

Minutes of Woolfardisworthy Parish Council held on the
19th February 2019 at 7.30pm at Bucks Cross Village Hall

1.0 Attendance

Cllrs Hamilton, Spittles, Hill, Heywood, Ashworth and Medd. District Cllr Julian
Members of the public

2.0 Apologies

None

3.0 Public Comment Session

Road Closure 5th – 12th May

South West Water has applied for a road closure from the 5th – 12th May from Bucks Cross To Laburnum (also known as Bucks Cottage). It was asked why they would carry out these works during a bank holiday period, and what works will they be undertaking. **Action: The Clerk to establish more details with South West Water.**

Chevron Bends

The sharp right hand bend at Bucks Mills discussed at last month's meeting, including the use of chevron bends signage. Unfortunately the people who speed on the hill are residents therefore chevron bends would not be applicable. It was questioned whether a safety mirror would be better use. **Action: The Clerk to establish the cost of use of a mirror.**

Fencing at Bucks Mills

The white fence which runs along the stream is in a terrible state, with posts and bars missing. They are there to protect cars falling into the stream. **Action: Cllr Spittles to take photographs and the Clerk to raise this with Julian Roskilly at Highways,**

Brackenside Planning Applications

Comments from members of the public included:

- The density of the development equates to building a new housing estate, and is not sympathetic to the area.
- The proposal is for 21 plastic lodges which can only be onsite for 25 years. Therefore in 25 years, there will be a large amount of plastic left, which in today's environmentally aware society where we are encouraging plastic free is not acceptable.
- Concerns were raised with regards to the environmental impact, which included;
 - The levels of concrete require onsite and the potential hazard for run offs into the stream/sea,
 - Trees onsite have a Tree Preservation Order, however with the amount of concrete, there will not no soil left for their roots to grow.
 - Residents pick up rubbish from the woods on a daily basis, as this is not cleared by the site staff. With the increase in footfall, this problem will get worse.

- Within the planning application there are factual errors, for example;
 - It suggests that there will be no effectives on the AONB. However as stated above the levels of concrete and tarmac which will be poured into the AONB, will completely change the atmosphere and the environment of the woodland, wildlife, flora and fauna.
 - Boundary details are incorrect.
- The AONB along with the National Park carries the highest level of protection in the Country. This alone should be the reason to refuse the application. The development will have an impact on the tranquillity of the area.
- The application is for the expansion of the Park into the AONB. The creeping urbanisation will have an impact on Bucks Mills with already the development of Atlantic Academy on the East and now this on the West.
- The Environmental Report is appalling. There are many animals, such as Buzzards, Owls, Hawks, Deers, Badgers and much more, which is not detailed in any reports. An aim of the AONB is to increase bio-diversity, whereas the planning application is contrary to this.
- The development does not comply with and is contrary to Policy ST14 - Enhancing Environmental Assets, as well as Section F of the same policy, which states local distinctiveness and tranquillity.
- 6.6 – North Devon Coast Areas of AONB is nationally important landscape identified in the management plan. Councils have a duty to maintain and enhance the AONB. Major development in the AONB will only be enabled in exceptional circumstance where it is only in the public interest. The development of 21 lodges at Brackenside is not in the public interest and should not be approved.
- Concerns were previously raised with regards to the sewage system. Works have taken place, with the land remaining a mess; however it is questioned whether the improvements would cater for the additional sewage required for the 21 lodges.

Potholes

Reported from Ashmansworthy towards Bradworthy and down to Claw Cross, with several areas of road eroding.

Fingerposts

The finger post to Dipple at Ashmansworthy needs replacing. This has been ordered by the Parish Council through Highways.

Lower Town Farm

It was asked what the timescale was for the removal of the hut at Lower Town Farm. **Action: The Clerk to query the timescale with Torridge District Council.**

4.0 Declarations of Personal / Prejudicial interest for items on the agenda

Cllr Spittles declared an interest for the Brackenside planning applications and left the room during discussion below.

