

CHERITON BISHOP PARISH COUNCIL

Minutes of the Cheriton Bishop Parish Council Meeting held on 8th February 2021 using virtual Zoom technology as permitted by the Local Authorities & Police & Crime Panels (Coronavirus) (Flexibility of Local Authority & Police & Crime Panel Meetings) (England & Wales) Regulations 2020

Present: Cllr Milton (Chair), Cllr Ball, Cllr Benjamin, Cllr Edwards, Cllr Salmon, Cllr Tomlinson, Cllr Westcott, Cllr Wood, Cllr Coren (MDDC), Cllr Penny (MDDC) and Cllr Way (DCC)

In attendance: the clerk

1. To receive and accept apologies:

No apologies were received.

2. Co-option of Councillors – to consider co-option to fill two vacancies:

It was **resolved** to co-opt Tracy Edwards and Genevieve Tomlinson (proposed Cllr Benjamin, seconded Cllr Wood)

3. To receive declarations of interest – to receive declarations of personal and disclosable pecuniary interests in respect of items on the agenda:

Cllr Benjamin declared a pecuniary interest in planning application 21/0086/HOUSE. Cllrs Benjamin and Salmon declared personal interests in application 21/00076/CAT.

4. Public Discussion – an opportunity for members of the public to make representations, answer questions and give evidence in respect of any item on the agenda:

Cllrs Coren & Penny explained MDDC does not notify or ask the PC for comments on all planning applications in the parish. The PC is asked to comment as a consultee on all full planning applications. The PC is not notified of Class Q applications (which include change of use of certain buildings from agriculture to residential) because they are permitted development upon which the PC has no legal right to comment. Individual parishioners can comment on such applications if they wish. Information about Class Q applications is freely available on the MDDC Planning Portal.

5. Engagement with residents – to consider ways of better engaging with residents:

Cllrs discussed concerns that residents are not always aware of Class Q applications until they have been decided by MDDC and are therefore potentially deprived of an opportunity to comment. Notices should be put up in a visible position near the relevant property but they are only seen by passers-by. MDDC councillors receive the MDDC Development Control List every week; this includes all planning applications. MDDC councillors will inform the Clerk each week of applications that are within the Parish and it was **resolved** that details of all applications within the parish will then be put on the PC Facebook page.

6. Cheriton Bishop PC Meeting Minutes 11th January 2021 – to consider the approval of the minutes as a correct record:

It was resolved to approve and sign the minutes as a correct record.

7. Planning Consent 18/01633/OUT – Land at Little Mounson Cheriton Bishop – to consider a possible breach of planning consent and agree actions:

Cllrs discussed the new site entrance which has been made by pushing through the existing Devon banking and hedge leaving a wide unsafe gap in which is open to vehicles and an unsafe road boundary. This is a possible breach of consent and the MDDC enforcement team had been informed. A parishioner has expressed concern about the

risk of road slippage. Cllrs also discussed that it appeared that excavation works had been commenced despite the planning consent being outline only. Cllrs noted that MDDC's enforcement team had taken action and it was **resolved** that the **clerk** should email the enforcement team setting out their concerns and supporting enforcement action. A discussion also took place regarding the gates and advertising boardings at Trelowan Farm.

8. MDDC planning applications – to comment on the following applications:

[Cllr Benjamin left the meeting]

Reference: 21/0086/HOUSE
Proposal: Insertion of loft window in south and north elevations
Location: Fairview Cheriton Bishop
Applicant: E Benjamin

It was **resolved** to support this application.

