

Minutes of Parkham Parish Council Meeting held on Monday, 27 June 2016 in the Allardice Hall at 7.30pm.

Chaired by: Councillor I Pincombe	Clerked by: Sue Squire
Present: Councillors G Bridger R Brooke R French (8/8/16 Minutes amended to show Cllr French was not present) Mrs S Greensill T Lang I Pincombe M Slee D Stevens PCSO E Rendle 3 Members of the Public	Agenda: - Chairman to read & sign Declaration of Acceptance of Office Representations from the Public Apologies Declarations of Interest Approval of the Minutes of 16 May 2016 Reports Website Planning & Planning Correspondence Matters Arising Finance Meetings attended by Councillors / Clerk Correspondence / Notices & Publications Received Urgent items raised by the Chairman Matters raised by Councillors / Clerk including Highway Matters Date of next Meeting
	Action:
20.	The Chairman read and signed the Declaration of Acceptance of Office. Deferred from the Annual Parish Council Meeting as he was not present but had indicated he was willing to stand as Chairman and was duly elected.
21.	Representations from the Public. 21.1 Mr A Grove made further representations regarding the condition of the A39 at Fairy Cross where he had been given Enquiry No. ENQ16899981 from DCC Highways who had informed that the road is a main 'A' road and is subject to regular monthly inspections by highway officers, the previous inspection being undertaken on 1/6/16. Repairs were carried out to a number of potholes that met the safety defect criteria. Further to the regular inspections, Highways will also be undertaking some routine patching works of larger sections of the road during this financial year and work was expected to commence within the next few months. In the meantime, Highways will continue to monitor and inspect the road accordingly and repair any safety defects which are recorded. Mr Grove advised Councillors of his response which he felt was patronizing and completely at odds with the state of the road and the numerous local people who have been endeavouring over many months to have this dangerous and deplorable stretch of road attended to. He is going to respond and would like to know if a representative of Parkham Parish Council would be present or let him represent the Council and report back. Councillors Bridger and Stevens wished to be present at the site meeting. This Council is to continue to press the safety issue. A reply to be sent to Highways advising the Council supports and underlines safety issues and Councillors are willing to attend a meeting. If no site meeting is arranged, Mr Grove would continue to copy County Councillor Julian and the Parish Council into correspondence. Mr Grove would contact Geoffrey Cox MP if he did not receive a satisfactory response from Highways. Councillor Bridger informed in a conversation with the MP he had been assured that the road was almost a number one priority and roads in outer rural districts will receive funding.
22.	Apologies. Councillors Mrs L Costelloe, P Dack and R French, County Councillor R Julian, District

Clerk

	Councillor Mrs A Boyle.	
23.	<p>Declarations of Interest.</p> <p>Councillor Lang declared a Personal Interest in Minute No. 27.1 - Planning Application 1/0496/2016/CPE – Lawful Development Application (not a Planning Application). Agricultural contractors depot (resubmission of 1/0080/2015/CPE). The Barns, Parkham.</p> <p>Councillor Pincombe declared a Personal Interest in Minute No. 30.1 – donation request from Parkham Playground Fundraisers.</p>	
24.	<p>Approval of the Minutes of the Meeting held on 16 May 2016.</p> <p>Approved and signed as a correct record.</p>	
25.	<p>Reports.</p> <p>25.1 Police. In last 3 months, 1 crime had been reported of criminal damage. For the week commencing 16 June, 8 crimes had been reported and 2 in the rural area. The crime in this area was very low.</p> <p>July is National Scam Awareness month and there are events to make people aware of what is happening.</p> <p>There had been a few break ins to vehicles in rural areas (remote car parks and lay-bys). Motorists were advised to ensure their vehicles were locked, windows up and valuables removed, even a coat as that could encourage a theft to steal it to search the pockets.</p> <p>PCSO J McGovern is returning to Bideford in 2 weeks.</p> <p>Councillor Bridger asked for leaflets he was circulating for inclusion in the Parkham Pie.</p> <p>25.2 County Councillor R Julian. When sending his apologies, the following Report was submitted: Could you please let me know if the costs have come in for the Gates for Horns Cross?</p> <p>Just to let the Parish know that the iron works are being looked at in the vicinity of Hoops Inn, damaged signage will be rectified and the A39 (Fairy Cross) will be repaired in the next couple of months.</p> <p>There are plans to reduce services at the Barnstaple Hospital and distribute them to surrounding Major Hospitals and I will be discussing this further at the next Full Council meeting in Exeter in July.</p> <p>Boundary changes will be discussed at Full Council, Bideford on the 27 June.</p> <p>Can you please let me know if there are any issues that you would like me to pursue? Yes, the road at Fairy Cross.</p> <p>25.3 District Councillor Mrs A Boyle. Apologies sent. The following Report had been emailed ahead of the Meeting: The first thing is to thank Sue for sending out copies of my letter regarding Penhaven which I submitted after the last meeting of Parkham Parish Council. The most important item with regard to TDC is that the North Devon and Torridge Local Plan was submitted on 10th June. Both councils had strongly felt that they wanted to complete the work and submit to the Secretary of State now, rather than gamble with a possible deadline that was being moved and resulting in a separate board being set up by the Secretary of State to complete the work, for which we would have been charged but would not have any input.</p> <p>Regarding Planning I have called in 0346/2016/REM, 4 bungalows at Chapel Road, Parkham, should TDC be minded to refuse the application. This will be presented at the meeting on 7th July and I have been put on the list of speakers to approve.</p> <p>I have been approached by Mrs J Dennis regarding 1/0496/2016/CPE. The Barns, Broad Parkham. This is not a planning application but looking for a Certificate of Lawfulness, which means that it can't be called in. However, I have been in contact with Mrs Dennis for some time regarding this. I have spoken with Lewis Andrews, Planning Officer TDC, several times and again this morning. I will be seeing the Leader of TDC, Councillor Jane Whittaker, on Wednesday and will bring</p>	<p>Clerk to write to G Cox MP to clarify the situation and ask where he stands on the matter</p>