Cllr Heywood declared an interest for his Cllrs Allowance.

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

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

5.0 Minutes of the planning meeting 29th January 2019 to be approved and signed as a true and accurate record

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

6.0 Clerk's Report

- **Communities Together Fund 2018 / 2019** – Two options includes; a) Bradworthy and outdoor gym equipment or b) Clovelly and the purchase of new noticeboards. Following discussion and given the deadline, it was agreed to see whether Woolserly Parish Council could donate their proportion of funding to Bradworthy, so that additional equipment could be bought and used by the Parishioners of Woolserly. **Action: The Clerk to liaise with Torrridge District Council and Bradworthy Parish Council.**

- **Defibrillator Box (Woolserly and Bucks Cross)** – The mild steel cabinet was purchased by the Parish Council in 2015 and only had a one year warranty. The recommendation by the Community Heartbeat Trust is to rub them down and paint using Hammerite to prevent further rust.

Using the phone box in Woolserly as storage for the defib was discussed. The Parish Council did fight for the box phone to remain connected, as mobile phone signal in the square is weak. **Action: In the first instance it was agreed to rub them down and repaint using Hammerite. The use of the Phone Box will be discussed in the future.**

- **Response from DCC re Highways Officer** – The Clerk read out the response from Meg Booth (Chief Officer Highways Infrastructure Development and Waste) regarding Julie Pepworth, Parish's Local Highways Technician. Within the email, it states that "details of her role are in the process of being finalised, and Members, Parish and Town Councils will be advised of new arrangements, and any changes to their local Highways Officer, in the near future." The Clerk stated that no information had been received. **Action: The Clerk to request the final details from Meg Booth.**
- **Torrridge District Council Elections 2019** – Elections apply to District, Town and Parish, with elections taking place on the 2nd May 2019. All information regarding this is on the Parish Council website.
- **Website Renewal** – No information received. Cllr Spittles will liaise with Kieran Spittles.

- **Update on letter to Cllr Barry Parsons regarding road from Ashmansworthy to Bradworthy** – A letter was sent to County Cllr Barry Parsons regarding the condition of the road. The response from Cllr Parsons stated that he has written to the Area Head of Highways asking for the matter to be followed up. He has asked Woolsey Parish Council to keep him informed of any developments or outstanding issues. **Action: add to Future Items and return to on regular basis**
- **Update from Highways on Dipple landowner re flooding / TAP Fund** – Email from Julie Pepworth stated that she is still looking into this.
- **District Cllr R Julian – Available funding** – The deadline for submission is the 28th February. It was agreed, as the turnaround time is very tight, to use this towards the cost of Black Bags for the Parish.
- **Neighbourhood Watch** – The AGM will take place at Bucks Cross on the 20th February 2019.

7.0 Planning

Applications

1/1312/2018/FUL – Erection of fence – 27 Manor Park, Woolsey.

- There were no objections.

1/0035/2019/FUL – Demolition of existing dwelling and associated buildings, erection of replacement dwelling and detached garage – Cranford Water, Woolsey.

- The Parish Council recommends that there should be no restriction on the Highways.

1/0018/2019/FULM – Erection of 21 holiday lodges (affecting a public right of way), Brackenside, Bucks Cross.

1/0019/2018/LBC - Erection of 21 holiday lodges (affecting a public right of way), Brackenside, Bucks Cross.

The Parish Council raise the following concerns:

Area of Outstanding Natural Beauty

The proposed development site falls within the North Devon Area of Outstanding Natural Beauty, as well as being in the UNESCO Biosphere Reserve and the Coastal Preservation Area. All carry the highest level of protection from inappropriate development. Due to the importance of the site it should be protected from any development.

Local Plan Policies

The development is within the AONB and contrary to local plan policies ST09, ST14 and SM08. The applicant has not proven that the development is “within national interest”, or justifies the environmental impact and visual harm on the area.

Over development of the site

The existing site is already saturated, it is at maximum capacity. Any further development would have a considerable impact on the area. Many of the current units are being lived in for 12 months of the year. The view is that any further development represents the creeping urbanisation upon the small village of Bucks Cross.