[Cllr Benjamin re-joined the meeting]

Reference: 21/00005/FULL
Proposal: Erection of a general purpose agricultural building (revised drawings) & retention of access and hardstanding (revised drawings)
Location: Woodland at NGR 278898 95235 Tillerton Steep Cheriton Bishop
Applicant: R Lew Weisl

It was resolved to object to this application with the following comments:

- Plans refer to soakaways. DCC advice is not to use soakaways on land steeper than 1 in 12. As the land is steeper than 1 in 12 soakaways are not appropriate unless the water is stored and then safely discharged. The plans do not refer to this.
- The lane to the property is unsuitable access for the development. It is a steep unmetalled track with low overhanging trees. The development will churn up the track and make it dangerous for pedestrians and horses. It will also cause irreparable damage to the low hanging trees.
- The proposed building is inappropriate in size and design for the rural environment upon which it will have a major impact. It does not respect the character and appearance of the area. The proposed use of the building is unclear. If it is to be used for livestock it does not appear to have sufficient ventilation and there is no provision for catching effluent.
- The development does not comply with the Local Plan (Policy DM 20) – the applicant has not demonstrated that it is reasonably necessary to support agricultural use.
- If consent is granted it should be subject to conditions that it is constructed from timber so that it has less impact on the environment and that it must be removed if the applicant has not demonstrated that it is being used for agricultural purposes within 3 years

Reference: 21/0082/OUT
Proposal: Outline for erection of 1 dwelling with all matters reserved
Location: Land at NGR 27701 93208 (Adj Glenthorne) Cheriton Bishop
Applicant: M Ayre

It was **resolved** to object to this application because it is outside the settlement boundary and does not fall within the rural exception policy of the Local Plan. It was noted that the development would create an additional entrance onto the already busy and unsafe road. Also it was unclear from the application whether a 2 or 3 bedroomed house was proposed. Cllrs noted that it would fall within the rural exception policy if the development was for affordable housing (Local Plan Policy DM6).

Reference: 21/00076/CAT
Proposal: Notification of intention to reduce the height by 3m of trees by felling and laying to reinstate hedge to 2m height within a Conservation Area
Location: Land & buildings at NGR 277191 93626 (Scout Hut) Cheriton Bishop
Applicant: Dr A Smith

It was noted that the MDDC Planning Portal says that the MDDC will not be approving or refusing the proposal so comments are not invited. In view of this no comment was made.

9. Dartmoor National Park Authority Planning Application – to comment on the following planning application:

Reference: 0048/21
Proposal: Amendment to roof of front porch and alterations to exiting conservatory
Location: Jufair Cheriton Bishop
Applicant: D Stephen

Cllrs were unable to comment on this application because the drawings submitted to DNPA were unclear and all appeared to be of the existing dwelling rather than the proposed alterations.

10. MDDC Planning Decisions – the following planning permissions with conditions as filed were noted:

Reference: 20/00619/FULL
Proposal: Conversion of agricultural building to a dwelling previously approved under 9/01374/PNCOU, change of use of agricultural land to residential, erection of a garage and landscaping
Location: Medland Farm Barn Cheriton Bishop
Applicant: W Cull

Reference: 20/02105/NMA
Proposal: Non-material amendment for 19/-2129/TDC to allow addition of 2 windows in loft area of south and east elevations
Applicant: P Benjamin

11. MDDC – to note the refusal of permission for reasons as filed for the following development:

Reference: 20/02033/PNCOU
Proposal: Prior notification for the change of use of 3 agricultural buildings to 5 dwellings under Class Q
Location: Land & buildings at NGR 276478 93950 (Crossways Farm) Cheriton Bishop
Applicant: Messrs M & J Chatfield

12. Grant Requests – to discuss and agree a policy for the consideration of grant requests:

It was **resolved** to agree the policy presented by the clerk.

13. Climate Change – to receive an update on climate change initiatives:

Cllr Wood reported that a grant of £500 from the DCC Locality Fund had been authorised. Cllr Wood thanked Cllr Way for his assistance with the grant, which will be used for planting to increase biodiversity in the parish. 2 kg of

wildflower seed for sowing in the Village Green has been purchased and the beds have been marked out. Local residents have volunteered to help with the project. Permission has been received to re-wild part of the churchyard.

14. Noticeboards – to discuss new/moved noticeboards and agree associated actions:

Cllr Benjamin reported that the Doctors' Surgery does not have sufficient wall space for a noticeboard but that she has contacted the village hall committee to see if a noticeboard can be put up there. It was **resolved** to approve expenditure up to £427.00 inc VAT for 2 noticeboards with signs and pins or if it is only possible to put up one new noticeboard a maximum spend of £219.19 inc VAT.