	<p>this to her attention.</p> <p>In connection with Application 0346/2016/REM, Councillor Lang felt it was important that road hedge was kept but advised that as TDC want the bungalows to look like the others with entrances, most of the hedge will have to be removed.</p> <p>25.4 Planning Sub Committee. Councillor Brooke advised on major applications in the pipeline.</p> <p>Mr and Mrs Scambler had received approval for 4 houses and 3 affordable bungalows. The site is for sale and they are looking for a developer to progress it.</p> <p>Penhaven. All were aware of the outcome. Councillor Brooke had spoken to Mr I John to ascertain the progress but he would not discuss if the site is to be sold to a developer. He said he would keep in touch with the Parish Council and was appreciative that we have had a dialogue with him.</p> <p>Hawkam View – land adjacent to Hall. Councillor Brooke had spoken to Mr J Blaney, Mr Clinch and Pearce Construction Limited (the developers). TDC had refused the application on drainage, ecological issues and affordable plans but had now withdrawn on the drainage and ecological issues. Pearce Construction is to lodge an Appeal against the refusal and Councillor Brooke asked Councillors if this Council wish to support the Appeal as we were very much in support of the development previously. All comments have to be submitted to the Planning Inspectorate by the day after the meeting. The issue was further discussed under Minute No. 27.3.</p> <p>Chapel Lane development. Officers are minded to refuse and District Councillor Mrs Boyle, as advised in her Report, has called it in so that she can support it.</p> <p>Planning Engagement. This was held on 19 May 2016 and was attended by Councillor Stevens on behalf of Parkham Parish Council.</p> <p>The main points of interest that the meeting raised were: TDC now charge for pre application advice – from £100 for a single property to £1,000 for a 150 property development. It is quite difficult to get a total clear answer to what TDC can say in these meetings, e.g. no pre-determination, no prejudice, no opinions, no direct discussion, no decisions.</p> <p>17,000 new houses are to be built in Torridge in the next 5 years.</p> <p>The National Planning Policy Framework (NPPF) Paragraph 49 over-rides the local housing development policy. If TDC fails to meet these requirements decision making can be taken away from it.</p> <p>TDC is currently short on housing, according to the NPPF, which due to a complex calculation with the building speed versus the quantity of new house building, has led to a situation of more and more planning permissions being granted than are necessary. One main reason for this is developers sitting on permission granted sites and waiting for house prices to rise (currently a lot of new houses are being built so prices are lower than they might be).</p> <p>With regard to Penhaven, Councillor Stevens raised the point that no mention of Parkham Parish Council's views were made in the final decision meeting. He also asked about details of who values the development in order for TDC to decide on how many properties will make the development viable. This is the District Valuer but there is no consideration of whether the development land was overpriced when it was purchased, in fact the price of the building land has been used as an appeal for more property units in other TDC cases. This would seem to be an obvious bias in favour of the developer rather than the local residents.</p> <p>Following the meeting, TDC issued an email clarifying how their decisions are made.</p>	
26.	Website. Councillor Brooke gave the historic details.	

