

INWARDLEIGH PARISH COUNCIL

Minutes for the Meeting held on Wednesday 21th November 2018, in the Side Room of the Folly Gate Parish Hall.

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

Apologies: Cllrs, Patsy Ions and Phillip Piddington.

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:

Phone Box: Cllr Timms reported all the paint had arrived and that the phone box repainting project would be completed shortly.

War Memorial: The steel railings have now been painted in black. Cllr Sykes has a sample black rope. Cllr Dennis and Mr Timms are to position the posts for the rope.

Cllr Timms showed the other Councillors a new sign, which was a notice for “no parking” to be positioned in front of the war memorial. She also advised that signs for the defibrillator have also been produced.

The dates were set for the 2019 meetings as follows: 16th January, 20th March, 22 May, 17th July, 18th September, and 20th November.

Website user instructions and passwords were given to Cllr Timms for the Parish Hall and the Fund-Raising Committee. They will now be able to publicise their forthcoming events.

6. Planning:

3408/18/PDM Northwood Farm Goldburn Cross Okehampton EX20 1RW

Notification for prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3) and for associated operational development (Class Q(a)&(b)). The Councillors voted in support of this application.

3537/18/PDM Land at SX598975 North-West of Rosewyn Okehampton EX20 1RR

Notification for prior approval for a proposed change of use of agricultural building to 2no. dwellings (Class C3) and for associated operational development (Class Q(a)&(b)). The Councillors voted against this application. The Councillors were concerned that the buildings were not structurally capable of a conversion and therefore this would be a new build in the countryside. They strongly dispute that it was in agriculture up until March 2013, as they believe the buildings had been used for equestrian purposes.

1960/18/FUL Old Rectory, Inwardleigh EX20 3AN Proposed campsite on an unused paddock.

Conditional consent granted 28.09.18 subject to:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with drawing numbers Site Location Plan, Block Plan, Left Elevation, Right Elevation, Front Elevation, Floor Plan, Application Form Qu. 9 - materials for shower block) received by the Local Planning Authority on 26th June 2018. Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. No more than 15 tents shall be erected within the site at any time. This permission is for 15 tent pitches only and does not extend to caravans/motorhomes. Reason: In the interests of visual amenity and as the application has been assessed and approved on the basis of tent pitches only. Dated this 28th September 2018 Patrick Whymer Development Management Lead (Application Ref: 1960/18/FUL) for and on behalf of the Council

4. Notwithstanding the submitted details, no works to implement the shower block shall be commenced until: 1. Details of the works for the disposal of sewage have been submitted to and approved in writing by the Local Planning Authority, and the shower block shall not be brought into use until the approved works have been completed to the satisfaction of the Local Planning Authority. Details to include the confirmation that the treatment plant meets current British standard i.e. BS EN 12566, in order to discharge to a water course and it is not a seasonal dry ditch and contains flowing water throughout the whole year. 2. Details will be required to confirm the permission from the landowners and highway has been sought and route agreed. Reason: In the interests of the prevention of pollution. 3. Notwithstanding the submitted information, no works to implement the shower block shall be commenced until full details of the most sustainable drainage option has been submitted and approved in writing by the Local Planning Authority (LPA). Design steps as below: 1. Soakaway testing to DG 365 to confirm the use of soakaways or to support an alternative option. Three full tests must be carried out and the depth must be representative of the proposed soakaway. Test results and the infiltration rate to be included in the report. 2. SuDS to be designed for a 1:100 year event plus 40% for climate change. 4. The drainage details of the car park and access will be required. If it is proposed to be permeable then it should be designed in accordance with CIRIA C753. Full design details and sectional drawing showing the specification and make up will be required. 5. If the Local Planning Authority concludes that the method of drainage approved as part of this permission is undermined by the results of the percolation tests, a mitigating drainage alternative shall be agreed with the Local Planning Authority 6. The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development. Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development. 6. Prior to any installation details of any boundary treatments to enclose the campsite shall be submitted to and agreed in writing with the Local Planning Authority. Boundary treatments shall thereafter only be installed in accordance with the approved details and thereafter so retained/maintained. Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality.

4147/17/FUL Folly Gate Garage Folly Gate Inwardleigh EX20 3AH Demolition of bungalow, garage complex and outbuildings and erection of 11no. dwellings and associated site works. No decision to date.

3441/17/OPA Proposed development site at SX573976 Folly Gate READVERTISEMENT (Revised Plans Received) 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. No decision to date.

1326/17/FUL The Golden Square Group.

