

# Minutes of the Woolfardisworthy Parish Council held on the 17th August 2021 at 7.30pm at Woolsery Sports & Community Hall

## 1.0 Attendance

Parish Cllrs: M Hill (Chair), S Hill, R Heywood, S Raffe, S Harding (also District Cllr), and S Salvidant.

County Cllr Wilton-Love

Miss E Harmon - MXB (Invited to attend the meeting, to answer questions on a planning application).

Members of the public.

## 2.0 Apologies

Parish Cllr: A Sealey and L Spittles

## 3.0 Public Comment Session

Potholes and the state of the roads were highlighted throughout the Parish, including Ashmansworthy and the road to Dipple. **ACTION: The Clerk to report to Highways.**

It was noted that some hedges around the sign-post are overgrown, causing visibility issues.

## 4.0 Declaration of Personal / Prejudicial Interest for items of the agenda

None

## 5.0 Minutes of the previous meeting to be approved and signed as a true and accurate record

The minutes were agreed as a true and accurate record. Proposed by Cllr Harding, seconded by Cllr S Hill.

## 6.0 Clerk's Report

- 1) **Litter Picking A39** - The areas required have been reported to TDC.
- 2) **Update re Bottle / Clothes Bank Proposal** - Charities include; Salvation Army, The Firefighters Trust and Air Ambulance. **ACTION: Agenda item to agree on charity next month.**

- 3) **Presentation by Ian Rowlands and Dawn Burgess (TDC)** - Will be presenting at the meeting 21st September 2021
- 4) **Presentation by Air Band** - Presentation at the November meeting
- 5) **Laying of Poppy Wreath** - Ordered from RBL ready for November.
- 6) **Defib Ivy Cottage** - Unfortunately the size of the defib, means that the alcove in Ivy Cottage is inaccessible. Other locations were discussed, including the possibility of providing electricity in the bus shelter, which could then be used for other events. **ACTION: The Clerk to obtain quotes for the cost of provision of electricity in the bus shelter.**
- 7) **Request for a Bench to be placed at the bus stop Bucks Cross** - It was agreed to look at the size of the Bus Stop, deciding whether a bench is better placed inside or outside. **ACTION: Agenda item next meeting.**

## **7.0 Reports from County Cllr, District Cllrs and Parish Cllrs**

### **County Councillor Wilton-Love**

- Reported that Cllr Inch remains in hospital, but is making improvements
- In terms of the Highways, every Cllr reports issues, and Devon County Council is aware that the issues need dealing with. There is a restructure, which will be the return of locality management traffic meetings, where Highways & Devon County Council will be more engaged with local parishes. Cllr Wilton-Love can invite Highways Offices to attend a Parish Council meeting. Things have started to improve.

A member of the public asked why other parts of Devon (i.e. South Devon) have better road conditions than North Devon. Cllr Wilton-Love stated that the question has been asked, as he feels that North Devon does not receive the same proportion of funding compared to other parts of the County. It was noted that North Devon is due to have a permanent dragon patching machine, which has not been possible before.

- A meeting took place at the Church. Works are required, and Cllr Wilton-Love is looking at potential funding from two different foundations, to support the cost of the pointing and works inside.
- Cllr Wilton-Love met with Sue Dawson (CEO, Westward Housing), with regards to the issues at South Park. He attended a litigation meeting, of which he is confident that a satisfactory solution can be met.

## **District Councillors**

### **Cllr Harding**

Cllr Harding was unable to attend the Full Council meeting, as was at Parkham Parish Council.

The Internal Scrutiny met today (17.08.2021), topics covered included;

- House prices - Torridge has been really hit with house prices increasing by 15%, which is 50% higher than the rest of the Country. North Devon is worse than Torridge.
- Recycling in Torridge is up to 55%, which is 10% higher than the national figure. An increase of 1.5% from the previous year 2020.
- Emergency Housing - Torridge will pay rent or loan a tenant money, therefore the need of cabins etc is not too much of a problem. The issue is the need for housing, at approximately 15% has been lost to AirBnB in the last three years.
- Capacity - Torridge District Council is experience issues in filling vacancies

## **Parish Councillors**

### **Councillor S Harding**

- Received phone calls with regards to a car at Abbots Close. Cllr Harding spoke to the resident and the car has been moved today.
- Re Emergency Housing, Cllr Savidant asked whether the meeting took place before the Afghanistan crisis. Cllr Harding stated that there will be another update at the External Scrutiny meeting, however if homeowners want to rent their property to support these people, they need to get in touch with their Ward Councillors.

### **Councillor R Heywood**

- Noted that the white lines at Alminstone Cross have faded. The Clerk stated that this was reported to Highways.

### **Councillor S Salvidant**

- Highlighted concerns with regards to people collecting water from the waterfall as well as standing in under it. The waterfall is polluted with sewerage and therefore suggested that the sign needs to be worded stronger i.e. "The waterfall is polluted with raw sewage". **ACTION: Cllr Harding agreed to raise this with Torridge District Council.**

## 8.0 Planning Applications

### 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

Comments submitted by the Parish Council in May 2021 included:

In principle the Parish Council does not have any objections to a Bakery within the Parish, however the following concerns were raised:

- a) The location of the site and the lack of parking
- b) The impact on the Highways within the Parish - As requested by DCC Highways a transport assessment or statement is required.
- c) The Bakery will create a large open space. However, the position of the loading bay does not show the location of the virtual pavement. How will the proposal affect the virtual pavement and pedestrian access, ensuring it remains safe?
- d) The potential disruption to local residents, caused by the location of commercial cooking premises.
- e) The opening hours of the bakery have not been specified.

