

MINUTES OF THE MEETING OF BROADHEMPSTON PARISH COUNCIL
THURSDAY 10 NOVEMBER 2016 AT BROADHEMPSTON VILLAGE HALL

Present: Cllrs Sutcliffe, Dowson, Hoyle, Southwood, Isaacs, Stevens and Jones
 Cllr Dewhirst (DCC) and Cllr Smith (TDC)

Apologies: Cllr Head

Also present: Rachel Avery (Clerk)
 Andrea Peacock (Moorhaven Ltd)
 3 members of the Public

No	Subject	Comments
1	The Chair will open the meeting and receive and approve any apologies.	Cllr Sutcliffe opened the meeting at 19.27. It was RESOLVED to APPROVE the apologies of Cllr Head.
2	To declare any interests arising at this meeting.	Cllr Hoyle- item 6 (planning application 16/02787/FUL).
	<i>The Council will adjourn for the following items:</i>	
3	<u>Public Question Time:</u> A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Council or other items that affect Broadhempston.	Joan Preston explained that the water leak in the square must be dealt with as soon as possible. It was NOTED that SWW have come out and checked thoroughly, but claim it is not to their responsibility. Cllr Dewhirst explained that the water is coming directly underneath a large water main and SWW are not doing what they are statutorily obliged to do. He explained that there is a Place Scrutiny meeting at DCC next week, where the responsibilities of utilities companies will be discussed. An official complaint has been logged. Bill Norton explained that he continues to liaise with TDC in relation to the conservation area. There is currently no more information to provide and TDC are no further forwards on is review; he will continue to pursue this issue. Bill Norton was thanked for his hard work, even though the outcome so far must be very frustrating. District and County Councillor reports form part of the minutes.
	<u>County and District Councillors' Reports</u>	
4	Andrea Peacock (Moorhaven Ltd) – Radfords planning application (16/01288/COU).	Andrea Peacock was in attendance to ask the Parish Council to write a letter in support of planning application 16/01288/COU. TDC have given planning permission to change to site to residential status, but for two large homes (8 and 5 bedroom). Houses built of this size may be turned into businesses such as a bed and breakfast, and this could cause traffic issues. She explained that her application for four dwellings and associated parking provided benefits to the village- four units would provide an increase in council tax payments. There is clearly a demand for smaller properties and housing in lower price ranges. The average house price in the village is £472,000, and the cheapest available now is £300,000. The houses she proposes the build are more accessible to a wider variety of people. The smaller houses would be marketed at around £250,000 to £260,000. The larger, four bedroom properties would range from £270,000 to £375,000. Andrea Peacock had spoken to headmaster in an unofficial capacity, who had agreed that the smaller houses would be beneficial to the village. This scheme is more viable, holds greater public benefit, reduces traffic and parking issues due to the associated parking on site, and will ensure that the listed building features are secured for the future. Local MP, Anne Marie Morris had suggested to her that she speak to the Parish Council again. She would like to request that a further letter be sent to TDC in support of four units. It was NOTED that the scheme is already supported by DCC Highways, the Parish Council and TDC's conservation officer.

		<p>Cllr Isaacs suggested that TDC seem to be backtracking on what they have already said. The courtyard area has not been clear for a long time and will only been seen if the property is entered. TDC have raised unjust concerns over the courtyard area. This area would allow vehicles to leave the property facing forwards.</p> <p>Cllr Jones explained that houses at the suggested price bracket should be encouraged within the village.</p> <p>It was NOTED that DCC Highways support the application. The site was previously used by 12 residents with visiting families and 13 members of staff and this development would be an improvement in terms of traffic.</p> <p>Cllr Sutcliffe asked if Councillors would be willing to provide a letter to TDC regarding support of the application. Cllr Jones PROPOSED that a letter be written. This was SECONDED by Cllr Isaacs and APPROVED.</p> <p>Action: Clerk to email planning officer.</p>
	<i>The Council will convene to conduct the following business:</i>	
5	Approval to consider, amend as agreed by the Council and approve the minutes of the following: 13 October 2016	It was RESOLVED to APPROVE the minutes, subject to the requested amendment by Cllr Jones.
6	<p>To consider the following planning applications:</p> <p>16/02630/CONSLT Consultation from British Telecom on the removal of 52 phone boxes</p> <p>16/02787/FUL Proposed porch (1 No Place Hill, Broadhempston/Mr J Hoyle)</p> <p>16/02738/FUL Agricultural storage building (Land at NGR 281957 64892, Broadhempston/Mr D Mills)</p> <p>Parish Council plans to view planning applications with the cease of paper copies from TDC.</p>	<p>Cllr Jones suggested that the phone box would be a good place for the defibrillator. It was AGREED that this would be a good idea, in principal.</p> <p>Action: Clerk to contact BT regarding this.</p> <p><i>Cllr Hoyle left the room.</i></p> <p>Cllr Jones PROPOSED no objection. This was SECONDED by Cllr Stevens and APPROVED (6:0).</p> <p><i>Cllr Hoyle re-joined the meeting.</i></p> <p>Cllr Isaacs raised concerns about the amount of agricultural buildings in the area. It was NOTED that there are no details of what the shed will be used for. Cllr Stevens PROPOSED no objection. This was SECONDED by Cllr Hoyle and APPROVED (6:0:1 abstention).</p> <p>It was AGREED that the Clerk should proceed with the purchase of a projector.</p>
7	Kings Close Field.	<p>It was NOTED that the parking spaces will be reinstated, along with a new 'slow' sign on the road, on Monday 21 November. The car park must be cleared throughout the day for the contractors to do this work.</p> <p>It was NOTED that the house in Kings Close Field had been re-let. It was NOTED that the allocation process should be confirmed, and the Parish Council should be informed when the house is becoming vacant and provided with details of how and when a house is filled. Action: Clerk to find out the local connection.</p>
8	Sale of Village Hall.	<p>Cllr Sutcliffe explained that clearance of the contents of the old hall needs to take place. There are a lot of items still in the building, much of which belongs to the pre-school. An open day would be held for people to come to take things for a donation. This would take place on Saturday 3 December 2016, from 10.00 until 14.00. This would be advertised.</p> <p>It was requested that the electricity supply be cut off. Action: Clerk to contact Opus Energy.</p> <p>It was NOTED that the Parish Council have received a valuation for the Hall, which is between £80,000 and £120,000. The Parish Council will agree an undisclosed reserve price. Once the site has been advertised and auction packs are sent out, interest would be gauged.</p>

