

Bow Parish Council Minutes 10.03.2021  
MINUTES OF A VIRTUAL MEETING OF BOW PARISH COUNCIL, HELD VIA ZOOM,  
ON WEDNESDAY 10 MARCH 2021 AT 7.30P.M.

**Present:** Mr C D Nicks in the Chair,  
Mrs L A Hamilton and Mrs D M Pritchett-Farrell,  
Messrs C R McAllister, V Steer, T J Vanstone and G R Willis.  
Cllr Nick Way (part only) and Cllr Alex White.  
Clerk: Miss B D Ware.  
Members of the Public: Three (part only).

**Apologies:** Messrs N P Edworthy and R P Edworthy.

**PARISH COUNCIL**

The Covid-19 novel coronavirus pandemic remained ongoing, the third government-imposed national lockdown, from 5 January 2021, was ongoing. A remote meeting had been held to deal with items requiring decisions. Legislation permitting councils to meet remotely would [end on 6 May 2021](#).

**1. Public Open Forum.**

The Applicant of Planning application no. 20/02084/FULL addressed Parish Council. He said that he was aware that several objections to the application had been submitted as well as several supporting submissions being made and that the validity of the Environmental Impact Assessment had given rise to queries and concerns. Cllr White said that EIA veracity had not been challenged by the Local Planning Authority but that queries had been put to it's author. It was accepted that various bat species were present at the site and that mitigation measures, including planting, installing bird boxes, etc would be implemented. The Applicant said that a report regarding the ancient woodland, by an expert, was being submitted and should be online line by the following week. He further commented that an area of dense growth was being managed with some holly, birch, etc being cleared/managed. He also commented that the local demographic was towards older people but that the application was aimed towards younger people.

A Bow resident addressed Parish Council regarding the noisy dirt bike racing activity at East Langford (item 6). She had written to the Clerk and Members of Bow Parish Council with copies to the Ward and County Members, expressing significant concerns about the activity, including: noise issues, harmful to the environment, health and safety issues particularly given children were involved (who were seemingly encouraged to miss school to attend events), there were access concerns, transport and storage of petrol issues, food/drink being sold from the back of a van, some bikes were apparently unlicensed (and possibly uninsured). She was aware that several other local residents were also concerned and she understood that a retrospective Planning application may be submitted.

The members of the public were thanked for attending and making submissions.

**2. Minutes.**

The minutes of meeting held on 10 February 2021 were agreed as a complete and accurate record and would be signed when pandemic restrictions allowed.

**3. Planning**

**APPLICATIONS**

**[20/02084/FULL](#)**

*Proposal:* Retention of log cabin as holiday let and associated shower/wc building

*Location:* Woodland at NGR 273448 97276 (North of Teighholt Cross) Hittisleigh Devon

*Site Vicinity Grid Ref:* 273661 / 97364

Additional Information, received on 2 March 2021, had been conveyed electronically to Bow Parish Councillors. Discussion ensued, Mrs Pritchett-Farrell commented that the Woodland Trust (UK's leading woodland conservation charity) submission indicated strong opposition to development, citing various criteria, and a Bow ecologist who held relevant licences specific to bats objected to the application. Mr Vanstone commented that several submissions suggested that an alternative site would be less damaging which the applicant hadn't fully addressed. Mr Steer said that all land, including woodlands, needed to generate income and also had to be managed. Mrs Hamilton felt that Parish Council wasn't sufficiently well qualified in the specifics and that experts within the LPA should make the determination. It was agreed Parish Council's response be No Comment.

*Proposal:* Remodelling and modernisation of existing garden centre following demolition of existing structures, to include erection of retail areas, cafe, warehouse, provision of parking areas and landscaping (Revised scheme)

*Location:* Crediton Garden Centre Barnstaple Cross Crediton Devon

*Site Vicinity Grid Ref:* 280656 / 101364

Information had been conveyed electronically to Bow Parish Councillors on 2 March 2021.

Several local town/parish councils had been consulted on the application. Bow Parish Council supported and approved.