It was questioned whether there was a more suitable location owned by the business.

Since the last submission the Transport Statement has been submitted. Following a review of the Statement, concerns were raised as to whether it addressed any of the raised issues in terms of safety and parking.

It was also questioned why the opening hours had not been included in the application.

*Emily Harmon (MXB) stated that they are still in discussions with Highways and Matt Colin's. The Transport Statement submitted is now obsolete, as further information has been requested, especially with regards to the virtual path and where it will go. MXB would like to create and maintain a safe pathway across the property, however Highways want to keep the existing virtual pavement, which would mean that it could not be used as a loading bay or additional parking.*

*Another Transport Statement will be submitted, with the possibility of an extension from Torridge District Council, after the 28th August 2021.*

*The additional parking would be along the south boundary, and would have dual use as a loading bay for deliveries between 7am to 5pm, with parking after this time. Parking would be an addition of approximately 7 vehicles. This would need to be agreed by Highways.*

*Opening hours would mimic the opening hours of the Shop, as well as the Fish & Chip Shop, all within operating hours of the existing businesses. In terms of noise, this would be compliant and regulated by EHO.*

The Chair suspended standing orders to allow a member of the public to speak.

- It was asked how the plans would affect the parking in the front of the Church. It was noted that there would not be an impact on existing parking, and with the scaffolding down there would be a lot more room.
- The other concern raised was with regards to the smell. The equipment used means that the smoke is blown up into the atmosphere with projection fans. This is also regulated by the EHO.

The Chair suspended standing orders to allow another member of the public to speak.

- The member of public noted that the Parish Council has been discussing the Local Plan for four years, highlighting that we need a public meeting, as laid out in the constitution, which states that the community should be consulted in a public meeting forum on how they want developments in the Parish and how it affects the infrastructure. The Parish Council was accused of ignoring this, which forms part of a formal complaint.
- Further insults and incorrect accusations and statements were noted, and as a result of the behaviour of the individual, Cllr S Hill proposed to close the meeting, seconded by Cllr Savidant. This was not carried forward and the meeting continued.

Standing orders reinstated.

Following further discussion the Parish Council agreed the following:

- The comments submitted in May 2021 remain a concern.
- The current Transport Statement does not address the issues raised, however the Parish Council understands that this is being amended. It is essential that the Parish Council is consulted on the amendments to the Transport Statement, so that they are given the opportunity to comment on the application.
- Cllr Savidant proposed that the application is called in, seconded by Cllr Raffe, reason being to scrutinise the Transport Statement, as the concerns previously raised have not been addressed.

## **Approval of the reserved matters pursuant to permission 1/0416/2020/OUT - erection of 1 no. dwelling with garaging.**

**Whitcott House Bucks Cross Bideford Devon EX39 5DT**

Ref. No: 1/0826/2021/REM | Received: Thu 15 Jul 2021 | Validated: Thu 15 Jul 2021 | Status: Pending Consideration

The proposed dwelling is within 3 metres of industrial premises, which is considerably closer than any existing dwelling.

If there is no legal protection for the existing neighbouring enterprise from complaints that may arise from future residents of this new dwelling which could severely impact their ability to conduct their business then we would recommend refusal of this application.

## **Extension of existing bungalow to provide annexe accommodation**

**North Park Bucks Cross Bideford Devon EX39 5DR**

Ref. No: 1/0865/2021/FUL | Received: Fri 23 Jul 2021 | Validated: Tue 27 Jul 2021 | Status: Pending Consideration

The application states that they will no longer be building the house that there is already outline planning for. It was questioned whether the previous application would be withdrawn so that there is not over development in that part of the village.

## **9.0 Progress of Highways Issues**

### **Bucks Cross.**

a. **Bucks Mills Signs - 1) “Slow Down, Sharp Bend” and 2) No Parking in the Village** - Highways will not support the placement of chevrons on the bend. Cllr Heywood suggested a central white line on the corner, which would aid vehicles to keep on their own side of the road. **ACTION: The Clerk to put forward the suggestion to Highways.**

### **Road Closures**

None

## **10. Update: Bucks Mills First Time Sewerage Application**

No further updates.

## **11. Affordable Housing & Parish Plan 2021**

Cllr M Hill has spoken to Sam Novek (Westward Housing). Trewin Design is in the process of drafting a design for the new housing, presuming the landowner will submit an application.

In terms of the Parish Plan, Cllr M Hill will circulate the data from the previous survey.

## **12. Update from MXB Sub-Committee**

The MXB meeting schedule for the 12th August 2021, did not take place as the group was not quorate. In liaison with MXB there were no additional updates. Cllr Heywood thanked Emily Harmon for attending the meeting, having been invited to attend to answer any questions relating to the planning application.

### **13. FINANCES**

#### **Payments to be authorised**

- a) Lisa Hutchings - July 2021 - £439.68
- b) HMRC 20% Tax - July 2021 - £109.92
- c) Lisa Hutchings - McAfee Antivirus Software - £89.99
- d) Lisa Hutchings - PC Dell Laptop, including Office 369 - £835.02 including VAT.
- e) Robert Stoneman - Grass Cutting March - July 2021 - £1250.00

Cllr S Hill proposed to authorise items a to d, seconded by Cllr Raffe. All in agreement.

Cllr S Hill proposed to authorise items e, seconded by Cllr Raffe. All in agreement.

#### **Income received & Bank Account Balance**

Current account - £2679.08 Reserve account - £18,246.18

### **14. Correspondence**

- D Willetts email 31/07/2021, 09/08/2021

### **15. Date and Time of Next Meeting**

21st September 2021, 7.30pm at Woolsery Sports & Community Hall