

**Minutes of Woolfardisworthy Parish Council held on the
18th July 2017, 7.30pm at Bucks Cross Village Hall**

1.0 Attendance

Cllrs: Hamilton (Chair), Medd, Spittles, Hill and Heywood.

District Councillor Julian.

Members of the public.

Apologies

Cllr Taylor and Ashworth.

2.0 Public Comment Session

Roy Turner – The future of Bucks Cross Village Hall

The intention of this request is to ensure that the value of Bucks Cross Village Hall is protected for the benefit of the community for the longer term.

At present the hall is a registered charity administered by a committee of fifteen trustees. The hall was purchased from the Exeter Diocese on the 30th March 2012 for the sum of £30,000.

A restriction had to be agreed with the Exeter Diocese in that an ‘overage period ‘ of 30 years was applied. This means that if the freehold of the hall is sold within 30years from the date of purchase 50% of any increase in value above the original £30,000 must be paid to the Diocese. Similarly if any extension, or series of extensions, are added to the hall which exceed 25% of the original floor area within the 30 year period then 50% of the increased value must be paid to the diocese.

At present the hall is thriving. The new kitchen extension has been completed (being less than the 25% of the original floor plan), new windows fitted, solar panels provided, new toilets built, roof insulation fitted, new external doors fitted and a small car parking facility provided. Trustees have been most successful in fund raising from social events and hall lettings. Applications for a number of grants towards the cost of the new extension have also been successful. The hall is very well used with many regular activities taking place each week.

However one can never be confident as to the long term future. The number of the hall Trustees remains constant but gets no younger. Hopefully as people move to the area, although usually retired, some will be interested in joining the hall trustees as vacancies arise. Indeed this has been the case up to now. But the long term future cannot be guaranteed.

Thus, given the above, the hall Trustees ask that Woolserly Parish Council consider acting as a long term beneficiary to the assets of the hall. After 2042 if it was the case that the freehold of the hall were sold then the overage condition would not apply and nothing would then be due to the Exeter Diocese. It is not likely that any of the present Trustees will be alive to see that happy day (although some are determined to be!)

Outline legal advice has been taken regarding this matter and the conditions of such transfer of assets is covered by the 'Model B Lease of land and Deed of Trust' publication published by ACRE. Paragraph 19.1 Disposal of Property.

The Secretary to the Trustees has not discussed this suggestion as yet with the Charity Commission but will do so if Woolserly Parish Council favour the proposal.

Request for Woolserly Parish Council to consider

- 1. Woolserly Parish Council to consider acting as a long term beneficiary to the assets of the hall.**
- 2. To see if Bucks Cross Village Hall can be added to the register of asset of community value with Torrridge District Council.**

Mr Willetts

Stated that under the rules of Parish Council responsibilities they are empowered to run Sports & Social Community Halls. He asked whether Bucks Cross Village Hall was registered as a Sports & Community Hall, this was agreed. He therefore questioned how it compared with the situation at Woolserly Sports & Community Hall

Mr Willetts emphasised that in August 2016 a representation was made to Torrridge District Council Solicitor outlining the situation regarding the Parish Council relinquishing responsibilities of Woolserly Sports & Community Hall. He stated that minutes were incomplete and not filed and that the Parish Council had no right to relinquish responsibilities.

Cllr Hill stressed that Woolserly Parish Council had previously spent a lot of time going through Woolserly Hall documents, of which there was insufficient evidence. Mr Willetts stated that his complaint made to Torrridge District Council had reached 12 months and therefore he was now going to escalate it to the Secretary of State and Level of the High Court.

As the agenda item is to discuss Bucks Cross Village Hall it was inappropriate to discuss matters relating to Woolserly Sports & Community Hall.

Bucks Cross Village Hall would welcome any member of the Parish Council to become a Trustee. Councillors stated that they would need to review any potential issues regarding this, as it was previously not allowed under Woolserly.

It was suggested that a separate meeting between the Parish Council and Bucks Cross Hall Trustees should take place, prior to any decisions being made.

Mr Willetts

Over the recent months there have been comments detailed in the minutes regarding the infrastructure of the village, i.e. drainage. Two months ago the developer of the Farmers Arms employed Drainology, who carried out a CCTV inspection of the drainage and waters in the village.

Mr Willetts asked whether information from Drainology had been provided to the Parish Council. To date no information has been received.

Mrs Bonnefin

Reported numerous potholes in the Parish, Ashmansworthy being particularly bad with no works planned.

Mrs Bonnefin stated that the Parish Council minutes September 2016 are not true and accurate, as the details regarding the resignation of David Bonnefin had been omitted. It was also noted that the Annual Report did not contain details of the above. Cllr Hamilton asked Mrs Bonnefin why this had not been previously raised. Annual reports do not report on Councillor resignations. **Action: The Clerk to review previous emails and minutes regarding the above, taking advice as required. Agenda item for the next meeting.**

3.0 Declarations of Personal/Prejudicial interest for items on the agenda.

None.

4.0 Minutes of the previous meeting to be signed and approved as a true and accurate record

The minutes were agreed as a true and accurate record, signed by the Chair.

5.0 Clerks Report

Update on TAP Fund 2016 by Community Paybacks Team – Cllr Hamilton has sent the location information to the team, it is hoped to have a quote prior to the next meeting.

Co-option of two Parish Councillors – Following the resignation of Robin Edmonds, TDC has now confirmed that co-option can now take place. Therefore there are two vacancies available.