#### MDDC DECISIONS

NIL

#### 4. **Mid Devon Local Plan – Call for Sites Process (8/2/2021-22/03/2021).**

MDDC had launched a Call for Sites process, 8 February 2021 to 22 March 2021, which provided individuals and organisations with the opportunity to suggest sites which they thought had the potential to be developed for housing, economic or other uses. The development potential of sites put forward during the Call would be assessed by local authority officers and a panel of representatives from housing and economic development industries. The conclusions would be published in a 'Housing and Economic Land Availability Assessment' (HELAA) which would form part of the evidence base for a new Local Plan for Mid Devon. For each submission, a map of suitable scale showing boundaries of the site and the area for development, plotting the site using Geographical Information System (GIS), a copy of the site's Title Plan, a copy of the site's Title Deeds, a digital version of Land Registry details of each site, including Title Register and Title Plan were required and the landowner needed to have been made aware of the intended submission.

Following discussion, Members agreed to make two submissions:-

1. Approx. one acre, along the southern boundary, of the field abutting the A3072 adjacent to Jackman Car Park, subject to part of the plot being allocated for car parking enabling Jackman Car Park to be adequately extended and subject to a maximum of five residential dwellings to ensure that each dwelling was afforded sufficient land to provide adequate size garden.
2. Land at Bow Station. To ensure that a new station, with accompanying parking provision, could be provided, it was agreed to make a submission re. land in the immediate vicinity of Bow station, to enable improvement to rural transport links.

#### 5. **Play Areas, Bow Village Field – Lease between MDDC and Bow Village Hall & Field Management Committee Expired, Transfer of Play Areas to Local Responsibility.**

Given the lack of progress by Bow Village Hall & Field Management Committee, the Clerk had requested that MDDC grant an extension of time beyond 31 March 2021 – MDDC had been unwilling to grant an extension in the absence of a firm commitment to accept responsibility and a specific date to work towards. Mr Nicks had spoken to the Committee Chairman, the Committee was content that the play areas remain in situ. During discussion, the Committee was reportedly prepared to carry out grass cutting and it was also commented that the Committee's insurer had refused to provide cover. Cllr White commented that Colebrooke Parish Council had recently taken over a play area and had arranged insurance cover. A Member enquired whether Section 106 funds might be available, the Clerk advised that available Section 106 funds could be used for the provision of new pieces of equipment but not for basic running expenses. The Clerk had made enquiries (grounds maintenance, annual inspection fees, routine inspection frequency, MDDC fees, equipment and safety surfacing life expectancy, insurance, etc) in the event that the Committee was not prepared to accept direct responsibility.

#### 6. **Noisy Dirt Bike Racing Activity, Bow.**

In 2020, complaints of noise, etc. had been received by Parish Council concerning dirt bike racing at East Langford, following which the activity had reduced. In recent weeks the activity had re-started and expanded in terms of event frequency, hours, number of bikes, etc. Concerned local residents, mainly at housing estates (Langford estate, Goss Meadow, etc) close to the activity, had expressed complaints (via email, telephone, etc) to Parish Council. Objections cited included noise, health & safety (particularly as children involved), pollution, transport and storage of petrol, environmental issues (proximity to a water course and a SSSI), close proximity to residential housing including a Care Home, selling refreshments from the back of a van, change of use of land from agriculture, etc. Bikes were said to be transported on trailers to the site so could be coming from outside the area. Attempts by residents to speak with the operator(s) had been met with verbal abuse. It was

understood that the intention was to formalise the activity and that a MDDC Planning officer would visit the site. Aware of local concerns, Mr Nicks had recently visited the site, the operator's hope was that the activity became commercial for which a Planning application would be submitted. Mr Steer felt that MDDC Planning/Enforcement/Environmental Health officers needed to be involved. Cllr White would liaise with MDDC but said that if a Planning application was pending, enforcement action would not be taken.

7. **Town/Parish Council Meetings - Remote Meeting Regulations and the Sunset Clause.**

