

INWARDLEIGH PARISH COUNCIL

Minutes for the Meeting held on Wednesday 18th September 2019, in the Side Room of the Folly Gate Parish Hall.

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

Apologies: Cllrs Patsy Ions, Tim White. Did not attend 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: It was agreed that these will be signed at the next meeting, as the Councillors felt that it was no longer necessary to include all the planning conditions in the minutes. From now on, only the planning conditions that directly relate to concerns raised by parish Councillors at the meetings will be included in the minutes. All other conditions will be available to view online from the WDBC website.

It was also pointed out that planning permission for the Garage Site should not have been detailed as it was, as far as the council was concerned, we had not by then been informed of the decision, we had instead had a query as to why, as we knew that all outstanding matters regarding drainage had been resolved.

5. Matters Arising:

Key safe box – Cllr Timms advised that the key safe box is now in operation and that the code would be changed every 90 days. Cllr Dennis was given a key to the front door of the village hall, for ease of access, for parish meetings.

The Councillors discuss the procedure for approving the draft minutes, prior to them being published on the noticeboards and online. It was agreed that within two weeks of the draft minutes being sent to Councillors, if no amendments had been recommended, the draft minutes, unamended, could be published.

Apologies – It was stressed, that it is very important that apologies should be given if a Councillor is unable to attend a meeting. If a Councillor fails to give an apology they will be recorded in the minutes as “did not attend”.

Planning – It was brought to the Council's attention by the chairman that a problem arises with planning applications being received between our meetings. This had occurred with regards to the slurry pit application, as we knew a little of the impending application, but we had not had the full details and yet the limit for responses was before our next meeting. It was explained that although in the past such applications had been communicated by the clerk and suggestions for a response had been taken before a response from the clerk to West Devon, this was not actually legal. It was suggested that a quorate of Councillors could make a decision, this in itself did not comply with requirements, as an applicant had to have three days' notice of a meeting of the Council where they could put their case for their

application where it was being discussed.' The outcome of the discussion was: 'The council agreed that where necessary it may be necessary to call an intermediate meeting if an application required a response, and that no official response should be presented before the necessary legal requirements had been met.'

6. Planning:

0816/19/FUL Land at SX 563 989 The Barton Inwardleigh Okehampton EX20 3AN Slurry Store to measure 22.86 long x 13.716m wide and 2.43m deep. Withdrawn following planners' advice that slurry pits should be sited within the environs of the farmstead. This could mean that the application could be re submitted at a different site.

1857/19/PDM

Notification for prior approval for proposed change of use of agricultural building to 2no. dwelling houses (Class C3) and for associated operational development (Class Q(a+b))

Land to the North of Rosewyn, Brightley Road, Okehampton EX20 1RR. Refused for the following reasons: - 1. In sufficient information has been provided to adequately demonstrate that the site, being within Flood Zones 2 and 3, is safe and suitable for residential occupation. The proposed escape route in case of flood removes residents to a 'dry bridge structure' location to the north of the site, however the structure does not have the benefit of planning permission and is not a safe location where residents can receive care and treatment as necessary. The proposal is therefore contrary to Schedule 2, Part 3, Class Q.2. of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended) and Planning Practice Guidance. 2. In sufficient information has been submitted to demonstrate the structural integrity of the buildings and their suitability for conversion. The proposal is therefore contrary to Schedule 2, Part 3, Class Q.1. of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended) and Planning Practice Guidance.

1421/18/OPA Outline application (with all matters reserved) for 5no. new properties (2 affordable, 2 open market, 1 self-build)

Land North of Brandize Cottage Folly Gate EX20 3AQ. No decision to date.

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.

GRANTED 16th July 2019. The Parish Council welcomes this decision and believes that this now meets the requirement for the number of houses to be built in Folly Gate, as laid down in the Joint Local Plan.

3441/17/OPA Proposed development site at SX573976 Folly Gate READVERTISEMENT (Revised Plans Received) Outline application with some matters reserved for the construction of 23 dwellings, associated car parking, access and estate road, private amenity space and public open space. APPEAL lodged - start date 15th May 2019. No decision to date.

7. Finance:

Received

Interest reserve a/c	0.49
----------------------	------

Paid since last meeting

Clerk's salary	489.06
Clerk's expenses	66.86
DALC	113.82

Accounts to be paid

Clerk's salary	504.23
Clerk's expenses	25.00
Western Web	186.00

Account balances as at 18.09.19

Current a/c	3362.41
Reserve a/c	1417.91

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

9. Matters brought forward by Councillors:

Spring bulb planting – Bulbs around the war memorial was discussed, all Councillors were in favour of this.

Developments concerning the Parish Hall Committee's' proposal for a New Village Hall - The Councillors advised Cllr Timms that the Parish Council would like to be updated on all developments concerning the proposed new parish hall. Cllr Sykes suggested that it might be beneficial to set up a Trust to look after the financial interests and assets of the Parish Council, the current village hall and any possible funds raised by the hall committee and the parish. It would be necessary to take legal advice on such a matter. Cllr Timms advised that they were only at the very early preliminary stages.

Pot Holes – Cllr Piddington informed the Parish Council that the pot holes along Chapel Lane had become so bad that the Emergency Services will no longer access this road. The Clerk will notify Highways of the problem and also send a strong note stating that this road should be a priority.

Cllr Leech advised that WDBC services can be accessed 1 day per week at the Okement Centre, Okehampton and that this service would continue for the foreseeable future.

10. Date of Next Meeting: Wednesday 20th November 2019 at 8.00pm.

The meeting closed at 10.30pm.

Signed..... Chairman

Date.....