

CHERITON FITZPAINE PARISH COUNCIL
Minutes of the Meeting of this council which took place on 21st February 2023

At the Committee Room, Cheriton Fitzpaine Parish Hall

Clerk: Denise Kingdon. 6 Wordlandcross, Cheriton Fitzpaine, Crediton, Devon. EX17 4JR

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Public Participation: John Cook, Richard Wortham

Richard Wortham gave an update on plans for Jacks Acre – The Parish Council have asked Richard to seek quotes for Exercise Equipment.

Formal Business:

1. Present.

Cllr H Kingdon (Chair), Cllr Nixon, Cllr Metcalf, Cllr Dibley, Cllr Frost, Cllr Dean, Cllr Chambers, CCllr Squires.

2. Apologies. DCllr Colthorpe, Cllr Sheldrick.

3. Minutes.

It was agreed the Minutes for the January meeting be signed as a true and accurate record of the meeting.

4. Declarations of Interest.

4.1 Cllr Dean and Cllr Nixon registered an interest in 9.

5. Coronation Ideas

5.1 Working Group Report – Cream Tea in the village hall on Saturday with the crowning being shown on the big screen, Big Lunch on Sunday, bring your own picnic. Colouring competition for children in 3 different age groups

5.2 Gift for children – Clerk to contact Lucy.

6. Roads and Footpaths.

6.1 Working Group Report - No new items for discussion or action were reported.

6.2 Salt Boxes – At bottom of Chapel Hill and the Hayes, Clerk to send information to CCllr Squires.

6.3 Notification of Road Closure

Work Ref: LM501NC9840146 on Road from Tower Hill Cross to Crab Apple Cottage

We are writing to inform you that South West Water has applied for a road closure to complete utility works from near 1 to near 4 Wells Terrace. These works, subject to approval from Devon Highways, will take place between 28/03/2023 and 03/04/2023.

All efforts will be made to maintain access to properties within the area of the closure and minimise disruption. Noted.

7. Playing Fields.

7.1 Working Group Report – Fence at the bottom of Meads Meadow needs replacing to prevent dogs from getting into the playpark, barriers in Meads Meadow to be removed, Willow in Jack's Acre needs attention.

8. Burial Ground.

8.1 Working Group Report – Tree stump has been removed and new tree has been planted.

9. Allotments.

9.1 Working Group Report – Fence to be erected on the boundary, large tree to be removed in the next couple of weeks and tree in wires at White Cross to be crown lifted.

10. District Councillor/County Councillor Report

10.1 District Report – None.

10.2 County Report - Devon County Council have set the budget, Social Services has increased by 8% Childrens Services has been increased by 18%.

11. Finance.

11.1 The Current Account at Lloyds bank statement dated 31.01.2023 was presented showing a credit of £14,043.98

11.2 Accounts to settle

11.2.1 D Kingdon – (Clerks wages Feb – Including tax rebate £906.40, Office Charge £10.00) - £1,432.40

11.2.2 CFPH – Hall Hire – Jan - £22.00

It was agreed that 11.2.1 to 11.2.2 are to be paid by BACS/Cheque

12. Planning.

12.1 New Applications

12.1.1 Ref No 22/02381/FULL

Proposal: Erection of 4 dwellings following demolition of agricultural buildings, utilising the Class Q fallback position (22/00752/PNCOU)

Location: Land and Buildings at NGR 288062 108199 (Court Place Farm) Cheriton Fitzpaine Devon

Site Vicinity Grid Ref: 288050 / 108197

The development can't be said to meet S3 as there has recently been other large-scale development within the Parish and all known needs have been met. If there are wider regional requirements these should not be met by isolated development in open countryside.

The application states that the buildings are in use currently and so not obsolete or redundant and so it is not clear that the Class Q argument is relevant.

The unacceptable state of local roads (is part down to previous heavy industrial activities carried out on this site that have been the subject of planning enforcement) is such that development is not sustainable.

No local bus service. No amenities within walking distance.

We disagree that this is "appropriately scaled" for the location, it represents substantial increase in occupation of a very small hamlet.

We disagree with the statement that the design and materials are in any way in keeping with traditional design or materials. This is demonstrably untrue and should be struck from the application.

Proposed removal of "agricultural clutter" and vague non-binding intentions to improve scrub land are not matters that depend on development and should not be considered when adjudicating on the application.

While the application for 4 dwellings is less than the 5 it could be and so fewer vehicle movements than it could be, the statement that "The proposal seeks permission for one less dwelling than the Class Q provides for, so there would be no increase of dwellings on site or vehicular movements to and from the site." is again untrue as any development will result in an increase in traffic above current levels and should be struck from the application.

The proposal is a significant development outside the settlement boundary, is not required to meet housing needs of the area and will increase traffic on already poorly maintained roads. As such we object to the proposal.

We would also like to note the below points: -

The Bat and Barn Owl survey is almost 3y old (conducted April 2020), a more recent survey should provide more accurate evidence closer to any date of intended works commencing.

The bat survey, point 3.5 notes that works should not commence during wild bird breeding season – how will this be enforced?

The bat survey page 15 includes image of a silage pit; however, the application indicates that there is no contamination of the site, the presence of a silage pit possibly contradicts this.

The quality of the photos, either originals or scanned on the bat report pages 17 & 18 are of poor quality and illegible for consideration and should be replaced so that all documents can be thoroughly reviewed prior to comment/decision.

12.2 Determined Applications

12.2.1 Ref No 23/00060/CAT

Proposal: Notification of intention to pollard 1 Eucalyptus tree within the Conservation

Area Location: Poole Barton, Barton Close, Cheriton Fitzpaine, Crediton.

Site Vicinity Grid Ref: 286720/106126

MID DEVON DISTRICT COUNCIL HAS NO OBJECTION TO THE WORKS DESCRIBED ABOVE

13. Correspondence.

13.1 Letter from Anne Midwinter-Cook – put on the Agenda for March

14. Chairman's Reports.

Matters of immediate concern or for inclusion in the March agenda.

14.1 Coronation Budget

14.2 Purchase of a salt gritter

Meeting closed at 9.15pm

Date of the next Meeting

21.03.2023