Environmental & Visual Impact

The environmental impact on the AONB will be catastrophic, with the use of 21 **plastic** lodges, which only have a 25 year life span. In 25 years those living in Bucks Cross, will be left with a large amount of plastic, which in today's environmentally conscious society, where we are encouraging plastic free lifestyles, is not acceptable.

The levels of concrete and tarmac required for the site will be vast, with the high risk of pollution with run offs into the stream and sea.

The trees have Tree Preservation Orders which should be strictly adhered to. With the use of concrete, concerns were raised as to whether there will be any soil left for their roots to grow.

The Ecology Report is inadequate. The report is not structured in the way required, there is no breakdown of species, no survey evidence, no inclusion of desk studies or evidence of the wildlife importance. There is also no list of plants, birds, animals on the site, no list of protected species, or the likely impact that the development will have, including any mitigating measures

Foul Water System

Previous planning application 1/0995/2015/FUL states that prior to the commencement of any further works, a drainage investigation shall be carried out to confirm that the sites existing package treatment plant has sufficient capacity to accommodate the additional foul sewage that will be produced in association with any further development.

Whilst work has been carried out on the sewage system, it is not clear from the application whether this was on the existing structure. In this case, it is questioned whether the foul water system is adequate to accommodate an additional 21 lodges. Should TDC grant this application permission to progress, then a further drainage investigation should be carried out to confirm that the sites existing package treatment plant has sufficient capacity to accommodate the additional foul sewage that will be produced from a further 21 units.

Impact on Highways

With the proposed development of 21 units and the increase of potential visitors to the area, concerns were raised with regards to the increase in traffic on the Highway with units having two allocated parking spaces

Residential

Some existing residents already reside in their homes 12 months of the year, despite this not being allowed, under occupancy restrictions. Therefore, concerns are raised as to whether this development will be permanent homes, despite occupancy restrictions.

Site Visit and request to call in application

Woolsery Parish Council requested Cllr Julian to call in the application for scrutiny, as well as a site visit to be undertaken by Torrington District Council.

8.0 Progress of Highways Issues

Woolsery

- Resurfacing of road between Clifford Gate/Forest and Harris Cross – Completed.
- Stroxworthy Hill was closed for road works, because the surface was too smooth. Therefore they have scuffed this, so there is less of a skid risk. It was agreed to insist that in the future roads are not scuffed up as this lowers the life expectancy of the road surface.

Bucks Cross

- The dropped kerb and refuge, including the movement of the 40mpz zone will be discussed at the next HATOC meeting, 26th February. Cllr Hamilton is hoping to attend, if not Cllr Hill will.
- Chevron on the bend at Bucks Mills was discussed above.
- A39 lighting outside and inside Atlantic Academy. It was noted that school lights are now off. In terms of the A39 a response from Darren Kelley stated that “any alterations to the dimming regimes would require new equipment to be installed and costs for traffic management to be covered. DCC are not in the position of having remotely controlled lighting, and therefore the lights will remain as they are.”

Road Closures

Notification of proposed road closure – Road from Bucks Cross to Laburnum to complete SWW Utility Works outside Puffins. 5th May – 12th May, subject to Highways approval. Action: see Public Comment Session above

9.0 Parish Signage (using 2018/2019 funding of £2014 to date)

An email was received from Cllr Inch stating that Julian Roskilly will now be taking on the responsibility for the signs. **Action: Cllr Hamilton will write to Highways.**

10.0 East Park Bench – Plaque (Cllr Hill)

Will complete before the next meeting

11.0 Appropriate Affordable Housing Survey Report (Cllr Hill)

Cllr Hill circulated the report. The recommendation from Devon Communities Together is to consider the options for addressing the need for 12 affordable homes. **Action: Those present agreed to read the report ready for further discussion at the next PC meeting. Cllr Hill to invite Rachel Webdale to the next meeting, if she can attend we will start at 7pm.**

12.0 Parking in the Parish – Old Market Drive

To be discussed at the next meeting.

