

WASHFIELD PARISH COUNCIL

The Minutes of a Meeting of the Parish Council held on Tuesday 16th January 2018 in Washfield Memorial Hall at 7.30pm.

Present: Cllr's Mrs A Trout (Chair), R Arnold, M Balment, J Boundy, P Crease and J Mott.

In attendance: County Cllr Mrs P Colthorpe, District Cllr R Stanley and the Clerk, Mrs J Larcombe.

47/01/18. To receive apologies. Apologies were accepted from Cllr R Webber.

48/01/18. Disclosure of interest in item on the Agenda. Cllr Balment declared a personal interest in the Churchyard Grant because he cuts the grass.

49/01/18. To agree the minutes of the meeting held on 21st November 2017 as an accurate record of the Meeting. The minutes were agreed as a true record of the meeting and they were duly signed by the Chairman.

50/01/18. Matters arising from the minutes. There were no matters arising.

51/01/18. Planning

a) To make a recommendation on any planning applications received before the meeting.

17/01880/Full Conversion and change of use of agricultural building to micro brewery (Use Class B2) Location: Hatherland Mill Lower Washfield Tiverton.

17/01881/LBC Listed Building Consent for conversion of agricultural building to micro brewery. Hatherland Mill, Lower Washfield. Applicant: Mr & Mrs R G Bunning. Comment: Washfield Parish Council has no objections to the granting of conditional approval

17/01938/Full Retention of the use of the Annex as a separate holiday let.

Ramstorland Farm Barm, Stoodleigh, Tiverton. Applicant: Mr A Rigamonti

Comment: Washfield Parish Council has no objections to the granting of conditional approval

18/00051/CLU Certificate of lawfulness for the existing use of a dwelling in non-compliance with an agricultural occupancy condition. Kensington Farm Bungalow Washfield Tiverton. Applicant: Mr A Heard. The Parish Council noted the evidence provided.

b) To note any decisions on planning applications made by MDDC. There were no decisions.

c) Result of Affordable Housing Survey. Councillors felt the response rate of 35% was disappointing. Cllr Stanley said it was a good response but the level of need was disappointing. MDDC are planning to apply for permission for 2 x 3 bedroom open market houses and 2 x 1 bedroom units of social housing at Hillcrest, Stoodleigh. The open market housing will subsidise the cost of building the social housing. The one bedroom of the social housing properties will be large enough to be split if necessary. The social housing will first be offered to people

with a local connection to Stoodleigh and if they are not let they will then be offered to people with a local connection to Oakford and Washfield. Cllr Balment asked if social housing needed to be built on a bus route and Cllr Stanley said it would help.

If someone offered a piece of land for an exception site a planning application could be submitted.

d) Any other planning matters. Although conditional approval was granted for **17/00194/Full** Variation of condition (3) of planning permission 94/00817/Full to allow temporary use of annexe as a dwelling for a period of 4 years. Spindles, Spilliford, Lower Washfield the Home Office has said the location is unsuitable to rehome a Syrian refugee family. MDDC made an undertaking to take 5 Syrian refugee families but have only been able to find suitable homes for 2. There are 3 years left in this 5 year scheme. There was concern that this annexe has been advertised as accommodation for a gardener working at the property.

52/01/18. Highways

a) To report on any highways work carried out in the parish and to note any highways work needed. The mud on Long Lane has now been cleared and suitably disposed of. Even though the drain at Emmerford has been jetted it still cannot take all the water during periods of heavy rain. The road was reported to be breaking up at Emmerford Cross. There is an improvement in the amount of water coming off the lane to Cotleigh Farm but silt is still blocking the drain below Cotleigh Cross which is causing flooding. Drains are blocked on the road from Stanterton to Courtney. Steve Leigh, DCC Highways Neighbourhood Officer is aware that there are 5 or 6 drains which need unblocking and has said he will arrange for contractors to carry out this work. The road surface is very bad at the start of Washfield Lane exiting from Rackenford Meadows but it is understood work is planned to repair this. Cllr Boundy asked about the DCC Highways Maintenance Fund and Cllr Crease referred to training for Road Wardens. Some parishes are using funding from the DCC Highways Maintenance Fund, supplemented by money from their own budget, to carry out some smaller highways projects such as ditching/drainage. Projects need to be agreed with DCC. There are cost savings because suitably qualified and insured local contractors can be used.

