

WASHFIELD PARISH COUNCIL

The Minutes of a Meeting of the Parish Council held on Wednesday September 28th 2022 in Washfield Memorial Hall at 7.30pm.

Present: Cllr's Mrs A Taylor-Ross (Chair), M Balment, J Boundy, John Mock, R Webber and W Wood.

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

36/09/22. To receive apologies. Apologies were accepted from Cllr Angela Wych. Apologies were received from County Cllr R Chesterton.

37/09/22. Disclosure of interest in item on the agenda. Cllr Mrs Taylor-Ross declared a personal and pecuniary interest in planning application 22/1507/FULL as she is the joint owner. Cllr Balment declared a personal and pecuniary interest as the business he is a director of could carry out work for the applicant.

38/09/22. To agree the minutes of the meeting held on 20th July 2022 as an accurate record of the meeting. The minutes were agreed as an accurate record and were duly signed by the Chair.

39/09/22. Matters arising from the minutes (not already covered by the agenda). No matters arising.

40/09/22. Public questions. No members of the public present.

41/09/22. Footpaths

a) Any Footpath matters. Cllr Mrs Taylor-Ross reported that she had spoken to Stuart Howell, DCC Public Right of Way Warden. The P3 team are pleased that Washfield has decided to join the scheme. Stuart will be having a site meeting with Tony and Ann Roberts to look at the work that needs doing on Washfield's footpaths. They did their first bit of footpath work and cleared the bridge over the stream mid-way between Pitt and Courteney on Footpath 3 as it was getting a bit overgrown. The village end of that path, Mousebeare Lane, needs the hedges trimmed this year. Although there has been some clearance work done on foot path 3, as it goes down the field it is still unstable, sloping and rutted and not comfortable to walk on even in the dry.

Mr & Mrs Roberts have reported online that Footpath 1 is very overgrown with brambles and fallen trees and it gets worse and virtually impassable as you go further from the entrance from Long Lane near Haydon. The fence alongside the Haydon Hayes field is deteriorating. The bridge over the stream is difficult to see and the stile where it goes into the next field is broken. This field is planted with maize with no headlands left and it is impossible to see the correct direction of the path so realistically it is impassable. The next field is grass but direction signs are not clear or non-existent and the last field before coming out to the Washfield/Stoodleigh Lane at Charterhouse is planted with maize but headlands have been left so it is possible to walk round. The footpath sign here is broken. After all the dry weather this summer the ground is still soft at the Long Lane end of

the path but will revert to being very boggy as soon as we have much rain. It ideally needs proper drainage work or duck boarding close to the Long Lane entrance.

b) To note correspondence regarding the Definitive Map Review. Cllr Mrs Taylor-Ross has been contacted by the owner of Pond House regarding his objection to the proposed bridleway through Barehills Wood together with the green lane from Shilhay Copse to north of Springfield. He lives at the south end of the proposed bridleway and the route would go directly through his front yard past the house and would be very intrusive as people would be able to look into the house. There would be a risk with the public walking and riding through his homestead. At the last Parish Council meeting it was agreed that the Council would support the claim for the addition of a bridleway subject to landowner agreement and evidence of historical use. It is believed that other landowners on the route also object to the proposed bridleway but they have not contacted the Parish Council. If landowners are objecting the Parish Council cannot support the proposed bridleway being added to the definitive map. Apparently, the consultation has been extended until November so a further comment to that effect can be added.

42/09/22. Planning

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

21/02551/HOUSE Erection of two-storey side extension. Location: Cowlins Farm Washfield. No comment.

22/00913/HOUSE Removal and replacement of roof and lean-to extensions. Location: Cowlins Farm House, Washfield – Revised drawings. No further comment.

22/00914/LBC Listed Building Consent for two storey extension, removal and replacement of roof, demolition of lean-to extensions and replacement staircase. Location: Cowlins, Washfield – Revised drawings.

22/01507/FULL Conversion and change of use of an existing agricultural building into a hotel/guesthouse (Use Class C1). Location: Building at NGR 293030 116729 (Moorhayes Farm), Washfield. Cllr Mrs Taylor-Ross declared a personal and prejudicial interest and left the room. Cllr Wood took the chair. Cllr Balment also declared a personal and prejudicial interest and left the room. Comment: no objections.

