

Exford Parish Council
Draft Minutes of Parish Council meeting

Held on: 23rd May 2017 at Exford Memorial Hall 7.30pm

Attendance: Mike Ellicott, Kathryn Tucker, Joan Atkins, Derek Lloyd, Brian Martin, Judy Skinner, Cllr. Steven Pugsley. Clerk: Jane Laycock.

Members of Public: Anna Connell, David Garbett-Edwards, Barbara Pears, Charlotte Thomas (ENPA).

Apologies for Absence: Jeremy Hickman, Cllr Frances Nicholson.

Declarations of Interest: None

Minutes of Previous Meeting held on 28th March 2017

Minutes were signed off as a true record.

Matters Arising

Actions from minutes of meeting held on 28th March:

1. Leat Wall and Raised Path. ME congratulated FN on her recent re-election to SCC. FN has emailed to advise that she has contacted Highways to explore the possibility of submitting an application under a Small Improvement Scheme. She will keep us advised of progress when applications open later this year.
2. Highways Issues. FN has forwarded a response from Highways confirming that there has been no recent change in the thermoplastic material used for road markings or the method of applying this. However, they advise that following a survey by the Traffic Technician, some markings will be redone this year. FN has requested a list of these and has also queried how the current material compares to that used previously.
3. Village Green Entrance. ME has contacted Karin Harwood who is looking into supplying a lorry load of scalplings.
4. Chibbet Drain. No response received to date from landowner.
Action 1. Clerk to contact.
5. Community Hospital Car Service. ME confirmed that this has now been registered with SCC and a small grant should be received which will cover the cost of running a mobile phone and advertising the new number. A committee will be formed to run this very successful service.
5. Village Green Tree Framework. DL reported that the work was completed on 19th April. The posts have been removed at ground level or below. ME commented that the area looks much better already.
6. Airband Coverage. BM reported that Airband are not able to extend the free coverage to the QEII pavilion but they have offered to provide this at the domestic rate. BM commented that this additional cost could not be justified but is grateful to Airband for providing a free service to the village hall.
7. Exford Emergency Plan. DL has investigated this and reported that in view of the size of the village, there is no necessity to have a formal plan. He is continuing to look at this.

Historic Signposts Project

ME welcomed Charlotte Thomas, Historic Signposts Project Officer (ENPA), who gave an update on progress so far.

A volunteers' day has taken place (DL attended on behalf of Exford PC). A guidance handbook has been produced which is also available on the ENPA website.

ME detailed the issues we have locally and the work already undertaken by the village on the signpost by the holly tree. He also stated that merely cleaning up and repainting would not be a long-term solution for most signposts and expressed concern that the money in the fund is diminishing whilst the actual work is not getting done.

SP commented that SCC are running some evening training sessions to ensure that anyone working on the signposts is properly covered to avoid possible litigation in case of an accident.

Discussion followed regarding possible safety issues arising from the position of various signposts and the likely work required. CT is coordinating feedback from parishes to see which signposts parish councils will need help with.

CT stated that she would be happy to organise training sessions on the actual painting if required.

Highways

David Garbett-Edwards reported yet another issue of damage to his property (Mill Cottage, Higher Mill Farm Lane, Exford) by a lorry which was too large for the road. He requested a height and width limit warning sign. ME responded that although it is acknowledged that this is an ongoing problem, Highways have so far not been willing to take any action. Although the issue is often raised with companies when the transport is ordered, this is frequently ignored by the drivers. The PC is unable to take any specific action, however it is able to put pressure on Highways to act.

David G-E agreed to contact Highways regarding this issue and it was agreed unanimously that the PC will write in support.

Action 2. Clerk to write to Highways.

Leat Wall and Raised Path – See Matters Arising point 1 (above).

Village Green/Play Area

BM reported that in April, 10 tonnes of rubber chippings were delivered and spread in two main areas around the play equipment. This is a longer lasting, safer solution which will save a lot of money over the next few years. BM thanked those who helped on the two sessions: DL, JH, ME, Mike Bickersteth, Mike Jones and special thanks to Howard Gibbons for his significant efforts.

QE II Field

BM reported that a Management Committee AGM was held on April 18th. The Clerk/Finance Officer to the Parish Council (JL) presented the year end accounts. It is the aim of the Parish Council representatives on the Committee to ensure a non-profit and non-loss operation as far as possible, which was achieved again this year. Income for the year was reported as £1874.35 and the expenditure was £1684.35. When added to last year's carry over, the reserve stands at £514.53. This is about at the maximum level wanted and is for emergency contingency funds. BM and KT thanked JL for her continued excellent work managing the QEII accounts.

Other issues discussed:

The proposal to enclose the shipping storage container in a wooden structure for the long term.

There was a Youth Club clean-up day on March 4/5 and a Cricket Force maintenance day on April 2nd. Thanks to all involved.

The annual fire safety check took place on May 2nd and PAT testing of electrical appliances on May 5th.

The main pavilion was used for part of the Archdeacon's visit on May 4th.

Finance

The bank reconciliation for 23rd May was produced showing current account funds available of £13824.22. £7588.41 is held in reserves. The toilet block maintenance account is £11801.63. List of cheques issued for payment 28/03/17-22/05/17 produced. JL commented that these figures reflect the fact that this year's precept funding has just been received. Also, a bill for the toilet cleaning since the beginning of the year is due.

