

Minutes of the Woolfardisworthy Parish Council held on the 16th November 2021 at 7.30pm at Woolsery Sports & Community Hall

1.0 **Attendance**

Parish Cllrs: M Hill (Chair), L Spittles, S Hill, S Salvidant, R Heywood, S Raffe, S Harding (also District Cllr).
Members of the public.

2.0 **Apologies**

County Cllr Wilton-Love and District Cllrs Dart and Boughton.

3.0 **Public Comment Session**

Paul Nethercott, Airband gave a presentation. Please see the attached presentation.

Members of the public raised concerns with regards to the planning application for Brackenside, raising the following points:

- Resubmission of the application withdrawn in 2019, but the site remains the same in that it is in an AONB.
- Does not conform to the National Planning Policy Framework (Section 15) or the Torridge & North Devon Local Plan, major development in an AONB, which is outside the boundary.
- Plans submitted are out of date
- Over development of the site, creeping further into the AONB.
- Adverse impact on the environment, landscape, character and the tranquility of the area.
- The development will impact the dark skies.
- Concerns as to whether the previous sewerage problems were ever addressed
- Members of the public asked the Parish Council if they would call in the application for full scrutiny by Torridge District Council

A member of the public raised concerns with regards to the retrospective planning application for Walland Barn, raising the following points:

- Concerns were previously raised with Torridge District Council when work began in Feb 2021
- The impact on the environment has been great, with a 200m concrete road constructed, as well as the deforestation of the woodland.
- It was questioned why there has been a high level of investment for a driveway that leads to kennels and an aviary. Concerns were raised with regards to the potential scope for more development.

A member of the public raised the following points:

- Potholes
- It was reported that the scaffolding outside the Old Smithy and the fencing outside the Manor on the Highway is not lit. The member of the public has reported this to the Highways. **Action: The Clerk to check and inform Emily Harmon.**
- Fletchers Hut - See below.

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

Cllr Spittles declared an interest in the planning application for Brackenside.

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 L Spittles.

6.0 Clerk's Report

- 1) **Charities for the Clothes Bank** - Devon Air Ambulance does not have the facility, therefore will need different charities.
- 2) **Christmas Tree** - To be delivered 5th December.
- 3) **Log Cabin - Higher Town Farm, cision by TDC** - The Certificate of Lawfulness relates to the buildings in 1993, which does not relate to the log cabin in 2010. Originally TDC allowed dispensation for Mr Fletcher's mum to use it whilst she was alive. Following her death, TDC issued enforcement for the building to be taken down, which has not happened to date. The Enforcement Office at TDC is looking into the situation, as it appears an error may have been made. **ACTION: To raise a complaint with TDC, raising the following:**
 - **Why no enforcement action was taken in removing the log cabin, despite being informed by the Parish Council**
 - **What happened to the appeal?**
 - **The Certificate of Lawfulness is related to the agricultural tie in 1993 and not the log cabin. A Certificate of Lawfulness cannot be issued for something that is not within the law.**
- 4) **Emergency Plan** - Not a legal requirement / statutory obligation for a Parish Council to produce.

7.0 Reports from County Cllr, District Cllrs and Parish Cllrs

County Councillor Wilton-Love (written report submitted)

1. I have been trying to work with Westward Housing to resolve some of the issues experienced by some residents at South Park. Westward Housing have completely disengaged, I can provide full details if needed. The residents are in an awful situation and every attempt to resolve any of the issues is met with resistance. I would ask the Parish to see if there is any pressure you can add to Westward Housing to do something. Westward Housing have simply stopped replying to me, I believe they have no intentions of doing a thing. Any support the parish can provide to Mr Thomas and Ms Morris would also be very gratefully received, they feel alone, and it is making them ill. I have spent a lot of time on this, I have needed to do other things and have not been able to provide as much support recently.
2. The Affordable Homes Programme 2021 to 2026. This would suit the Parish greatly I do believe; I have had interest from 2 other Parishes and would be willing to work with you to put together a plan if needed. The ability to build some houses that would then be assumed by the Parish as assets would benefit Woolsey I believe.
3. There will be news on the Link Centres, probably at the beginning of December when the recommendations go to Cabinet. I have been privileged to see the report and although I cannot say what is in it, I think everyone will be pleased with the contents, I support them in entirety.
4. Bucks Cross Crossing. There is a site meeting on the 25th of November at 10:30am. This meeting will have Kieran Stanbury and Matthew Collins in attendance. This is a good chance for us to really make our case and I think the best chance so far to push this crossing, if anyone would like to attend (I would hope some can support me) you are more than welcome.