Single eco-dwelling to replace 2No. residential dwelling houses given prior approval under LPA Ref. 00954/2015 Lower Eastwood Farm Okehampton EX20 3AE. Conditional Approval 19 October 2018.

The West Devon Borough Council hereby GRANT permission to carry out the development described above subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. 2. The development hereby approved shall in all respects accord strictly with drawing number(s) 2c, 3a, 4b and 5b received by the Local Planning Authority on 27 April 2017 Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates. 3. The materials to be used in the construction of the external surfaces of the dwelling, including roofs, shall conform strictly to the

schedule supplied in the email dated 01 October 2018 by Martin Lee unless otherwise agreed in writing with the Local Planning Authority. Reason: To enable the Local Planning Authority to consider the details of the materials 4. All planting, seeding, turfing or hard surfacing in the approved landscaping scheme 2035.06 Rev A shall be carried out by the end of the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. The landscaping scheme shall be strictly adhered to during the course of the development and thereafter. Reason: To ensure the provision of an appropriate landscaping scheme in the interests of the visual amenities of the locality and to assimilate the development into its surroundings 5. Prior to the occupation of the dwelling hereby approved, the existing buildings as identified on the approved landscape plan reference 2035.06 Rev A shall be demolished, removed from the site and the land cleared. Reason: To ensure that the environmental gains associated with the application are delivered, to ensure the scheme achieves sustainable development. 6. Prior to the commencement of development, details of a scheme for the provision of surface and foul water management shall have first been submitted to and agreed in writing by the Local Planning Authority. The development shall take place strictly in accordance with these details and maintained in perpetuity thereafter unless the Local Planning Authority gives written permission to any variation. Reason: To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control 7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no provision of buildings, structures or enclosures within residential curtilage that falls within Flood Zone 2 or 3, that fall within the terms of Schedule 2, Part 1, Class E and Part 2 of that Order. Reason: In the interests of visual amenity 8. There shall be no external lighting within the site unless otherwise agreed in writing with the Local Planning Authority. Any submitted lighting scheme shall include details of the position, type, luminance and cowl of all external lights to the building and external areas. Upon the commencement of the use the external lighting shall accord strictly with the approved details. Reason: To safeguard the appearance of the locality and biodiversity. 9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with. Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

Cllr Dennis would like to thank Cllr Sykes and Cllr Leech, for their work and support at the planning committee meeting, it was much appreciated.

Applications received since the publication of the Agenda: None

7. Finance:

Received

Interest reserve a/c	0.29
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Paid since last meeting

Clerk's salary	489.06
Clerk's expenses	42.04
Western Web	80.40

Accounts to be paid

Clerk's salary	489.06
Clerk's expenses	38.36

Account balances as at
21.09.18

Current a/c	4575.85
Reserve a/c	1415.56

It had been decided to increase the number of signatories on the bank account. After discussion, it was agreed that Cllr Timms should be a signatory and Cllr Ions would be asked at the next meeting. The Clerk had prepared the relevant paperwork and this was given to Cllr Timms.

Budget and Precept for 2019/2020: The Clerk had prepared a draft budget which was accepted by the Councillors. It was agreed to keep the precept for 2019/2020, at the same amount as this current year, therefore £4000.00 will be requested. This was proposed by Cllr Timms and seconded by Cllr Sykes.

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

9. Matters brought forward by Councillors:

Cllr Tony Leech (WDBC) updated the Parish Council with regards to the Joint Local Plan, that was currently at the consultation stage. The Parish Clerk had received a copy of the plan which was circulated to Councillors. The Councillors decided not to comment further, as this been done previously.

Cllr Timms advised that the Fund-Raising Committee would like to make a donation of £200 to the Parish Council, to help towards the refurbishment of the War Memorial.

Cllr Sykes advised that he had been speaking to Mr Jagger, Okehampton Depo Industrial Estate concerning a map of the drains for the parish.

10. Correspondence: The Clerk had received a letter from Western Web concerning website security. It recommended that our website should be upgraded. It was agreed to pay the additional costs of £75, a one-time fee to ensure that all links within the site are secure and an additional £13 per year for a digital security certificate. This will increase the annual cost of hosting the site to £80+VAT per year. This was proposed by Cllr White and seconded by Cllr Kempster.

The Clerk had also received a letter from the Exbourne Parish Clerk, asking for support for a new Devon Air Ambulance landing site within their parish. The Councillors agreed to support this application, the Clerk to write a letter.

11. Date of Next Meeting: Wednesday 16th January 2019 at 8.00pm.

The meeting closed at 10.08pm.

Signed..... Chairman

Date.....