b) To discuss whether to make an application to the TAP Fund for funding towards the cost of some highways work. Cllr Mrs Colthorpe will find out whether an application could be made to the TAP Fund for highways projects. The application deadline for 2017-18 is 28th February.

c) Any other highways matters. Someone has gone through the fence on Stoodleigh Drive with a vehicle. DCC will have to repair the fence but it is believed the land owner is unwilling to give permission for the bollards to be reinstated. There is still a need for new reflectors.

53/01/18. Finance

a) To approve any payments. It was resolved to make the following payments:

Mrs J Larcombe - £72.40 Clerk's salary (Chq no 496)

Washfield Memorial Hall - £60.00 meeting room hire (Chq no 497)

b) To agree the Churchyard Grant for 2017-18. Cllr Balment declared a personal interest. It was agreed to give Washfield PCC a grant of £300 towards the upkeep of the Churchyard (Chq no 498)

c) To agree the Precept for 2018-19. Councillors considered a report showing spending compared with budget for 2017-18 and the predicted position at the end of the year. Councillors discussed the draft budget for 2018-19 and agreed to request a precept of £1487.00. The Band D rate for the Parish Council will be £9.05 which is the same as it has been for several years. The Council will discuss the

budget further at the next meeting and look at areas where the carry forward could be used for the benefit of the parish.

Cllr Mrs Trout questioned why MDDC do not empty their rubbish bin which is sited close to the Village Hall. At present it is emptied by parishioners. Cllr Crease offered to empty the bin on a regular basis but this could be difficult as he works away from home from time to time. Cllr Stanley will follow this up with the waste department..

54/01/18. Reports

a) County Cllr. Details of the government settlement for 2018-19 were received just before Christmas. Last year councils were allowed to raise an additional 5% over three years for social care through Council Tax and this year they are allowed to raise a further 1% for other uses. This additional 1% will possibly be used for highways. There was an all through decrease in the government settlement as councils are supposedly being allowed to keep 100% of business rates. DCC is one of 10 councils chosen to take part in a pilot scheme. It appears that it varies across the country and is more likely to be 80%. The combined collectable amount across Devon as a whole is more than £400 million and this will be divided amongst the various local authorities. As this is a pilot the risk is no one knows what will happen longer term and authorities don't want to become reliant on it. The Police and Crime Commissioner is consulting on raising their precept by £12 per annum for a Band D property. This would raise an additional £7million for their budget. An email has been circulated with details of the consultation.

b) District Cllr. Work was due to start on the Premier Inn build on 8th January but there are significant problems with the sewers in Phoenix Lane, which will cost a lot of money to resolve. Work is now expected to start in February. Since the electric charging points were installed at the Exe Valley Leisure Centre in the Autumn there have been 159 charges of 30 minutes. MDDC gets rent for these spaces and electric charging points will be installed in the multi storey and large car parks. MDDC are consulting on the regeneration of parts of Tiverton including the market area. Cabinet are due to discuss a report on the responses in 6 weeks' time. Development behind the Town Hall will start in the second week of March. Flats for social housing are being built in Westexe South. Part of the former Co-operative shop building, and other vacant units in Market Walk have now been let. MDDC are expecting to receive £230,000 from the DCC pilot scheme for retaining business rates.

55/01/18. Chairman's Announcements and Correspondence. There was no further correspondence.

Cllr Mrs Trout is aware someone has been trying to contact her as Chair of the +Parish Council but is waiting to hear why they are trying to contact her.

56/01/18. Public Questions. There were no members of the public.

57/01/18. Date of next meeting. The next meeting will be held on Tuesday 20th March 2018 at 7.30pm.

The Annual Parish Meeting will be held on either Wednesday 18th April or Wednesday 25th April. Cllr Mrs Trout will contact the Churches Housing Action Team (CHAT) and ask if they could provide a speaker.