With the coronavirus pandemic situation improving, the Devon Association of Local Councils (DALC) had issued detailed advice for councils given that special regulations granted in 2020 were shortly due to expire. Advice and actions required had been supplied and had been conveyed electronically to Parish Councillors. Legislation permitting meetings to be held remotely would end on 6 May 2021; all council meetings held on or after 7 May must be a face-to-face format. Government appeared unlikely to extend the regulations. Councils needed to determine which courses of action would best fit their needs and to manage the risks. Matters which councils needed to consider included, schedule of meetings including annual meetings, meeting venues, work planning, schemes of delegation and the six-month rule. Parish and town councils must hold an Annual Meeting every year in May (the first item of business being to elect a chairman). Regulations in 2020 removed the requirement to hold the Annual Meeting and appoint a chairman, allowing the existing chairman to hold their seat for another year. DALC recommended holding the Annual Meeting remotely in the first week of May, prior to the regulations expiring. Annual Meetings held on, or after, 7 May needed to be held face-to-face. There was currently no requirement to assemble the annual parish meeting, so councils could choose not to do so or councils could choose to hold the annual parish meeting remotely before 7 May. For face-to-face meetings Councils should conduct a risk assessment in advance, which should give consideration to what the council could do to reduce risk to councillors, staff and public including: providing hand sanitiser, staggering arrival and exit times, placing seating at least 2 metres apart, ensure everyone wore face masks, hold paperless meetings, arranging seating so people do not face each other, use a venue with good ventilation (opening windows and doors), ensure venue of sufficient size to allow distancing, NHS QR codes to be used by attendees complying with test and trace procedure, venues to conform with government guidance for multi-purpose community facilities complying with Government 'safer workplaces' guidance. When Bow Village Hall would re-open was currently undecided by the committee. Meetings could also be held in the open air.

Brief discussion took place. An Annual Assembly (optional) would be held remotely on 14 April 2021. The Annual meeting could be held remotely on 5 May 2021.

8. **DCC Draft Resource and Waste Strategy for Devon and Torbay, Consultation (3/3/2021-14/4/2021).**

Information with link <https://www.devon.gov.uk/haveyoursay/consultations/draft-resource-and-waste-management-strategy-for-devon-and-torbay/> had been supplied to Members. It was agreed that a response to the consultation would not be made.

9. **D. C.C. Highways Matters.**

*Speeding, A3072 western approach to village (proposed extension of 30m.p.h. limit).* Parish Council's request for D.C.C.'s departure from policy on Local Speed Limits had been placed on the Mid Devon Highways and Traffic Orders Committee agenda for consideration, by Cllr Way, who requested the HATOC Committee support the recommendation for DCC Cabinet to grant a departure of policy and to extend the 30mph zone 40 to 50 metres to the west of the Bow Garden & Aquatic Centre at Burston. At the remote HATOC meeting, on 09/03/2021, Parish Councillor Mr Steer, on behalf of Bow Parish Council, had made representation in favour of the proposal, which had also been supported by Cllr Way. The HATOC committee voted, with the proposal being carried. However, DCC Highways officer Mr Matthews wanted his view recorded that he didn't support it, saying that it was a short distance and that traffic would speed up when entering the village as 30mph signage would be removed from the river bridge area. The request would now go to DCC Cabinet, in April or May. Mr Nicks thanked both Cllr Way and Parish Councillor Mr Steer for their participation. During discussion, it was felt important to emphasise that development in the Burston area was expanding. Mr Steer suggested that DCC Cabinet (DCC Highways Portfolio holder Cllr Stuart Hughes) members be invited to the site but Cllr Way felt that Cabinet members would be unlikely to take up an invitation. Cllr Way could write to Cabinet members.

*Bow Traffic Regulation Orders.* Resident's request to amend the TRO, vicinity of Touchwood, A3072. At the Mid Devon Highways and Traffic Orders Committee remote meeting on 09/03/2021 it had been decided that a decision be deferred pending a virtual site meeting, which would be attended by DCC Neighbourhood Team Highways Officer, Mr S Tucker, who would be physically present and by others, including a Bow Parish Council representative, who would be virtually present, via the Microsoft Teams platform.

10. **Monitoring of Services**

D.C.C. Service satisfactory – comment would not be submitted.

M.D.D.C. Service satisfactory – comment would not be submitted.

11. **Finance.**

Bank balances brought forward: Deposit a/c £7,987.49, Current a/c £26,869.77

ACCOUNTS AUTHORISED FOR PAYMENT

Clerk (salary £749.00 + admin/expenses £97.66 qtr. ending 31/03/21) £846.66

H.M.R.&C. (P.A.Y.E. income tax) £187.25

GDM Cleaning (bus shelter glass clean 4/3/2021) £6.00

12. **Any Other Business.**

(i) COVID-19 coronavirus, vaccination programme. Cllr Way said that vaccination was going well. The Lords Meadow, Crediton, vaccination centre had only been open for one day during the previous week because of lack of vaccine supply but that the Westpoint, Exeter, vaccination centre had been open all week. He commented that it was pleasing that cases were significantly reducing.

13. **Date of Next Meeting (Annual Assembly).** Wednesday 14 April 2021.

This concluded the business and the Chairman declared the meeting closed at 8.50p.m.