

Minutes of the Virtual MXB Sub-Committee held on the 16th April 2021 at 7.00pm via Zoom

The meeting scheduled for the 15th April 2021 did not take place due to technical reasons, therefore it was rearranged for the 16th April 2021 (minutes below).

1.0 Attendance

Parish Cllrs: L Spittles, R Heywood, Emily Harmon (MXB) and Parish Clerk

2.0 Apologies

Cllr S Raffe.

3.0 Minutes of the last meeting 11th March 2021

The minutes of the meeting were agreed as a true and accurate record.

4.0 Matters Arising

It was noted that a meeting took place with a Torridge District Councillor regarding the School Field. Emily is yet to liaise with MXB and until then it is not a possibility. The Parish Council is currently discussing the development of a Parish Plan and will involve MXB when appropriate".

5.0 Outstanding Planning Applications

Ref. No: 1/0309/2021/FUL - [Installation of underground LPG tanks and associated pipework](#)

As detailed in the Planning minutes, Woolsery Parish Council raised the following points:

- Given the plan is for a large installation of LPG Tanks within a village centre, concerns were raised with regards to the lack of HSE Health and Safety related documents, or associated reports, which clarifies; how it will be installed, the safety measures required, who will be responsible for approving the installation, as well as who will be responsible for the maintenance.

Due to the above, the Parish Council requests that the information is submitted prior to a decision being made by Torridge District Council planning.

Emily stated that the Installation of the LPG Tanks has to meet HSE Health & Safety Regulations, as well as Calor Gas and TDC Installation Safety Standards. The installation will be inspected and approved both by TDC and Calor Gas. The Regulations were possibly not included in the planning application due to the size of the document.

- It was questioned where the lorries would stop when refilling the tanks. The plans indicate the front entrance of the Manor, which is unadopted highways. Whilst this does not prevent any lorry from stopping there, condition 4 of planning application 1/1909/1980, states that the front of the Manor should be pedestrian access only.

Following discussion and research by MXB and their solicitor, it was confirmed that the land is not registered and defined as "Untitled Ownership of Land".

Torrige District Council (Planning Officer, Laura Davies) reviewed the planning application 1/1909/1980, and as far as they can tell it was never signed off as completed, as the size of the entrance was never reduced to pedestrian access. There is photographic evidence that shows the entrance was never made pedestrian access, but used for vehicles.

The planning department cannot confirm or deny the above. The MXB planning application previously approved, states that access will be for vehicles, and therefore this will supersede any previous planning application.

It was noted that whilst the entrance will only be used for drop-offs, emergency access and for the LPG Gas Tank to refuel.

Other planning application

The planning applications for the Bakery and Gazebo Building at the farm have been submitted to Torrige District Council. The Parish Council has not been advised of these to date, and depending on the timings, may require an additional planning meeting.

6.0 Updates on Existing Developments & Road Closures

Road Closures

Completed

The Manor

The digging of the Basement is completed, with the installation of the ductwork for the services taking place.

Shop

It was hoped that the roof scaffolding would be taken down by the end of March 2021. Unfortunately, due to the weather and the adverse effect it can have on rendering, etc, it has been requested that the scaffolding remains in place, protecting the stability of the structure. The scaffolding will now remain in place until the Shop exterior is completed in August 2021.

Hillside Garage

Work will be accessed from MXB's own land and therefore no need for traffic in Back Street. The work will be completed by Early June 2021.

Rose Hill

The interior work will be finished by the end of May 2021.

The Smithy

Now in the process of tiling the roof.

The Potting Shed

The roof is complete, now addressing the layout of the electrics and plumbing.

7.0 Expected MXB works during the next month

Continuation of the works above.

8.0 Correspondence Received

None

9.0 Any Other Business

Emily received an email from Cllr Harding with regards to the defib at Ivy Cottage. It was noted that the Parish Council will lead on this project, with MXB kindly providing the finance. The Clerk to liaise with Cllr Harding.

11.0 Date & Time of Next Meeting

13th May 2021 at 7pm via Zoom. The Clerk will liaise with DALC as to whether sub-committees can continue with Zoom or face-to-face meetings.