		<p>It was NOTED that Tozers would require £400 upfront, so that the solicitor can obtain necessary surveys for the auction pack. It was RESOLVED that this payment would be made.</p> <p>It was unanimously AGREED that the overage clause and the apportionment must be dealt with before the auction takes place.</p> <p>Action: Clerk to contact Tozers.</p> <p>It was suggested that the auction take place in January. A delay would allow the solicitors to deal with overage.</p>
9	Small Playing Field.	<p>It was NOTED that the parts for the play equipment will be passed to Cllr Sutcliffe for fitting.</p> <p>Cllr Jones explained that the mesh is in very bad condition. She suggested that the metal is poor quality and that the whole area should be replaced.</p> <p>It was NOTED that Roger Southwood is yet to confirm how this should be fixed.</p>
10	Headlands.	<p>A meeting is taking place on 23 November. A form in the shop was submitted regarding the survey, but there has been no interest other than from children and the School</p> <p>This has now been removed and people are being asked directly, however if no one is willing to engage, perhaps the project shouldn't continue.</p>
11	Devon Air Ambulance landing site.	<p>Cllr Hoyle will be at the meeting on 23 November, and will report at the next meeting. Action: Agenda item for December.</p>
12	To consider the implementation of a speed limit in the Village.	<p>It was NOTED that the Clerk had received complaints regarding the implementation of a speed limit. Cllr Isaacs suggested that people are concerned about speed limit signs in the village centre, but not on the main roads.</p> <p>Cllr Jones explained that she had a 20mph sign outside her house worked in slowing down the traffic. Action: Clerk to chase DCC with regards to speed monitoring.</p>
13	Village skip service.	<p>It was NOTED that the skip service will take place on Saturday 3 December between 9.30 and 15.30. This will be advertised.</p>
14	Surface water in the Village Square.	<p>It was RESOLVED that the Clerk would write to SWW regarding concerns over the lack of responsibility shown with regards to this issue.</p>
15	To consider the Parish Council's participation in DCC's Road Warden Scheme.	<p>There were no councillors willing to be a road warden. Action: Clerk to advertise in the Parish News.</p>
16	Defibrillator.	<p>There was nothing further to discuss.</p>
17	To consider a new car park in the Village.	<p>Cllrs Hoyle and Stevens had looked at the verge opposite Easterways. There would be enough space for 6-7 cars if the area was levelled and the hedge was cut back. Action: Cllr Sutcliffe to contact land owner for hedge cutting. Agenda item for December.</p>
18	<p>Finance:</p> <ul style="list-style-type: none"> • Accounts for payment • Bank mandate • Half yearly accounts and precept 2017/18 	<p>It was RESOLVED to APPROVE the accounts for payment.</p> <p>There was nothing further to discuss.</p> <p>This would be an agenda item for December.</p>
19	<p>Allotments:</p> <ul style="list-style-type: none"> • Proposed footpath through allotment field 	<p>There was nothing to report.</p>
20	Councillors Reports: to hear reports from Councillors on highways or other matters where action can be authorised by the Council without prior notice through the next Agenda).	<p>Cllr Jones expressed concerns over the extension on the Monks Retreat, because it is in a conservation area. This was NOTED.</p>
21	Clerks Report.	<p>The Clerk had nothing to report.</p>
22	Correspondence received.	<p>Clerks and Councils Direct, Healthwatch Voices.</p>

23	To consider a change of date for the December meeting.	It was NOTED that the change of date had already been approved.
24	To note the date of the next meeting: MONDAY 12 December 2016.	This was NOTED.