

BRANSCOMBE PARISH COUNCIL

MINUTES OF THE BRANSCOMBE PARISH COUNCIL MEETING held in the Social Room (Village Hall) on **THURSDAY 30th July 2015 at 7.30 p.m.**

PRESENT: Cllrs. Bass, Cox, Evans, Lambert, Pike, Mrs Hall, White, Wilmington, Cllr Pook (EDDC) and Ruby Cole (NT).

APOLOGIES: Cllr Mayes

NO. OF PUBLIC: 4 members of the public, Gail Kenyon and Janice Alexander (Devon Communities Together)

PRESS: Clarissa Place

CLERK IN ATTENDANCE: Chetna Jones

PUBLIC SPEAKING

Andrew Gibbins had requested to speak and permission had been granted by the Chairman. Mr Gibbins spoke with regard to planning application 15/1291/MOUT which consisted of the development of 10 new homes, 6 affordable and 4 market homes. He provided a background into the previous application and explained why the application had changed. He confirmed that there had been 8 objections and 7 letters in support and provided additional clarification in order to assist the Parish Council address the objections. The primary objections were the location, ground conditions due to water and traffic. He hoped that the Parish council would support his application and that he, being a local person was available at all times should anyone have any concerns or queries.

MINUTES OF Parish Council meeting and dated 2nd July 2015, which were previously circulated, agreed and signed by the Chairman as a true record.

DECLARATION OF INTEREST:

Cllr White declared a Pecuniary Interest in 15/1291/MOUT (leases land from applicant) and 15/1616/COU (also a caravan park owner) and personal interest in 15/1507/FUL.

Cllr Willmington declared a Pecuniary Interest in 15/1291/MOUT (carries out work on land from applicant).

Cllr Bass declared a personal interest in 15/1291/MOUT as Mr Gibbins is personally known to him.

Cllr Mrs Hall declared a Pecuniary Interest in 15/1507/FUL.

Police Report:

No report provided.

National Trust:

Ruby Cole provided a short report and confirmed that the ditch in the field up School Lane had been cleared and that the pipe under the bridge on the footpath going towards the Mill had been replaced. She confirmed there were no other items to report and the Chairman thanked her for attending.

Ruby Cole left the meeting.

PRESENTATION BY JANICE ALEXANDER OF DEVON COMMUNITIES TOGETHER

Janice Alexander explained that she was the Rural Housing Enabler for Devon Communities

Together (DCT) formerly known as Community Councils for Devon (CCD). Janice explained that a survey has a shelf life of 5 years and that Branscombe last carried out a survey in 2009 where the need for 18 homes had been identified. DCT worked in conjunction with EDDC and Mr Paul Lowe, Housing Enabling Officer had requested that a survey be completed in order to identify the current need to provide evidence for the affordable housing application.

The new survey consisted of 2 parts, part one being filled out by every resident and part two by those in need of a home.

Janice explained the timescales would be as following:

A survey would be sent out in September/October with a 4 week response time.

A further 3 – 4 weeks were required to catch any late comers and collate the information before providing a report to EDDC.

The following concerns were raised:

The cost of the survey and who would pay for this. Janice confirmed that EDDC would pay towards the survey itself but that it would like the Parish Council to pay the cost of printing and distributing which was estimated at £300.

Timescale – Janice confirmed that a report was likely to be available until the end of November the earliest as it was best to wait until September before starting and that if the evidence was required the decision on the affordable housing application would be held back.

Two previous surveys had been completed with no affordable housing provided to date and it may be difficult to persuade local residents to complete the forms. Janice confirmed that the Parish Council would need to show its support and speak to as many people to explain why it was so important to complete the survey.

It was agreed that the councillors will consider what has been discussed at the meeting and postpone making a decision until the next meeting.

The Chairman thanked Janice Alexander for attending.

Janice Alexander left the meeting.

MATTERS ARISING

Cllr Bass confirmed that he had spoken with Mr A Sellick and that he would be in favour of having signs put in the Square identifying the Car Park at the beach and that it would be sensible to display the number of spaces available. He confirmed he would be willing to contribute funds if such signs were allowed. He also suggested that a sign be put at the village hall informing visitors that disabled access via the footpath was available from the Village Hall Car Park. Such signs may help alleviate the parking problems encountered on the road from the Village Hall to the Square.

It was agreed that the possibility of putting these signs be explored at the next meeting.

PLANNING

Cllr White and Cllr Willmington left the room.

15/1291/MOUT - Mr A R Gibbins, Land Adjacent The Fountain Head Berry Hill Branscombe. Outline application with all matters reserved for construction of 10 no. dwellings (6 affordable, 4 open market) including site access and service road, parking turning areas and footpaths

It was agreed to suspend Standing Orders in order to allow Mr Gibbins to answer a query on the

application.

Mr Gibbins confirmed that he was not able to decide if a housing needs survey was required and that this was up to EDDC and if such a decision was made he would have to wait for an outcome.

Standing Orders were reinstated.

Cllr Cox proposed and **IT WAS RESOLVED** that the Parish Council support the application. This was seconded by Cllr Mrs Hall with ALL IN FAVOUR. It was agreed that the following response be made:

Branscombe Parish Council supports this application for the following reasons:

The application will be helpful to the community as a whole in terms of the welfare of the local school and other local businesses in the village.

Growth is required for the village to survive and to encourage young families to live in this area and offset the number of second homes which are currently in existence in Branscombe.

Cllr White and Cllr Willmington returned to the room.

Cllr Mrs Hall left the room.

15/1507/FUL - Mr & Mrs L Pratt, Land At Higherlands Farm Branscombe Seaton EX12 3BL. Proposed stabling/field sheltering, feed store and tack room

Cllr Lambert proposed and **IT WAS RESOLVED** that the Parish Council support the application. This was seconded by Cllr Pike with six in FAVOUR and one against.

