8QF Grid Ref: 283316; 116157 Recommended: No objections.
75762	Change of use of land & erection of two yurts together with associated access, parking and landscaping for the purposes of tourist accommodation at West Pilliven Witheridge Tiverton Devon EX16 8QD Grid Ref: 281769; 115011 Recommended: No objections subject to conditions:- <ul style="list-style-type: none"> • Holiday Let designation only. • Maximum duration of any single letting 21 days. • Lettings restricted to Easter through end of October annually.
75823	Two storey extension to dwelling together with repositioning of garage at 1 Drayford Lane Witheridge Tiverton Devon EX16 8PR Grid Ref: 280160; 114349 Recommended: No objections.
75803	Notice of an application to discharge a planning obligation under regulation 3 of the T&CP (modification and discharge of planning obligations) Regulations 1992 in respect of discharging the s106 Agreement dated 31 May 2002 relating to planning consent 22409 at Kendon Farm Nomansland Tiverton Devon EX16 8QW Grid Ref: 284564; 115184 Recommended: No objections.

Recess Delegated Application Responses in liaison with FGP Committee members Noted:-

75567	2 Stable Mews The Square Erection of front porch to property. Recommended: No Objection.
75616	The Chimes North Street Alterations and extension to private dwelling. Recommended: No Objection.
75676	Variation of condition (approved plans) attached to planning permission 72188 (erection of a rural workers dwelling and garage) to allow for amended design at Land South of Agricultural Barn Charnaford Farm Witheridge Tiverton Devon EX16 8QL Grid Ref: 282010; 114493 Recommended: No Comment submitted.
75694	Extension to agricultural barn at Barn at Little Yeo Witheridge Devon EX16 8QA Grid Ref: 279269; 116514 Recommended: No Comment submitted.
75686	Retrospective application for demolition of barn together with partial retrospective erection of dwelling at Horestone Farm Rackenford Tiverton Devon EX16 8EU Grid Ref: 287395; 116641 Recommended: No Comment submitted.

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Payment Schedule

Item	Chq Ref	Payee	Purpose	£
7.2.1.	OB	S Sandland	Toilet Management & Cleaning Contract - Aug	300.00
7.2.2.	OB	Witheridge In Bloom ** Staff Salaries July + August **	Grant	510.00
7.2.3.		Redacted under GDPR	Total:-	1766.20
7.2.4.				
7.2.5.				
7.2.6.				
7.2.7.				
7.2.8.				
		To Ratify:-		
7.2.9.	OB	Hooper Services (south West) Ltd	Grounds maint. 6275	972.00
7.2.10.	CC	iNet Telecoms Ltd	Mthly Virtual Number Rental Payment Method Validation Charge Refund	-0.50
		Recess Payments by delegation to Ratify:-		
7.2.11.	OB	Cumbria Clock Company	Deposit for clock works 16083	817.20
7.2.12.	OB	North Devon District Council	Dog Waste Bin Servicing Apr-Jun 2022 ***0640	218.40
7.2.13.	OB	S Sandland	Toilet Management & Cleaning Contract - July	300.00
7.2.14.	OB	Hooper Services	Grounds maintenance 6298	630.00
7.2.15.	OB	Wallgate Ltd	Annual Service Charge 28404	399.00
7.2.16.	OB	PKF Littlejohn LLP	External Audit Fees ***0391	240.00
		Invoices Received after Agenda compilation - To Be Ratified		
7.2.17.	CC	iNet Telecoms Ltd	Mnthly Landline Number ***9468	3.60
7.2.18.	CC	iNet Telecoms Ltd	Mnthly Landline Number ***2730	3.60
7.2.19.	OB	Dart Electrics Ltd	Submetering Public Toilet Building 7015	544.46
7.2.20.	OB	Source for Business	Public Toilet Building Water & Sewerage Charges 04/08/22	44.26
7.2.21.	N/A	PHS Group	Credit renewal contract arrangement	-8.05
7.2.22.	DD	EDF Energy Customers Ltd	Public Toilet Block Electricity Charges 21/07/22	143.33
7.2.23.	OB	Edwards Plumbing	Leased room water sub-meter	693.38
		Receipts		
		Tenant	Aug Rent	191.66
		DCC	PRoW P3 Grant	600.00