JL advised that, with the Chairman's agreement, a pay as you go mobile phone has been purchased on behalf of the PC at a cost of £19.99. This will provide a dedicated number with an ansaphone facility for the PC and should not significantly increase costs as it will primarily be used to take messages. The new number (07388 500912) will be publicised.

A renewal quote of £697.76 for the annual PC insurance premium has been received from AON. This is a reduction on last year's amount as the additional cover for the new toilets is now incorporated in the main policy. Councillors agreed unanimously to accept this quote wef 1st June.

BM queried whether the PC would consider making a contribution to the cost of replacing the village hall boiler. ME stated that the PC has made contributions in previous years, however he requested a full costing from the village hall committee for consideration by the PC.

ME is investigating the purchase of a mobile, weather proof sound system for village outside events. He is getting a full breakdown of costs. It is proposed that this would be free to use for village events but could also be hired out for other events. Chris North has kindly offered to look after the equipment on behalf of the PC.

Action 3. ME to follow up.

Planning

KT reported on the following planning applications and decisions:

APPLICATIONS

Planning meeting 6 April 2017

6/13/17/104 Chibbet Post, Exford. Proposed single storey side extension to house. All councillors present voted in favour of the application which it was felt would improve the appearance of the property. ENPA approved 16/5/17.

6/13/17/105 Furzemoor Farm, Exford. Proposed agricultural building for livestock, fodder, machinery and manure storage (166.5 sq mtrs). All Councillors present unanimously voted to refuse this application. Councillors felt that the application represents over development of what was never a farm. Larger buildings would mean more stock, leading to increased amounts of effluent and the over intensified use of upland land.

6/13/17/106 Furzemoor Farm, Exford. Proposed variation of condition 3 (Notwithstanding condition 9 of this notice the building hereby permitted shall not be used to house livestock) of approved application 6/13/14/102 to allow the building to be used to house livestock. All Councillors present unanimously voted to refuse this application. Councillors felt that the applicants had blatantly flouted the existing planning conditions for a considerable period of time and they did not wish to support the proposed variation.

Planning meeting 27 April 2017

6/13/17/107 Chibbet Post, Exford. Proposed stables/hay store building to replace existing agricultural building (70 sq mtrs). All Councillors present supported the application and felt that this would now tidy up the site.

Planning meeting 18 May 2017

6/13/17/105 Furzemoor Farm, Exford. Proposed agricultural building for livestock, fodder, machinery and manure storage (166.5 sq mtrs). As per additional information. Councillors again unanimously voted to object to this change of use, as they had on 6 April 2017. They still felt that the application represents over development of what was never a farm, putting increased pressure on land and drainage. The new shed would be highly visible from the village and together with the shed approved in 2014 would be out of scale for that land.

6/13/17/106 Furzemoor Farm, Exford. Proposed variation of condition 3 (Notwithstanding condition 9 of this notice the building hereby permitted shall not be used to house livestock) of approved application 6/13/14/102 to allow the building to be used to house livestock. As per additional information dated 5/5/17. All Councillors present again unanimously voted to object to this change of use, as they had on 6/4/17. They restated the case that the applicants had blatantly flouted the planning conditions which clearly stated that the building should not be used to house livestock. Disappointment was expressed that ENPA had not checked and enforced this condition since the building was erected in 2014.

DECISIONS

6/13/16/114 Annexe Bailiff's Cottage, Exford. Lawful Development Certificate for the existing use of the extension to Bailiff's Cottage. ENPA approved 22/12/16.

6/13/16/113 Heather Lodge, Exford. Proposed erection of a wooden shed in existing garden to stand upon a stone slabbed patio. ENPA approved 30/11/16.

6/13/17/101 Flat 3 Yealscombe, Yealscombe Lane, Exford. Proposed conversion of existing stable to provide living room and bedroom accommodation. Re-submission of approved application 6/13/16/110 (full). ENPA approved 28/3/17.

6/13/17/102LB Flat 3 Yealscombe, Yealscombe Lane, Exford. Listed Building Consent for conversion of existing stable to provide living room and bedroom accommodation. Re-submission of approved application 6/13/16/111LB (Listed Building). ENPA approved 28/3/17.

6/13/17/103 Thornmead, Simonbath. Proposed change of use of small area of land to part of residential curtilage and erection of private (non commercial) dog kennels. Retrospective. ENPA approved 31/3/17.

Clerk's Report

List of email correspondence received to date provided.

Public Forum

JA raised the issue of the raised path which has become increasingly unsafe for pedestrians. It is hoped that this situation will be able to be improved through the proposed funding application to be submitted by FN through the Small Improvements Scheme.

Meeting closed 8.45 pm.

ACTION POINT SUMMARY

- 1. Chibbet Drain.** Clerk to contact landowner.
- 2. Mill Lane.** Clerk to write to Highways.
- 3. Village Sound System.** ME to follow up.

Next meeting will be held on Tuesday 25th July 2017 at Exford Memorial Hall 7.30pm

FURTHER COPIES OF THESE MINUTES ARE AVAILABLE TO VIEW AT EXMOOR STORES AND ONLINE AT www.exfordparishcouncil.org

