

Minutes of the MXB Sub-Committee held at Woolsery Sports & Community Hall 10th June 2021 at 7.00pm

1.0

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

2.0 Apologies

None

3.0 Minutes of the last meeting 13th May 2021

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

4.0 Matters Arising

No matters arising

5.0 Outstanding Planning Applications

[Proposed new bakery and public space, along with new garden enclosure to Hillside - Land Adjacent The Post Office And Store Chapel Street Woolsery Bideford Devon EX39 5QS. Ref. No: 1/0410/2021/FUL | Received: Mon 12 Apr 2021 | Validated: Mon 12 Apr 2021 | Status: Pending Consideration.](#)

An independent consultant will be used to produce the Highways Traffic Assessment, to include areas such as the traffic count, the egress for both vehicles and pedestrians, as well as parking. It was noted that in November 2019, MXB carried out a parking survey. The lowest available spaces was on a Thursday at 3pm, when there were 15 or 65 spaces available. But that was only one time. The average of daily available spaces ranged from 28 to 39, with 33 spaces available being the overall average for the week, between 8am and 6pm.

The historical data will be submitted to the consultant, to enable new plans to be based on the same information. The report will take 3 to 4 weeks to produce, therefore an extension has been required on the planning application.

The details and specifications of the oven have also been submitted to TDC. The mechanics of the chimney / flue are separate and will be built into the works, so that it is regulated.

6.0 Updates on Existing Developments

The Manor

The builders are pouring in the slab, and works continue on getting the path finished ready for opening.

Shop

The work is progressing well and still on track to remove the scaffolding by the end of August 2021.

Hillside Garage

The work is currently 3 weeks behind, due to difficulties accessing stone and materials.

Rose Hill

There was an issue with the kitchen cabinets, meaning work is a couple of weeks behind. The fireplace and lighting installation is to be done, with landscaping being the last step to completion of the construction.

The Smithy

The roof and exterior rendering are complete. Now working on the joinery, as well as the interior floor, which is due to be completed in the next couple of weeks. Once complete the scaffolding will be removed.

Post Office Cottage

The scaffolding at Post Office Cottage is due to the roof being in disrepair and needing to be fixed.

The Farm

No further updates on the farm, just the settling of the electrics and plumbing. The planning application for the Gazebo is on hold, with the Environmental Survey being completed. The pile of rubble by the Farm will remain there, as it will be used when construction on the site.

8 Back Street

Scaffolding was erected due to works being required to address the damp and leaking issues.

It was noted that all accommodation will open once the Manor is complete.

7.0 Expected MXB works during the next month

Continuation of the works above.

8.0 Correspondence Received

None

9.0 Any Other Business

None

11.0 Date & Time of Next Meeting

15th July 2021 at 7pm at Woolsery Sports & Community Hall.