

Minutes of the Virtual MXB Sub-Committee held on the 11th February 2021 at 7.00pm via Zoom

1.0 Attendance

Parish Cllrs: L Spittles, R Heywood and S Raffae. Emily Harmon (MXB) and Parish Clerk

2.0 Apologies

None.

3.0 Minutes of the last meeting 14th January 2021

The minutes of the meeting were agreed as a true and accurate record.

4.0 Matters Arising

None

5.0 Outstanding Planning Applications

Whilst there are no outstanding planning applications, two new applications are due to be submitted within the next month. These are for a bakery situated at the back of the shop and an agricultural building at the farm.

6.0 Updates on Existing Developments & Road Closures

Road Closures

Phase 1 road works will be completed 12/02/2021, with Phase 2 commencing on the 15/02/2021. Cllr Heywood noted that he had removed the cones from Manor Park, as they were not required during Phase 1 road works, however these will be replaced over the weekend ready for Phase 2.

The Old Smithy

Following the question being raised with regards to lighting on the scaffolding, MXB will be placing solar lights on the equipment in addition to the reflective safety measures, which are already in place. The roof work will commence on Monday 15/02/2021.

Hillside Garage

Work will be accessed from MXB's own land and therefore no need for traffic in Back Street. The work will be completed by Early June 2021.

Rose Hill

The interior work will be finished by the end of May 2021.

Shop

The roof scaffolding will be taken down by the end of March 2021, with the full scaffolding being removed by the beginning of August 2021.

The Manor

- Work continues on the basement with the cavity structure and excavation.

7.0 Expected MXB works during the next month

- Continuation of the works on the Manor basement
- Roof work to commence on the Old Smithy
- Shop Roof Scaffolding to be taken down by the end of March 2021.

8.0 Correspondence Received

Letter dated 04/02/2021 - Make reference to:

- The public controversy over the drilling rig was answered by its removal.
- The public safety issues raised on the unofficial and unregulated sitting of the two large LPG tanks on the building site at the front of the Manor are not addressed.
- The omission of the Ground Source Heat Pump excavation and whether the heating strategy now relies solely on the Air Source Pump?
- The outstanding Consultant's report on site drainage of surface water to answer the Regulators restrictions on disposal, and to avoid flooding lower down in the village not mentioned.

In answer to the above:

The permitted works on the Manor were complete and therefore the Drilling Rig was removed on the day of completion.

Certified Gas Engineers from Calor Gas and inspectors from Torridge District Council Planning Department have inspected and carried out all required checks on the LPG tanks. MXB has been assured that there is no cause for concern with regards to safety, with both tanks meeting the statutory legislation. The current tanks, and their location, are temporary until the underground tanks can be permanently installed, per the permitted planning application.

The Ground Source Heat Pump excavation and installation will still move forward, as permitted.

The site architects and MXB are unaware of any "outstanding Consultant's report" regarding drainage. There are conditions attached to the approved planning application regarding drainage, which like all other conditions, we are required to, and will, follow.

9.0 Any Other Business

It was noted that Devon Live has run an article this week. Emily stated that she had not seen a draft of the article prior to publishing, and although was interviewed, does not get to approve the copy. Statements made directly by Emily, or others, are in quotes. The rest of the article is the opinion and interpretation of the journalist.

But, there were a number of factual inaccuracies that should be clarified;

"Work has also begun on (the shop) expanding the building to include a post office, which will be visible on entry to the building." The building is not being expanded. It remains the same as the previous building footprint, and of course, has always had a Post Office.

"Work is also continuing on the Georgian manor house, which will house a restaurant and 19 hotel rooms." The Manor will have 18 hotel rooms.

"Michael and Xochi plan for visitors to Woolsery to be greeted with an interactive experience, where they can pick their own ingredients and prepare their own meals from the nearby farm."

There is no current plan for picking ingredients and preparing their own meals to be part of the guest experience.

"Visitors to Woolsery will be able to prep their own meals in this renovated farmhouse (picture of the Potting Shed)"

The Potting Shed on Birch Farm is a permitted new build. There was never a farmhouse located on that property.

A question was asked with regards to the materials being used for the crossovers and kerbs, as it was previously reported that Highways had rejected the plans. It was stated that the planning permission was approved, however there had been negotiations with Highways on the materials used, as they wanted to use concrete. Following discussion it was agreed to use Granite Sets that are not raised. Highways have adopted this, with MXB being responsible and working with Highways on maintenance.

In terms of the new footpath, it was questioned whether this would remain public should the Manor, etc, be sold. It was noted that the new footpath is not public, the ownership lies with MXB. It can remain open to the public, but has to close one day per year for maintenance. The footpath will remain private, with the liability and maintenance being the responsibility of MXB.

Should MXB wish to leave the Parish, the footpath would become the responsibility of the new owner, with negotiations having to be made for public access.

10.0 Date & Time of Next Meeting

11th March 2021 at 7pm via Zoom.