13.0 Cllrs Community Project Fund

The Clerk stated that there is £1541.80 in the pot. Louise Leonard has now taken over the role at the Youth Club. Cllr Hamilton agreed to assist Cllr Hill with this project. **Action: The Clerk to introduce Louise Leonard and Cllr Hamilton so that ideas can be further discussed.**

14.0 The Manor: Redevelopment Update

A planning application will be submitted to Torridge District Council for the planned crossings and pavement outside the Farmers Arms. Highways will be asked to consult.

The bat issues were overcome in October and everything is moving to plan, with opening planned for early 2022.

The Post Office and Shop planning application will be discussed at the Parish Council planning meeting 26th February. It is hoped that renovations will begin in the Autumn.

Cllr Hill suggested that it would be beneficial to invite representatives to a Parish Council meeting, so that they could advise us of their vision for the Parish.

15.0 Woolsery Society – Spitfire Pilot Memorial Plaque

An email was received from Colin Pomeroy asking whether the Parish Council would consider a financial donation towards the above plaque. Following discussion, the Chair proposed the Parish Council support the financial contribution towards the plaque. Councillors were not in support and therefore the decision was not to provide a financial contribution.

16.0 Finances

Payments to be authorised

- A. Lisa Hutchings – January 2019 wages - £319.97
- B. HMRC 20% - January 2019 - £79.99
- C. Councillor Allowance, Cllr Heywood - £200.00

Cllr Ashworth proposed to authorise items a and b, seconded by Cllr Spittles. All in favour.

Cllr Medd proposed to authorise item c, seconded by Cllr Spittles. Those present, excluding Cllr Heywood were in favour.

Income received and bank account balance

Devon County Council – Grant towards Grass Keeping - £625.00

Current account - £11,360.13 Reserve account - £8301.36

17.0 Correspondence

- Louise Leonard had sent an email to Cllr Barry Parsons with regards to the condition of the road from Powlers Piece to Stibb Cross.
- A letter and information from Kevin Jones. It was clear that the information has been sent to the wrong councillors. **Action: The Clerk to send it back to Kevin Jones.**

18.0 Publications

Publications received were available to look at prior to or after the meeting.

19.0 Reports from County Cllr, District Cllr and Parish Cllrs

District Councillor Julian

- The Bideford and Northam Advisory Group meeting will take place in March. Cllr Hill will attend.
- Following the last Bideford and Northam Advisory Group meeting, Cllr Julian wrote to John Hart at Devon County Council with regards to Highways issues. There has not been a response to date.
- Cllr Julian will be applying for the District Council elections.

Parish Councillors

Cllr Hill

- Has taken a look at the tree outside number 16 Old Market Drive. He will liaise with resident and take a picture of the tree, which may require some cutting back.
- There have been complaints regarding two sets of barking dogs at Old Market Drive. This is a Torridge District Council issue. Information is available on how to report dog nuisance on the Parish Council website.
- On page 12 of the Affordable Housing report there is an erratum reads Hartland instead of Woolsery.

Cllr Spittles

- The road down to Bucks Mills has been cleaned including the drainage. The fence raised above requires attention.

Cllr Medd

- The phone box as raised above. **Action: Cllr Hamilton to look into this.**
- Asked what the parameters were for removing an agricultural tie.

Cllr Heywood

1/1347/2018/AGR - Erection of agricultural potting shed – Land at Grid Reference 233155 120571, Woolsery
1/1349/2018/AGR – Erection of vehicle storage shed – Land at Grid Reference 233155 120571, Woolsery

Extensive ground works have already taken place. Concerns were raised as to whether the works can be carried out under General Permitted Development. **Action: It was agreed to seek clarification from Torridge District Council as to whether planning permission is required.**

20.0 Date and Time of Next Meeting

19th March 2019 at 7.30pm at Woolsery Sports & Community Hall. Please note that if Rachel Webdale can attend, the meeting will commence at 7pm.