The councillors returned to the room and Cllr Mrs Taylor-Ross took the chair again.

22/01689/CLU Certificate of lawfulness for the existing use of a dwelling house and associated garden area in breach of occupancy condition (e) of Planning Permission 89/00434/OUT for a period in excess of 10 years Location: Little Mead, Washfield. The application was noted.

22/01725/FULL Erection of carport with bat roost above and conversion of barn to dwelling. Location: Pylemoor Farm Washfield. No objection.

b) To note any decisions on planning applications made by MDDC

22/00429/FULL Erection of 2 dwellings following demolition of agricultural buildings utilising the Class Q fallback position. Location: Land and Buildings at NGR 292771 117216 (Pylemoor Farm), Washfield. Decision: conditional approval granted.

c) Any other planning matters. No other planning matters.

43/09/22. Highways

a) To report on any highways work carried out in the parish and to note any highways work needed. It was reported that potholes have been filled in from Hatherland to Pylemoor Cross.

b) Proposal to join the DCC Highways Self Help Scheme. Cllr Boundy and Cllr Webber have compiled a list of all the highways problems in the parish. There is no obvious place in the parish to pilot the scheme but it was agreed that drains and verges should be the priority. Arrangements will be made for Cllr Boundy and Cllr Webber to meet the Neighbourhood Highways Officer to make him aware of all of the faults and to discuss how to take this forward.

c) Any other highways matters. No other highways matters.

44/09/22. [Mid Devon Parish Review](#) – second stage of consultation. In the first round of the consultation MDDC received 2 comments relating to Washfield parish. The first person commented ‘small areas of some parishes, Washfield, Templeton, Stoodleigh etc were left on the “wrong side” of the A361 North Devon Link Road. This would appear to be an ideal opportunity to regularise that situation’. The second person commented that they had never quite understood why the main access road (Stoodleigh Drive) is for a large part in Washfield. It is not used to get to Washfield village, so it is left to Stoodleigh residents to report any problems arising along the road. Also, the residents in the few houses along that part of the road tend to identify with Stoodleigh rather than Washfield, but have their vote in Washfield. They have requested that the boundary be amended accordingly. The second part of the consultation ends on 23rd October.

45/09/22. Reports

a) County Cllr. No report.

b) District Cllr. Cllr Stanley reported that MDDC had a surplus of £150,000 at the end of 2021-22 but the budget for 2022-23 is in serious trouble because of inflation, rising energy costs and staff pay increases. Changes to the waste collection start next month. Non-recyclable waste will only be collected every 3 weeks. Recycling will continue to be collected every fortnight and food waste every week. MDDC staff are mostly working from home. If they come into Phoenix House they have to desk share. People can only come into Phoenix House to pay bills at certain times now. There is a problem with thefts of machinery and equipment from properties in Stoodleigh. It is mostly outlying properties that have been affected.

46/09/22. Finance:

a) To approve any payments. It was resolved to make the following payment:
Mrs J Larcombe - £105.68 Clerk's salary (Chq no 547)

Arrangements will be made to get the vegetation on the Village Green cut back before the next meeting. Cllr Boundy will arrange this.

It was decided to look at replacing the rails around the Village Green using the money that was left over from the S106 funding for benches and a picnic table. Cllr Boundy will obtain quotes and the MDDC S106 Officer will be asked if the funding can be

used for this purpose. Power was delegated to the chair, vice-chair and clerk to arrange the work if quotes are obtained and permission is given to use the S106 funding for this.

b) To note actual v budget for 01.04.22 – 31.08.22. The report was noted.

47/09/22. Community Resilience Plan for Washfield. Cllr Mrs Taylor-Ross has signed up to attend some of the Devon Community Resilience Forum virtual event that is being held between the 14th and 16th November.

48/09/22. Update on plans for the 2022 Annual Parish Meeting. South West Water are willing to send someone to speak at a meeting. The date has been left open to them.

49/09/22. Chairman's Announcements and Correspondence. The craft group would like to decorate the rails around the Village Green for Christmas.

50/09/22. Date of next meeting. The next meeting will be held on 16th November 2022.

Signed:
Chair

Date: