

INWARDLEIGH PARISH COUNCIL

Minutes for the Meeting held on Wednesday 17th January 2018, in the Side Room of the Folly Gate Parish Hall.

1. Present: Councillors: Terry Kempster (Chairman), Ian Dennis, Phillip Piddington, David Sykes, Carol Timms, Tim White, Ken Williams, Parish Clerk, Tony Leech (WDBC).

Apologies: Cllrs Kevin Ball (DCC & WDBC), Mike Davies (WDBC),

2. Declarations of interest for Items on the Agenda: None

3. Public Participation: No members of the public were present.

4. Minutes of the Last Meeting: These were read and signed as correct.

5. Matters Arising:

Defibrillator – The Inwardleigh defibrillator has been installed and is in working order. It was agreed by all present, that a plaque should be fitted in the phone box, in memory of Marilyn Cooper.

6. Planning:

3897/16/FUL Rosewyn, Brightley Road. Conversion and link extension of two barns and change of use to dwelling. Withdrawn.

3160/17/HHO Court Cottage Folly Gate, EX20 3AF. Conversion of barn to annexe. The Councillors voted in support of this application. It was thought that there would be no impact on the character or appearance of a Listed Building. Withdrawn

3510/17/HHO Butterford House, Folly Gate, Okehampton, EX20 3AQ Householder application to convert barn to one bedroom annex. The Councillors voted to object to the design layout of the Annex. There is a proposed ground floor bedroom, kitchen and living room with the bathroom and toilet facilities upstairs. This does not seem to be suitable or practical for the applicant - who is in failing health. Withdrawn.

4186/17/HHO Barton View Road From Oak Cross To Prisam, Inwardleigh EX20 3AN. Householder application for extension and alterations to bungalow Support

3441/17/OPA Proposed development site at SX573976 Folly Gate Outline application with some matters reserved for the construction of 25 dwellings, associated car parking, access and estate road, private amenity space and public open space. The plans were inspected by the Councillors and after a lengthy discussion the Parish council unanimously voted against the proposed development for the following reasons:

1) Design is not in keeping with the rest of the properties in this small rural village. It is of a scale way above the needs of the community. The local plan focuses major new housing in Okehampton. The appearance of the proposed properties is not in keeping with other dwellings in the village or immediate vicinity. The last needs survey by the Parish council identified the need for only six homes in the next ten years for local people. The majority of properties are not in line with either the local needs or affordability of this village which has no local facilities except a village pub.

2) The proposed site is on a bend on a 40 mile per hour road which has frequent speeding which is recognised by the highways authority and has experienced numerous accidents over the years.

Visibility is not in accordance with highway guidelines. The small agricultural entrance, has not been used for many years due to poor visibility, the field has a southern entrance that has been used for the past ten years.

3) Local drainage is a major issue with frequent flooding to the southern end of the field and development will increase this. Also at least 6 local wells are fed by water from this field by a series of historically important underground stone drains.

4) The application is not in line with planning guidance.

5) The scale will change the character of the village, require removal of an historic Devon hedge and encroach on existing properties.

6) Traffic generation will be excessive

7) The proposed site will take some of the best agricultural land in the parish which is a regular hunting ground for the local barn owls and bats. Also, an over wintering and migration ground for several bird species.

Applications received since the publication of the Agenda: none.

7. Finance:

Received

| | |
|----------------------|------|
| Interest reserve a/c | 0.11 |
|----------------------|------|

| | |
|--------------------------------|------|
| <u>Paid since last meeting</u> | 0.00 |
|--------------------------------|------|

Accounts to be paid

| | |
|---------------|--------|
| Clerks salary | 473.66 |
|---------------|--------|

| | |
|-----------------|-------|
| Clerks expenses | 65.17 |
|-----------------|-------|

| | |
|--------------|-------|
| Hire of Hall | 36.00 |
|--------------|-------|

Account balances as at

17.01.18

| | |
|-------------|---------|
| Current a/c | 3363.26 |
|-------------|---------|

| | |
|-------------|---------|
| Reserve a/c | 1414.80 |
|-------------|---------|

Precept for 2018/2019: The precept request has been sent for £4,000 (including council tax support grant of £163).

8. Matters brought forward by Direction of the Chairman: None.

9. Matters brought forward by Councillors:

Allotments – The vacant allotment was allocated to No 5 New Road. All were in favour of this, no one else had come forward wanting an allotment. Cllr Dennis will let No 5 know.

Broadband – Cllr Sykes is looking into options to increase the broadband speed in the parish. He intends to contact Bush Broadband. Several local residents have contacted the parish council regarding the poor speed that they currently receive.

Pot holes - A resident has mentioned the pot holes between Butterford House and Glebe Farm.

Drains – The drains have been cleared at Prizam Lane.

Cllr Tony Leech (WDBC) updated the Parish Council with regards to the complaints of smell, from Lower Oak Farm. He advised that there is no licence to take milk waste and that anything of this nature should be reported to the Environment Agency. Offal waste can be taken but it should be spread straight away and not stored. If it causes any problems, he advised that this should be reported.

10. Date of Next Meeting: Wednesday 21th March 2018 at 8.00pm.

The meeting closed at 10.16pm.

Signed.....Chairman

Date.....