	<p>Mr David Butterworth had designed a website and Councillor Brooke was very grateful for the hours he had put in thereby saving the Parish Council a lot of money.</p> <p>Councillors had seen a demonstration at Councillor Brooke's home, due to no internet connection at the Allardice Hall and had also been invited to view the website in its pre-live format. Councillor Brooke outlined the basics of the website with a completely new look and what would be included for people to access and see what is going on. Various organisations will be able to access their section and update as and when necessary and local businesses advertising.</p> <p>Councillor Pincome asked how the Parish Council stood if anyone had an issue with a business. Would the Parish Council be liable in any way by promoting them. Councillor Brooke replied that the Parish Council is not promoting and there would be a disclaimer on the website with anything dubious being deleted without warning.</p> <p>Councillor Bridger said he would contact businesses to enquire if they wished to advertise.</p> <p>Councillor Lang felt the Parish Council owe Mr Butterworth a great deal of thanks for his time and efforts in constructing the new website.</p> <p>Councillor Stevens asked about Google searches being high up in optimization to which Mr Butterworth replied that he has a stats package to show if it is being used.</p> <p>Councillor Bridger advised there would be a page in the Parkham Pie to fully explain it to parishioners. In addition, in connection with the forthcoming Horticultural / Garden Show, there is to be a facility whereby parishioners could submit their entry forms electronically.</p> <p>Councillor Lang proposed that the Parish Council proceed with the new website, seconded by Councillor Bridger and unanimously agreed.</p> <p>Thanks were again expressed to Mr Butterworth from all Councillors for his work on the website.</p>	
<p>27.</p>	<p>Planning & Planning Correspondence.</p> <p>27.1 Planning Applications: The following were considered:</p> <ul style="list-style-type: none"> • 1/0116/2016/FULM – poultry building to house 16,000 birds. Bowden Farm, Buckland Brewer. The applicant was present and was given the opportunity to speak. It was resolved to recommend approval. • 1/0381/2016/FUL – Proposed extension to living accommodation. Old Police Station, Horns Cross. It was resolved to recommend approval. • 1/0523/2016/FUL – Proposed agricultural implement storage & feed store. Southcott Barn, Parkham Ash. It was resolved to recommend approval. • 1/0496/2016/CPE – Lawful Development Application (not a Planning Application). Agricultural contractors depot (resubmission of 1/0080/2015/CPE). The Barns, Parkham. Councillor Lang declared a personal interest. To reply: We have no reason to believe these statements are untrue. Proposed by Councillor Pincombe, seconded by Councillor Mrs Greensill and unanimously agreed. <p>27.2 Planning Correspondence. The following TDC Decision Notices were noted:</p> <p>APPROVALS:</p> <ul style="list-style-type: none"> • 1/0393/2016/FUL – Change of use of agricultural ground to residential (retrospective) plus erection of extension to existing dwelling – 4 St James Close, Parkham. • 1/0292/2016/FUL – Installation of PV array – Brookfield, Woolsery. <p>REFUSAL:</p>	<p>Clerk</p>

	<ul style="list-style-type: none"> • 1/0188/2016/CPE – Change of use of barn to dwelling – East Holwell Farm, Horns Cross. <p>27.3 Land adjacent to the Allardice Hall. Councillors considered submitting a letter of support should the applicant have gone to Appeal as a result of the Planning Application being refused. Councillor Brooke had spoken to architect and the Appeal was now being dealt with by Pearce Construction. He felt it would be in our interest and good for the village to support the appeal.</p> <p>Councillor Bridger proposed that the following reply was submitted to the Planning Inspectorate, seconded by Councillor Mrs Greensill and unanimously agreed:</p> <p>Parkham Parish Council supports low cost ownership in the village.</p> <p>The proposal came about through dialogue between the applicant, its agent and the Parish.</p> <p>It is PPC preferred Parish site which was agreed with TDC in their Parish Plan. It pre-dates all others that have subsequently received permission.</p> <p>Parkham Parish Council is aware of the need for low cost housing as identified in a previous Parish Survey.</p> <p>27.4 Penhaven – Rectory Road Highways Changes. Email from Councillor Stevens giving clarification from DCC Highways about the extent of the proposed work. Councillor Stevens explained what was going to happen. This had been done before the Plans Committee Meeting. Councillor Bridger advised that the proposal for the detailed plan should be examined to see the changes incorporated.</p> <p>Letter from Mr R T Harwood in connection with the Penhaven Application, thanking Councillors and other villagers involved for the time and effort given to opposing the Application.</p> <p>27.5 TDC. Email regarding planning applications Class Q agriculture to dwelling guidance forwarded to Councillors on 8/6/16.</p> <p>27.6 TDC. Letter advising that Planning Application 1/0346/2016/REM – 4 No. bungalows (including 1 No. affordable), land at Chapel Road, Parkham, will be presented at the next Plans Committee on 7 July at 9.30am. The Parish Council may send a representative to verbally give the views of the Parish Council. Noted.</p>	Clerk
28.	<p>Matters Arising.</p> <p>28.1 Councillors reported on further areas identified for Lengthsmen work as a result of TAP (Town and Parish) funding awarded for this. The meeting was advised that Mr Smallridge had been asked to trim the junctions.</p> <p>28.2 Historic Documentation relating to Parkham. It was noted that a reply had been sent to Mr P Smart.</p> <p>28.3 It was noted that DCC Highways had been reminded about the collapsed manhole cover at Northway Road.</p> <p>28.4 It was noted that DCC Highways had been informed of cars parking on the right hand side of Horns Cross, in the bus stop, causing visibility obstruction at the junction.</p> <p>28.5 It was noted that a letter had been sent to TDC commenting on the poor sound system in Bideford Town Hall. This was as a result of Councillors attending TDC Plans Committee when the Penhaven Application was considered.</p> <p>28.6 Village Sign. Councillor Brooke advised that the materials to make the sign were to be collected the day after the meeting.</p>	
29.	Finance.	

