

# Woolfardisworthy Parish Council

Minutes of an MXB Sub-Committee Meeting on Tuesday, 18 April 2023 at 6.45pm in Bucks Cross Village Hall.

**Present:** Councillors R Heywood (Chairman), L Spittles, Emily Harman (MXB)  
Mrs S Squire, Parish Clerk

1. **Apologies.** None.

2. **Minutes of the meeting held on 17 January 2023.** Noted.

3. **Matters Arising from the Minutes**

It was understood that MXB had a planting agreement with Highways.

A Councillor had received messages asking how high the planting would be.

MXB had provided maps which had been purchased by MXB from the Land Registry when the Manor site was purchased. They were different to those held by Councillor Heywood and the matter required clarification, particularly if there was an accident due to restricted visibility and the details were subsequently disputed.

Emily Harman was of the opinion that as far as MXB were concerned, they own the land which is included on the Title map and she was happy to make a Declaration confirming this.

It was considered that if the Parish Council or Highways cut the vegetation, it would be trespassing on private land.

Emily Harman advised that the area to the side of Ivy Cottage where the flower beds are, it shows on all the maps that the driveway is in the ownership of MXB and confirmation was given that she had provided all the information that was available.

This was different to what Councillor Heywood understood and the details would be raised at the full Parish Council meeting.

Emily Harman would like to see evidence in writing if the details were different.

The grit bin that was located on the Manor House side of the road before MXB moved it across the road, with the permission of Highways, would suggest the area of land was not private. The Farmers Arm Side is not in dispute.

4. **Outstanding Planning Applications.**

Nothing further had been heard regarding the Farm.

The Shed. This was the second application which had been caught in a change of regulations. Work on the Manor was the next on the list.

5. **Updates on Existing Developments.**

The Bakery was caught up with regulations with an indefinite time scale for completion.

6. **Expected MXB works.**

Work on The Manor and finishing the back area of the shop is expected to be completed by the end of June.

There will be a pull in site for delivery vans so that they do not have to park in the village to unload.

No road closures are planned.

Councillor Heywood spoke about the possibility of a new bus shelter at East Park and there was a discussion about if the bus will stop at two or three places in the village.

This was not a concern for MXB who did not have a preference either way.

7. **Correspondence received.** None.

8. **Date of time of next meeting:** Tuesday, 20 June 2023 in Woolserly Sports and Community Hall at 6.45pm.

The meeting ended at 7.19pm.