

BRANSCOMBE PARISH COUNCIL



MINUTES OF THE BRANSCOMBE PARISH COUNCIL MEETING held in the Branoc Hall Social Room (Village Hall) on **THURSDAY 26th January 2017 at 19.00hrs.**

PRESENT: Cllrs Bass, Cox, Evans, Wallford-Howell, Mayes, Pook (EDDC) and Peter Blyth (NT) Part only

APOLOGIES: Cllrs White, Fastnedge, Lambert

NO. OF PUBLIC: 8

PRESS: None

CLERK IN ATTENDANCE: Gail Llewellyn

PUBLIC SPEAKING:

Dr Cyerman – Felt that the Parish Council is an important component to planning decision. Branscombe is a beautiful and valuable landscape and Area of Outstanding Natural Beauty. He spoke on the current proposals regarding Alderwood Farm as he felt it does not sit well with the current Local Development Framework or the National Planning Policy Framework regarding scale, viability, future building risks, sustainability, road network, drainage, and wildlife should be protected. He queried how it can support a viable business and that it was against Planning Policy E5 and E7. He asked for the Parish Councils assistance in objecting to the applications which would be appreciated.

Mr Flay – Felt that planning for caravans is not such a good idea, you start with one and where does it stop and he hopes that the council makes the right decision.

Mr Crow – Regarding his planning application advised that all the details are available regarding environment issues etc., and that he was sorry that people can't accept this. It was not their choice in selling the house, they either get this planning application or move away. He just wants to carry on farming. He advised that it is not affecting or polluting anyone's water supply and he was not applying for 2 dwellings and they will not be parking on the access track.

MINUTES OF PREVIOUS MEETING: Parish Council meetings minutes dated 8th December 2016 and 19th January 2017, which were previously circulated, were agreed and signed by the Chairman as a true record.

DECLARATION OF INTEREST:

Cllr Bass declared a non-pecuniary interest in item 7.1 c) iii. **17/0116/FUL** – Sea Shanty Beach Café Branscombe Seaton EX12 3DP – Proposed replacement toilet accommodation as he had worked for them in the past.

POLICE AND NATIONAL TRUST REPORT

Police: None in attendance

National Trust: Peter Blyth apologised for his nonattendance as he had been unwell. The biggest issue is the flooding the village hall and advised that he is happy to do their part in

clearing the stream but he was disappointed in Devon County Council Highways not taking part in the clearance of the culvert. The storm clearance work is progressing, some is on Cllr White's land though. They are currently engaged in the multi-use path and as there has not been a replacement for Ruby yet resourcing has been difficult.

Cllr Evans asked if the bench on the Weston to Branscombe path would be replaced as it was missing. Peter advised that the one by the trig point would be replaced but the other one was close to another bench and would not be.

MATTERS ARISING – Community Enhancement Fund was noted.

PLANNING

Planning Update – The update was noted.

Appeals - None

Planning Applications:

16/2964/FUL – Alderwood Barn Branscombe Seaton EX12 3BU – Retention of temporary agricultural worker's dwelling, temporary farm office and storage container – The Clerk advised the meeting that she had received 4 emails of objection which had previously been circulated to Parish Councillors, the main valid planning objections being:

- *The contents of the Foul Drainage Assessment Form (FDAI) which gives details of the proposed gravity fed septic tank which will discharge into a field soakaway. Drinking water comes from a series of natural springs which collect in a header tank behind and above Daisy Bank and below this soakaway. The plan with detailed measurements as required by the Form is not attached on the website and we cannot therefore accurately identify the location of the soakaway. However, it seems highly probable that this soakaway would be less than 50m from the ground through which drinking water collects, which is contrary to the stipulation contained in FDAI Section 7 item 2.*
- *The new vehicle access which has been put in place is causing additional flooding on the road. Surface water is running down the drive and pooling onto the road causing flooding and excessive mud, since there is nowhere for the water to go.*
- *The vehicle access is currently being used as a parking lot which is contrary to living in an AONB.*
- *The plans indicate that there will be increased vehicles on site which will mean more traffic / lorries on already busy lanes particularly in the summer which is both peak tourist season and salad productivity. The plans also suggest that the workers will be commuting to the various tenanted land, using Alderwood Farm as a base. This will increase traffic and inconvenience, while the workers commute backwards and forwards. The result will be increased vehicle noise and damage to local roads.*
- *There is a Restrictive Building Covenant which prevents building on any part of the land which is known as Gays Farm and will equally apply to the field and site now named by the owners as Alderwood Barn.*

Cllr Bass advised the meeting that he would like to see a condition regarding ensuring that there will not be any water contamination. Cllr Mayes suggested a site visit. After a full discussion, Cllr Bass proposed that the Parish Council **DO NOT SUPPORT** the application un-

til assurances are given regarding water contamination and requested that EDDC should look at this again. Cllr Evans pointed out that the application decision is made by EDDC and not Branscombe Parish Council who can only make their representations made. Cllr Mayes seconded Cllr Bass's proposal. All were in favour.