Balances: Lloyds Bank Treasurers Account as at 27/05/16: £10,613.12.

Budgetary figures for May 2016 were circulated to Councillors ahead of the Meeting to study.

30.1 Parkham Playground Fundraisers. A request for a donation was considered. A copy of the 2015 accounts had been supplied.

Councillor Pincombe declared a personal interest.

Councillor Brooke proposed a donation of £1,000. Seconded by Councillor Bridger and agreed. Councillor Pincombe did not vote.

30.2 The following payments were approved and authorised:

Mrs S Squire	Salary	£235.26	
	Contribution towards Broadband	£ 1.50	
	Photocopying	£ 19.80	
	Mileage	£ 10.00	£266.56
HMRC	PAYE		£ 58.80
Allardice Hall	Hire of Hall for Meeting on 16/5/16		£10.80
The Trusty Gardener.	Mowing and weeding for May and supply of plants		£96.94
Parkham Playground Fundraisers	Donation		£1,000.00

Trusty Gardener

Councillor Brooke to check the specification regarding other areas.

30.3 Variation Mandate. The Clerk to prepare a new form to enable all Councillors to be cheque signatories.

30.4 Cheque for the Flying Start. The payee was amended to 'DCC' as it could not be banked in its present form.

30.5 Asset Figure. Councillor Bridger explained that because the defibrillator is leased and not owned by the Parish Council, the Asset figure on the 2016 Annual Return was unchanged at £8,755.

30.6 Bond with Lloyds Bank. It was noted that the Bond had been reinvested with Lloyds Bank for a further 6 months.

30.7 2016 Annual Return. The internal auditor had completed the audit whose report was as follows:

Governance and Control. Satisfactory. No issues.

Precept, Budgets and Reserves. Satisfactory. No issues.

Other Receipt or Income. Satisfactory, however it should be noted that Parish Councils are not liable to pay tax on interest from savings.

Staff Cost. Satisfactory. No issues.

Payments including Bank and Petty Cash. Satisfactory. No issues.

Insurance. Satisfactory. No issues.

Fixed Assets. The defibrillator should be added to the asset register and the cost included in the figure in box 9 of the Annual Return. *Councillor Bridger's comments in Minute 30.5 clarifies the situation as regards ownership.*

The figures "restated" in the annual return are incorrect and amendments are required. The changes should be initialled. The Clerk understood the reason for this and advised Councillors who also understood the reason, which was accepted.

The Annual Return now has to be sent to the external auditor accompanied by a letter giving details of the variances between the 2015 and 2016 figures.

30.8 The Queen's 90th Birthday Celebration. Letter of thanks for the donation of £750 towards the event.

A letter of thanks to be sent in return to the group who organised it.

Clerk

Ch.No.490

Ch.No.491

Ch.No.492

Ch.No.493

Ch.No494.

RB

Clerk

Clerk

Summary of Decisions:

- **Minutes of 16 May 2016**
- **To proceed with the new website**
- **Planning**
- **Response to the Planning Inspectorate regarding the Appeal in respect of the Hawkan View Application**
- **Donation of £1,000 to the Parkham Playground Fundraisers**
- **Payments**

These Minutes are agreed by those present as being a true record.

Signed:

Chair of Parkham Parish Council:

Date: