

Woolfardisworthy Parish Council

Minutes of an MXB Sub-Committee meeting on Tuesday, 15 February 2022 at 6.45pm by Zoom.

Present: Councillors R Heywood (Chairman), L Spittles, Emily Harman (MXB)

The Chairman welcomed the newly appointed Parish Clerk, Mrs Sue Squire, to her first meeting.

1. **Apologies.**
Councillors M Hill and S Raffe.
2. **Matters from the previous Minutes of the meeting held on 14 December 2021.**
None.
3. **Outstanding Planning Applications.**

Regarding the Bakery Application, a Report from the consultant is being discussed with TDC Planning Department as an adjustment in the Application, which had been approved, was required for the opening hours, which had been verbally agreed.

The adjustment will not be subject to a new Application and previous planning consent given will stand.

4. **Updates on Existing Developments**

Work is continuing at The Manor, with all the vertical bore holes completed.

The drill had left The Manor as work had been completed in relation to the heat source pump. Building work for the structure of the underground LPG tanks was ongoing, the retaining wall is being finished in stone and the L shaped barn is being finished.

The shop interior is being finished which has suites upstairs. Work on the storeroom at the rear is continuing and work is being done on the foundations to connect the building to the existing building.

The shop was due to be shut in January 2022 but this did not happen because of engineering delays as a result of planning approval, where a retaining wall, mentioned above, has to be built. The builders did not wish to commence work on the retaining wall until planning permission for the Bakery had been given. Now that it has, the retaining wall can be built and to allow time for other work, it was anticipated that the closure would be in October or November. Meanwhile, work would continue with the storage room.

Work at the farm potting and vehicle shed is due to be completed by the end of the month.

The road around the farm is in a mess due to MXB vehicles churning it up going to different parts of the farm. It was thought that at some point, it will become impassable and priority roads is to be an Agenda item for the next meeting.

MXB had spoken to a contractor about repairing the road from the farm and garden gateways when all the work had been completed, anticipated to be the Spring of 2022. Councillor Spittles suggested that the DCC Neighbourhood Highways Manager should be made aware of the plan and put forward for repair which MXB will undertake. It was known that further stretches of the road past the development site was also in a poor condition, so much so that people were avoiding driving on it.

An edible forest and water garden is being planted. It was the intention to use sub soil for this purpose and to create hedgerows and bunds to create habitat biodiversity. It was acknowledged that major excavation had taken place and that anything in the future would be minor. There had been conversations with the neighbours where they are working towards a solution.

5. Expected MXB works during the next month.

As above.

Councillor Spittles will update the Facebook page accordingly with the details.

6. Correspondence received

An email had been received from the Chairman of the Committee, Councillor Heywood who had tendered his resignation at the end of this meeting as Chairman and a Committee Member due to a conflict of interest, with a family member working at the Farmers Arms. He felt that with another Parish Councillor with a similar connection on the Committee, it would create a majority membership and he did not wish to compromise the Committee in this way.

The matter would be further discussed at the February 2022 Parish Council Meeting.

7. Date of time of next meeting: Tuesday, 15 March 2022 in Woolserly Sports & Community Hall at 6.45pm.

The meeting ended at 7.05pm.