6.0 Planning

Applications

1/0610/2017/FUL – Removal of existing redundant barns and erection of single dwelling, Cross Park, Woolsery. **No objections were raised.**

1/0100/2017/AGMB – Prior notification for the change of use of agricultural building to 1no, dwelling under Class Q – Barn at Cross Park Farm, Alminstone, Woolsery. **Following a review, it was agreed that the Parish Council should ask that a full application is submitted prior to approval, because of the following reasons:**

- Is the existing structure suitable?
- Demolition of the surrounding building has not been detailed?
- The guidance states that the application should not be approved if contrary to an existing planning condition. The dwelling was built with an agricultural tie, therefore is there a restriction of development?
- There must be suitable access.
- The guidance stated that application should not be approved if there is risk of pollution from previous users. Adjacent to the dwelling is a slurry pit, therefore is this an issue?
- The guidance states that it should not be improved, impractical or undesirable to be a dwelling. It was questioned whether this means that the dwelling cannot change its appearance?

7.0 Progress of Highways Issues

Update on Community Payback Team; TAP Fund, clearance of bridges (Cllr Hamilton)

Covered above

Road signs – Clearing of vegetation to improve visibility of signs. Highways confirmed that this does not fall within the remit of the Parish Lengthsman. However the work has been carried out, but by whom the Parish Council is unaware. It is important to establish this, as the Parish Council does not want to pay for it, if the work is already being done.

Action: Cllr Hamilton to contact Cllr Inch to see if he is aware.

Traffic Calming Signs (Flashing Lights) – Bucks Cross – At the last Parish Council meeting Councillors were under the impression that the funding for the Traffic Calming Signs has been lost. Therefore a discussion took place regarding the use of 40mph flashing lights.

However following an email from Cllr Julian it is now confirmed that the funding for the Traffic Calming Gates has been reserved. Following discussion it was agreed to:

1. To continue with the traffic calming gates, which is fully funded by DCC Highways.
2. To progress with the moving of the 40mph sign and the dropped kerb.

Action: The Clerk to arrange a meeting with Julie Pepworth (Highways)

Woolsery

Visibility turning off the A39 near Clovelly roundabout towards Woolsery (Cllr Hamilton) –
To be pursued with Julie Pepworth.

Update on Dipple Road – No further update since the last Parish Council.

Update on the greenery by the cattery – Completed, removed from agenda.

Bucks Cross

Visibility turning off the A39 into the Old Main Road at Bucks Cross (Walland Drive). (Cllr Hamilton) - To be pursued with Julie Pepworth.

Drop Down Kerb – To be progressed, as above.

Road Closures

None

8.0 Woolsery DAAT Night Landing Site

All funds have been secured, with a planning decision outstanding. **Action: To contact TDC with regards to a decision.**

9.0 Bucks Cross Village Hall – The Long Term Future

Following the report by Roy Turner it was agreed that the proposal regarding the long term future of Bucks Cross Hall required further discussion and clarification regarding the legalities.

Cllr Spittles was appointed to liaise with the Hall Trustees.

The Parish Council wish to clarify the following:

1. How the Village Hall has been registered with the Charity Commission
2. How the Trustees are established.

10.0 Finance

Payments to be authorised

- a) Lisa Hutchings, June 2017 - £321.97
- b) HMRC 20% Tax, June 2017 - £80.49
- c) Merry Harriers, Parish Photograph Competition Prizes - £35.00
- d) Robin Edmonds – Reimbursement of website domain renewal - £7.90
- e) Woolsery Sports & Community Hall - £24.00

Cllr Medd proposed to authorise the above payments, seconded by Cllr Spittles. All agreed.

Robin Edmonds – Cllr Allowance request

Robin Edmonds councillor allowance for period January to May 2017 = £83.33. Robin Edmonds does not want to be reimbursed for this amount, but has requested that it is shared between Woolserly Tiny Tots (£41.66) and Woolserly Friendship Group (£41.67).

Cllr Medd proposed to authorise the above, seconded by Cllr Hill. All agreed.

Bucks Cross Bus Shelter – Revised quotation from Kevin Glover £1836.00 inc VAT.

An increase of £294.00 – to be authorised.

Cllr Medd proposed to approve the revised quotation, seconded by Cllr Spittles. All agreed, but stated that the Clerk must request a schedule of works.

Income received & bank account balance

No income received. Current account £3220.73. Reserved account £13,294.41

11.0 Correspondence for discussion

None

12.0 Publications received (will be available to look at prior or after the meeting)

Were available to review prior to and after the meeting.

13.0 Reports from County Cllr, District Cllr and Parish Cllrs

County Cllr - County Cllr Inch was not present.

District Councillor Julian – At TDC full council meeting there was a discussion regarding housing in Bideford, of which at least 20,000 new homes are planned by 2031. Plans for a Primary School Academy in Bideford was also raised.

In terms of Route 39 Academy concerns regarding the stability of the rocks and the re-opening of the footpath were raised.

Parish Councillors

Cllr Hill - Requested Woolserly Hall Defibrillator to be added to the agenda for August. A volunteer will be required to check the equipment, Robin Edmonds will train the person.

Cllr Hill also asked the Parish Council to send a thank you letter to Robin Edmonds. **Action: Clerk to issue letter.**

Cllr Spittles - Asked what action would be taken with regards the Highstead planning application, which requires comments prior to the next planning application. **Action: The Clerk to ask TDC for an extension. If this is not possible a planning meeting will be called.**

Cllr Hamilton – At the previous meeting an example of a welcome pack was included in the publications received. Cllr Hamilton would like to develop a welcome pack for new residents within the Parish. **Action: Agenda item for next meeting.**

14.0 Date and Time of Next Meeting

15th August 2017 at 7.30pm at Woolserly Sports & Community Hall. Cllr Spittles gave her apologies for this meeting,