District Councillors

Cllr Harding

- Attended Internal Scrutiny meeting, report on the leisure takeover from 1610. A board has been established, and will be recruiting soon.
- Torridge District Council is looked at bringing the grass contract back in-house.
- North Devon Future - A joint committee with Torridge District Council and North Devon Council to combat the housing and infrastructure, looking at funding.
- Brief review of the budget, increase in income for Northam Visitors Centre, with 600 people visiting since the opening.

Parish Councillors

Councillor S Hill

- Ask if Torridge District Council still has a dog warden - Yes.

Councillor R Heywood

- Suggested that it would be beneficial to have a basic Emergency Plan, i.e. a list of contacts for emergencies. **ACTION: Agenda item for January 2022.**

Councillor S Salvidant

- Previously mentioned the waterfall signage and the need for an accurate sign, which states that the waterfall is polluted. **ACTION: The Clerk to email TDC / Environment Agency.**

Councillor S Harding

- Noted that it was good to see the scaffolding down at the Shop, as well as the A39 at Bucks being resurfaced.
- Surfers have reported that they have been ill after surfing off the Gore. **Action: The Clerk to email TDC (Janet Williams and Mark Beer).**

8.0 Planning Applications

Erection of one replacement dwelling under the fallback position

Little Acres Woolsery Bideford Devon EX39 5QU

Ref. No: 1/1221/2021/FUL | Received: Mon 25 Oct 2021 | Validated: Wed 03 Nov 2021 | Status: Pending Consideration Response by 2nd December

The Parish Council raised no objections.

Retrospective application for creation of drive way and change of use land from agricultural to domestic for erection of domestic dog kennels/aviary.

Walland Barn Bucks Cross Devon

Ref. No: 1/1245/2021/FUL | Received: Thu 28 Oct 2021 | Validated: Thu 28 Oct 2021 | Status: Pending Consideration. Response by 3rd December

The Parish Council objects to this planning application for the following reasons:

- The application submitted is incorrect as Section 15 states that hedges and trees were not affected. The construction of the driveway has seen a large impact on the environment, with deforestation of a woodland and the removal of hedges, as well as high levels of concrete being poured on site.
- The plans are not to scale, with no dimensions detailed.
- It was noted how wet the land is, therefore concerns were raised as there does not appear to be the infrastructure for surface water run off.
- Concerns were raised with regards to the potential for future development on the site.
- As this was a retrospective planning application, why were photographs of the works completed not submitted

Change of use from dwelling (C3) to ancillary building in relation to the caravan park (Sui-Generis) and redevelopment of use of land for the siting of 16 holiday lodges (Affecting a Public Right of Way)

Brackenside Bucks Cross Bideford Devon EX39 5DX

Ref. No: 1/1002/2021/FULM | Received: Wed 25 Aug 2021 | Validated: Wed 10 Nov 2021 | Status: Pending Consideration. **Response by 5th December**

The Parish Council objects to this planning application for the following reasons:

- The Parish Council objects to the change of use from dwelling (C3) to ancillary building in relation to the caravan park. It is not clear what the ancillary building is or will be used for. This is a Grade 2 listed building.
- Documents submitted relate to an application in 2019 which was withdrawn. Many are out of date, including the bat surveys.
- Development within an AONB
- The planning application does not conform to the National Planning Policy Framework or the Torridge & North Devon Local Plan.
- Over development of the site.
- The removal of trees, where there is a Tree Preservation Order on the woodland surrounding the house.
- It was questioned whether the previous issue concerning the foul water system had ever been addressed, and would it still be sufficient for the increase in dwellings.
- The environmental impact, with deforestation of an area, affecting the wildlife and tranquility. Impact on the dark skies.
- The lack of evidence with regards to the sustainability and economic benefits.
- Impact on the Highways.
- Visual impact

The Parish Council would like a site visit, with the application being called in for full scrutiny by Torridge District Council.

Decisions & Appeals – FYI

1/0409/2021/FUL - Entrance gates, external lighting, and orchard gazebo. Land West of Woolsery Sports & Community Hall. **Application granted.**

9.0 Progress of Highways Issues

- Priority of Roads for new financial year, to assess and set in December.

Woolsery

- Blocked Drains - West Town and Leeworthy - Reported to Highways

Bucks Cross.

- a. **Bucks Mills Signs - 1) “Slow Down, Sharp Bend” and 2) No Parking in the Village - ACTION: Cllr Hill to undertake a site visit before the next meeting to look at both issues.**

Road Closures

15th - 16th November 2021 - Road from Fernlea to Auction Way (from outside Woolsery Primary School, up to Junction with Old Market Drive). Closed for safe working for underground access, from 18.30pm to 6.00am.

15th - 16th November 2021 - Road from Woolsery Primary School to Duerdon Cross. Closed for safe working for underground access, from 18.30pm to 6.00am.

4th - 12th January 2022- Road from Fernlea to Auction Way. Works to excavate and lay new U/G electricity cable to supply new works to include network reinforcement.