17/0025/FUL – Alderwood Barn Branscombe Seaton EX12 3BU – Erection of 3no. polytunnels and associated works (revisions to siting approved under application 15/0275/FUL) – partially retrospective – Cllr Bass expressed we need to support business and that this is a renewal of a previous application albeit in slightly different position. He suggested we support the application. Cllr Evans suggested that it was unlikely that the application would be refused due to the previous permission. After a full discussion, Cllr Mayes proposed that the Parish Council **SUPPORT** the application, Cllr Cox seconded this and all were in favour.

17/0116/FUL – Sea Shanty Beach Café Branscombe Seaton EX12 3DP – Proposed replacement toilet accommodation – Cllr Bass advised the meeting that the Sea Shanty will not be adopting the management of the existing toilets as EDDC wish to put unacceptable covenants on the deeds. He advised the meeting that the toilets behind the Sea Shanty will be refurbished and that it is possible that 2 public toilets and the disabled toilet will be permanently open when the business is closed but this needs confirming. He was not sure what will happen to the old toilets. Cllr Pook advised the meeting that he was not aware of this and would report back to our next meeting as he thought Mr Sellick was still going to build the toilets even if they did go ahead with the EDDC toilet management issue. Cllr Wolford-Howell asked if the existing toilets will remain, Cllr Bass advised that they will be rebuilt. After a full discussion, Cllr Cox proposed that the Parish Council **SUPPORT** the application, this was seconded by Cllr Wolford-Howell with all in favour.

Enforcement –

Donkey Sanctuary sign – EDDC had informed the clerk that they were looking into this.

16/FO651 – Neither barn or polytunnel being built as per approved plans – Alderwood Barn Branscombe Seaton EX12 3BU. – This is now a planning application and is discussed above.

PLANNING CORRESPONDENCE – CIL Infrastructure Delivery Plan – it was suggested by the Clerk that as the Village Hall are actively raising funds for a new Play Area that this could be requested to go on the list. This should include ongoing maintenance costs. Cllr Bass proposed that the Clerk should write to the Village Hall Committee to see if they would like us to do this. This was seconded by Cllr Mayes with all in favour.

REPRESENTATIVES' REPORTS:

Cllr Pook – advised the meeting that it was budget setting time and EDDC are operating on a £15m saving. Branscombe tax base is 347.

HIGHWAYS:

Cllr Bass reported that the drainage works by the Fountain Head is now complete and the road is now open.

Parsons Lane Flooding – DCC do not own the road, Cllr Bass advised that residents appear to be willing to fund an additional pipe.

Cllr Bass reported that there are still potholes at Higher Cox's and Berry Barton area. The Clerk will report these.

FOOTPATHS: None

CORRESPONDENCE:

Neil Parish MP – response regarding School Funding – The Clerk reported that she had a response which confirmed that *“Devon schools have been among the worst-funded in England. That's why, since becoming an MP in 2010, I have continually campaigned for this imbalance to be addressed. I was pleased, therefore, when the Government announced plans to introduce a new National Funding Formula, which will help to reduce the historic funding inequality for schools across Devon. This new funding settlement will come in to place in 2018/19. For more information about my campaign for fairer funding, please visit my website using this link here: <https://www.neilparish.co.uk/campaigns/fairer-funding-devon-schools> . “*

Funding to help Devon Communities be better prepared for flooding – Village Hall Flooding – Cllr Bass advised the meeting that the National Trust are the main responsible land owner. He had received an estimate for £1,105 +VAT for the necessary works which should be shared between the National Trust, Parish Council and the Village Hall Committee. Cllr Bass proposed that the Parish Council fund a maximum of £250.00 toward the costs this was seconded by Cllr. Cox with all in favour. The Clerk will write to the National Trust and Village Hall Committee to advise them.

Complaint to BT 21st November 2016 – Still no response despite having chased.

Consultation on new Public Space Protection Orders EDDC – Dog Control Orders – we already have dogs on leads in the Playing fields and it was felt we do not need any others.

Useful funding events – email 19th Jan 17 – This was passed to Cllr Cox to the Village Hall Committee.

Conference Invitation regarding East and Mid Devon Community Safety Partnership Annual Conference on 5th April 2017 was noted.

FINANCE:

Finance Update 2016/17 – the Clerk advised the following:

Total Income for the year	-	£9,304.84
Total Expenditure for the year	-	£5,679.24

Cheques –

i.	Cheque No. 954 - Clerks Wages and Expenses	£573.81
ii.	Cheque No. 955 - Village Hall Hire	£149.40
iii.	Cheque No. 956 - Community First Insurance	£216.28

Parish Precept 2017/18 – Cllr Evans suggested that we do not put up the precept and keep to £7,500.00 the same as last year. Cllr Bass proposed £7,500.00 and this was seconded by Cllr Evans with all in favour. The Clerk will complete the forms and send off to EDDC.

PART B MATTER - None

MATTERS BROUGHT FORWARD WITH PERMISSION OF THE CHAIRMAN:

Cllr Mayes advised that he would be publishing in the Parish Newsletter that we will be holding Parish Council surgeries at the same time as the Post Office and the Police each Wednesday which he will attend to give residents and businesses the opportunity to engage with the Parish Council.

Cllr Evans advised that the Broadband voucher scheme was installed but did not work.

The next meeting is due on 16th February 2017 @ 19:00 in Branoc Hall (Village Hall).

Meeting closed at 20.35hrs

Signed..... Date