

CHERITON FITZPAINE PARISH COUNCIL

Minutes of the Meeting of this council which took place on 16.07.2024

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: Hazel Cheriton – Footpath No1, Hazel asked if there were any way walkers could be kept to the footpath and not walk all over the field, clerk to send email to Cllr Squires who has offered to contact the footpath warden and discuss, loss stones on the wall of the field to be removed by Hazel.

Formal Business:

1. Present.

Cllr Sheldrick (Chair), Cllr Dean, Cllr Dibley, Cllr Frost, Cllr Yeandle, Cllr Edwards, Cllr Cooke, Cllr H Kingdon, Cllr Squires, DCllr Colthorpe.

2. Apologies. None

3. Minutes.

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

4. Declarations of Interest.

4.1 Cllr Sheldrick and Cllr Dean registered an interest in 8.

5. Working Groups

5.1. Roads and Footpaths – Cllrs Yeandle, Kingdon and Edwards.

5.2. Playing Fields – Cllrs Dibley, Cooke and Kingdon.

5.3. Burial Ground – Cllrs Frost and Sheldrick

5.4. Allotments – Cllrs Edwards, Dibley, Cooke and Anne Nixon as allotment tenant's representative.

5.5. Governance and Finance – Cllrs Dibley, Cooke and The Clerk

6. Actions from June meeting

6.1 The Pixie House – Parking in front of garage - the problem parking is going to need enforcement of some kind if it is to go away but it looks like the police or Highways will need to be involved

6.2 Glebe Field – email from Savills - We are currently undertaking tree risk assessments across a number of Exeter Diocese sites including Cheriton Fitzpaine. We are organising for a contractor to survey the trees on this land imminently. We will then instruct works accordingly.

6.3 Barns Hill House – MDDC have not received an application for an offroad parking space.

6.4 Contractors Meeting – JTT – meeting did not go ahead as Cllrs unable to make the time and date.

6.5 Speed Watch – Cllr Dean accompanied DCC in carrying out the speed watch, we are waiting for update from DCC

6.6 DCC meeting – We are waiting for an update from DCC

6.7 20 Sign – DCC has agreed to take the 20 MPH sign down as this is not an official sign.

6.8 De-Fib – 12 people attended the Defib training, we will hold another session later on in the year if required.

6.9 Web Training – The Clerk has contacted MDDC and passed information on to the Cllr who would like to do the training

7. Roads and Footpaths.

7.1 Working Group Report – White lines need to be repainted within the village, Clerk to look into having a road warden within the village to maintain the weeds, Clerk to report water leak on Lagg Hill.

8. Playing Fields.

6.1 Working Group Report - None

8.2 Quote for Gate and Fencing - Jacks Acre – Quote accepted following Clerk securing part funding from locality budgets with the help of Cllr Squires.

9. Burial Ground.

9.1 Working Group Report – None.

10. Allotments.

10.1 Working Group Report – 2 plots have new tenants

10.2 A further discussion was held around the allotment entrance. This encompassed the scope of any future work and the suitability of the entrance for vehicular access. A summary of a discussion with DCC was presented. Further to this concerns remained around suitability particularly due to visibility and agricultural classification, specifically any liability for the council. A request for a written report and opinion to be requested from DCC, if this is not possible a professional opinion should be sought from an appropriately qualified highways professional to fully understand the liability and what can be done to ensure the entrance provides adequate safety for the tenants.' 'A further request was made to consider if a lease agreement should be in place between the owner of the site and the council'

The council has received an email on behalf of the Cheriton Fitzpaine Allotment tenants with regards to the allotment entrance.

It is clear that tenants wish to have safe access to the allotment site with regards to the surface of the entrance, without being in danger of slipping on rough ground. We are looking forward to the final phase of that completion following the remedial work already carried out.

Tenants wish to have vehicular access through the gate to the lower access path in order to deliver heavy items to the site, for example a new shed, bags of compost, an IBC, a rotovator etc, like wise if any heavy items/rubbish need to be removed from the site. (This access should only be necessary for drop-off or pick-up, not for parking). It has come to my attention that some councillors do not wish to allow that facility.

I wish to point out that vehicular access must be allowed for the owners of the land as the adjoining land which is not rented by the Parish Council has no other access, maintenance of trees, hedges and fencing which is not the responsibility of the Parish Council may require large vehicles to enter the site.

Historically there has always been access for vehicles, and at one time the outer access path was accessible enough to allow a tractor to drive to the top of the site (Plot 19) in order to plough over the plots.

I understand the Parish Council would not wish to accept any liability for tenant's vehicles, and it is only right for tenants to accept it is their own responsibility for safely entering and exiting the site. Should it be deemed necessary then it could be written into the Terms and Conditions of Tenancy Agreements.

As the site is purely for horticulture/agriculture it would not warrant the Parish Council spending money opening up the site entrance with a larger splay which is normally required for residential properties. Vehicles will only require access very occasionally for the reasons previously mentioned.

11. District Councillor/County Councillor Report

11.1 District Report – Cheriton Fitzpaine reportedly had 60 incidents of residents leaving side waste out in last year's report, this has reduced to 6 incidents in this year's reports, reorganisation of the planning department means there is now only 2, East and West, MDDC has won 19 awards mostly related to Z Pods and extra housing.

11.2 County Councillor Report – The train station at Marsh Barton is now a year old, Okehampton is to have a new train station, both Crediton and Copplestone have free parking for train users. A discussion was held with DCllr about the new roundabout in Crediton.

12. Finance.

12:1 The Current Account at Lloyds bank statement dated 15.07.2024 was presented showing a credit of £18,925.41

12.2 Accounts to settle

12.2.1 CFPH – June Hire - £23.00.

12.2.2 D Kingdon – (Clerks Wages £561.66, Office charge £10.00, Black sheeting & pegs £43.98 (allotments)) - £615.64.

12.2.3 D Simms – Installation of Defib cabinets - £116.80.

12.3 The Financial Regulations have been approved.

13. Planning.

13.1 New applications:

13.1.1 Ref No: 24/00935/CAT

Proposal: Notification of intention to fell 1 Sycamore and 1 Ash tree within the Conservation Area

Location: Poole Barton, Barton Close, Cheriton Fitzpaine

Site Vicinity Grid Ref: 286720 / 106126

Parish: Cheriton Fitzpaine 12. No Objections

13.1.2 Ref No: 24/00958/CAT

Proposal: Notification of intention to dismantle 1 Norway Spruce within the Conservation Area

Location: 4 Pynes Terrace, Cheriton Fitzpaine, Crediton

Site Vicinity Grid Ref: 286839 / 106195

Parish: Cheriton Fitzpaine 12. No Objections

13.1.3 Ref No: 24/00964/HOUSE

Proposal: Erection of two-storey extension and double garage at lower ground level

Location: Court Vale, Cheriton Fitzpaine, Crediton

Site Vicinity Grid Ref: 288167 / 108162

Parish: Cheriton Fitzpaine 12. No Objections

13.1.4 Ref No: 24/00977/FULL

Proposal: Erection of extensions to general purpose farm building

Location: Land at NGR 288945 107336 East Hayne, Cheriton Fitzpaine

Site Vicinity Grid Ref: 289004 / 107360

Parish: Cheriton Fitzpaine 12. No Objections

13.2 Determined applications:

13.2.1 – None

14. Correspondence. - None

13. Chairman's Reports.

Matters of immediate concern or for inclusion in the August agenda - None

Meeting closed at 9.30pm.

Date of the next Meeting

20.08.2024.