Cllr Mrs Hall returned to the room.

15/1685/FUL - Mr & Mrs D Lamb, Moorside Branscombe Seaton EX12 3AX. Retention of decking, fencing and raised walkway

Cllr Willmington proposed and **IT WAS RESOLVED** that the Parish Council support the application. This was seconded by Cllr Pike with ALL IN FAVOUR. It was agreed that the following response be made:

Branscombe Parish Council supports this application as it was felt that the decking would only be visible from higher up the adjacent field.

15/1609/FUL – Mr J Franks (Abbeywood House Developments Ltd), Three Horse Shoes Inn, Branscombe (Parish of Southleigh). Proposed demolition of existing derelict public house with flat above, construction of 5 no. new residential dwellings, 2 no. replacement dwellings and associated works.

Cllr Bass proposed and **IT WAS RESOLVED** that the Parish Council would reluctantly support the application. This was seconded by Cllr Lambert with seven in FAVOUR and one abstention. It was agreed that the following response be made:

If the building cannot be refurbished without re-development Branscombe Parish Council would reluctantly support this application. However it had not been in favour of the building being neglected in light of the fact that to the Parish Council knowledge, offers to buy as a public house had

been refused. The Parish Council was concerned that this should have been addressed many years ago instead of being allowed to become derelict.

Cllr White left the room.

15/1616/COU – Kings Down Tail caravan and Camping Park, Salcombe Regis, Sidmouth, EX10 0PD (Parish of Southleigh). Variation of condition 2 of planning approval 91/P1898 to allow use of up to 30 touring caravans/motorhomes without restriction of the period of use.

The Parish Council reviewed the Design and Access statement and felt that consideration should be given to 3.7 which detailed the restriction on the whole of the campsite.

Cllr Pike gave his apologies and left the meeting.

Cllr Bass proposed and **IT WAS RESOLVED** that the Parish Council does NOT support the application. This was seconded by Cllr Cox with ALL IN FAVOUR. It was agreed that the following response be made:

Branscombe Parish Council does NOT support this application and would like to draw East Devon District Council's Planning Authority attention to 3.7 of the design and access statement. The Parish Council would like to object as it feels that the site was not suitable for permanent use and would want at least the same restriction currently in force for the remainder of the caravan park.

Cllr White returned to the room and Cllr Pook joined the meeting.

PLANNING CORRESPONDENCE

The following decisions were noted:

15/1082/ADV - Siting of non-illuminated entrance sign Branscombe Forge Car Park Branscombe Seaton EX12 3DB. **APPROVED**

General members of the public left the meeting.

REPRESENTATIVES' REPORTS:

CLLR KNIGHT:

Cllr Knight sent his apologies as he was attending another meeting.

CLLR POOK:

Cllr Pook informed the Parish Council that he was now responsible for assets. He confirmed that he had spoken with Mr Paul Lowe and that he confirmed that a housing needs survey would be needed.

The chairman confirmed that the Parish Council would need to know in writing from EDDC directly whether the Parish Council would need to assist with the survey.

VILLAGE HALL: Nothing to report.

HIGHWAYS:

The Clerk confirmed that she had been in touch with Cllr Knight regarding the road that was closed last year due to being unsafe for vehicles and that he was so overgrown that it was not easy for anyone to walk through what was now a bridle path.

The Parish Council were concerned that a bollard had been put making it difficult for access to the gate and to maintain.

FOOTPATHS: None.

CORRESPONDENCE:

The following correspondence was noted:

Request from Clerk at Axmouth Parish council regarding any projects to be supported using Parishes Together funding.

It was agreed that a letter be written to Mr John Hart stating:

Whilst the Parish Council were appreciative of having Parishes Together money it was felt that it would be more beneficial if all the money was put into one pot by all parishes within Devon and this money be used for repairing the roads of Devon County.

FINANCE:

The Clerk confirmed that Grant Thornton had contacted her asking for confirmation that the Parish Council did not have any loans which she confirmed was correct.

Grant Thornton had also asked the Internal Auditor to confirm why boxes "D" and "F" were incomplete and that the Internal Auditor had confirmed that this was merely an oversight when completing the form and completing the form again in full before returning back to them.

PART B MATTER

It was resolved that the meeting go into part B to discuss the next item as it related to an employment matter and that Cllr Pook and Gail Kenyon remain for this matter.

Gail Kenyon introduced herself and Councillors had the opportunity to ask questions and review the contract.

Cllr Bass proposed and IT WAS RESOLVED that Gail Kenyon be employed as Parish Clerk from 1st August 2015 for 6 hours per week on pay scale grade 18 and that a handover period of 6 weeks takes place before the current Clerk, Chetna Jones leaves the parish Council. This was seconded by Cllr Willmington with all voting in Favour.

It was agreed that the Clerk send the amended contract to Gail Kenyon to sign and return back for the Chairman to sign as well.

The Clerk will contact Democratic Services at EDDC to inform them of the change.

MATTERS BROUGHT FORWARD WITH PERMISSION OF THE CHAIRMAN:

Cllr Evans confirmed that he had attended the New Councillor training given by Devon Association of Local Councils (DALC) and informed that parish Council the importance of reporting income/expenditure against budget on a quarterly basis.

Cllr Lambert informed the Parish Council that the allotment association's chairman had resigned and a new chairman was found and the allotments were progressing well.

Cllr Bass informed the Parish Council that the work on the website will progress shortly. Cllr Bass was concerned about the overgrown hedges and asked that DCC Highways be contacted on the grounds that visibility was very poor in places.

Next meeting Thursday 13th August 2015

Meeting closed at 9.55 pm

Signed..... Date