15. Parish Council Logo – to discuss the proposed logo:

It was **resolved** to approve the proposed logo with possible minor amendment.

16. Flagpole – to consider whether to arrange a service for the village flagpole this year and the frequency of servicing:

It was **resolved** not to have the flagpole serviced this year and to consider servicing next year. The flag is worn and a quote for a new flag is being obtained.

17. Interim Carbon Plan – to discuss the Interim Carbon Plan which is under consultation and agree actions:

Cllr Westcott summarised the plan which will be deliberated by a Citizens' Assembly in the summer. The deadline for commenting on the Plan is 15th of February. Cllrs can comment individually or a few may comment as a group.

18. PC Facebook page – to discuss and agree actions:

It was **resolved** to launch as a private group with commenting turned off save when it is requested for individual posts. Cllrs Benjamin and Tomlinson were nominated as administrators.

19. Internal Auditor – to resolve to agree the appointment of Mrs Penny Clapham as the internal auditor for the 2020/21 financial year:

It was **resolved** to appoint Mrs Penny Clapham.

20. Updated PC policies – to agree updated/new policies:

It was **resolved** to agree the following policies which will be put on the PC website: Anonymous Correspondence, Complaints Procedure, Freedom of Information Statement and Model Publication Scheme.

21. Parish Grass Cutting 2021/22 – to consider quotations received for grass cutting and appoint a contractor:

After discussion it was **resolved** to appoint Golden Leaf Landscapes to cut the Village Green and Lawrence Wilson to cut Glebelands Play Area when the lease of the Play Area has been completed.

22. Accounts 2020/21

The following payments were approved:

Payee	Budget	Amount
Clerk (refund for Zoom January)	Admin	£7.19
Clerk	Salary	£293.28
Cllr Wood (refund for seed)	Miscellaneous	£158.40
St Thomas	Newsletter	£115.12
MDDC (grass cutting 2020/21)	R & M	£1001.98
Visionict	Website	£130
Clarity	Newsletter	£48.95

23. To receive a report from the Chairman – for information only:

The provisional date for the Village Tidy is 17th April. This may be subject to change depending upon Covid-19 restrictions. Tim Vooght and Peter Endacott have asked that people let them know of any particular work that is needed. The Judicial Review of the refusal of consent for the proposed Whiddon Down Farm Shop has been completed and the proposal has been refused. Cllrs were reminded that when the lease of the play area is completed weekly inspections will have to be made.

24. To receive reports from Cllrs – for information only:

Cllr Wood reported that she has applied to South West Water for additional funding for planting at the Village Green. Cllr Ball reported that many public footpath signs are missing. Cllrs to report any they are aware are missing to Cllr Ball so that he can compile a list to be sent to the DCC Footpaths Officer. It was noted that Cllr Wood is the Footpath Warden.

25. To receive a report from Cllr Way (DCC) – for information only:

Cllrs were updated on community testing and the progress of the Covid-19 vaccination programme in Devon. There are concerns about transmission due to car sharing and in workplaces. All to be aware of the many vaccine scams. Children's food vouchers have been extended over half term. Crediton Hamlets PC is writing to DCC and its MP to complain about the lack of gritting on the road from Yeoford to Cheriton Bishop. **Clerk** requested to write similar letter from Cheriton Bishop PC.

26. To receive a report from Cllr Coren (MDDC) – for information only:

Cllr Coren endorsed the need for gritting of the road from Yeoford to Cheriton Bishop.

27. Correspondence/Clerk's report – for information only:

Glebelands Play Area will be included in MDDC's Public Space Protection Order so that dogs will not be permitted in the play area. Seven families remain interested in taking an allotment. More research on how best to move forward is being undertaken. No updates received from DAA about the night landing site. Letter received from MDDC regarding lease of play area – to go on the March agenda.

28. Dates of Next Meetings: 8th March, 12th April, 10th May, 14th June