28th February - 4th March 2022 - Stroxworthy Cross to Alminstone Cross. Kier on behalf of SWW to disconnect the supply.

10. Appointment of Parish Clerk

Sue Squire has been appointed as Parish Clerk and will start in January 2022.

11. Update: Bucks Mills First Time Sewerage Application

Email received from Mark Beer stating that there has been no communication and is now 20 months. Mark asked whether the Parish Council would support him writing a joint complaint to SWW / Environment Agency. This was agreed. **ACTION: The Clerk to confirm with Mark.**

12. Affordable Housing & Parish Plan 2021

Cllr Hill stated that he had been informed by Torridge District Council that they were under the impression that the community was up in arms about the development. Cllr Hill sought clarify as to whether the Parish Council was in favour of the development.

Cllr Harding, whilst supportive of affordable housing, raised concerns with regards to the site, stating that there are other options of land available.

Cllr Heywood raised concerns that the site would be next to industrial premises, therefore if there is a complaint by residents regarding noise, the business owner is not protected and would have to stop. It was noted that there was going to be a noise assessment. **ACTION: Cllr M Hill to chase.**

It was questioned whether the site would be better placed for industrial units.

It was asked whether there was a way of protecting the houses from being sold. This could be achieved if a CLT (Community Land Trust) was established.

Cllr Hill proposed whether he could continue to pursue affordable housing at the Hall site, with the provision that other proposals can be submitted. Seconded by Cllr Spittles. For 6, Against 1.

Parish Plan to be carried over to the December meeting.

13. Update from MXB Sub-Committee

Met prior to the Parish Council, main points raised:

- Shop scaffolding is now removed. To allow for the refurbishment, the shop will be closed for 6-8 weeks in February. A temporary shop and post office will be set up.
- Works to services continue on the Manor. No plans have changed for the pull in area on Copper Hill. The size will allow small trucks.
- The grit bin will be replaced.
- Following complaints with regards to the fencing outside of the Manor, it was changed immediately. The fencing is only temporary to improve safety.
- It was previously asked whether there were plans to build a number of houses. To clarify, there were never plans to build 100 homes, and should this be the case, it will be discussed with the Parish Council.
- MXB is working with the Church to replace the cement render with lime plaster in the Lady Chappel. Work will start in the Spring 2022. MXB is also donating exterior lighting, which has been approved by the PCC. Plans are on display at the back of the Church.
- There will be no one working on site for the Christmas period 17th December - 3rd January.

14. Projects

a . Planting of Wildflowers (Cllr Raffe & Cllr Harding) - There are six entrances with Woolsery and Bucks Cross combined. Would like to plant wildflowers or bee friendly. Considered relevant businesses for sponsorship, who would possibly want a sign which states "sponsored by.." Could also include in the newsletter, website and facebook page.

ACTION: The Clerk to check with Highways in terms of a "sponsored by" sign on the highway. Cllr Raffe and Cllr Harding to approach businesses.

Woolsery

a. BT Payphone and Installation of a Defib / Electricity for Bus Shelter - Before making a decision on decommissioning the BT payphone, it was agreed to obtain stats from BT in terms of how often it is used, as well as asking the community for their opinion. **Action: The Clerk to contact BT and post on Facebook.**

b. Pre-Planning Fee £100 & Quote for Bus Shelter & Installation Work - Copper Hill - It was noted that this private land. **ACTION: To undertake a site visit, the Clerk to send details of the Bucks Cross Bus Shelter to Cllrs.**

Bucks Cross

- a. Quote for Slats and a Bench by the Bus Stop - **ACTION: The Clerk to send out the quote for review.**

15. Parking

Copper Hill - Ownership sits with Mr Boundy. It was questioned whether he would donate the parking to the Parish. **ACTION: Cllr Harding to liaise with Mr Boundy.**

16. Queens Platinum Jubilee

ACTION: Agenda item for next meeting.

17. Policies

To review

- Equal Opportunities
- Filming
- Gritting Procedures
- Privacy Policy

ACTION: Agenda item for next meeting.

18. FINANCES

Payments to be authorised

- a) Lisa Hutchings - October 2021 - £439.68
b) HMRC 20% Tax - October 2021 - £109.92
c) Woolsery Sports & Community Hall - £56.00

Cllr L Spittles proposed to authorise the above items, seconded by Cllr Harding. All in agreement.

Income received & Bank Account Balance

Current account - £3861.55 Reserve account - £20,529.63

19. Correspondence

- a. AONB - Change of Office number
- b. CQC highlights challenges in medical services at NDDH
- c. Email (Murial Hodges) re 9 Abbots Close - Previously raised with TDC, who cannot do anything as Council Tax is being paid.

20. Date and Time of Next Meeting

Please note change of date to the 14th December 2021, 7.30pm at Woolsery Sports & Community Hall