

**Minutes of the Regular Meeting of the Chagford Parish Council
held at Endecott House on Monday, December 10th 2007 commencing at 7.30pm.**

Present: Cllrs Bleakman (Chairman); Coombe; Davies; Geering; Mrs Haxton; Mrs Hill; Mrs Milton; Parrott; Perryman; Sampson; Ms Thorn.

Apologies for absence were received from Cllr Jeffreys and the Clerk, Mrs Stone.

256 DECLARATION OF INTERESTS

- a) Cllr Geering declared an interest in Mins 259;263a;
- b) Cllr Parrott declared an interest in Min 263a.
- c) Cllr Perryman declared an interest in Min 259
- d) Cllr Sampson declared an interest in Min 263a

257 CONFIRMATION OF THE MINUTES

The Minutes of the Regular meeting held on 12th November 2007 were confirmed as a true record and signed.

258 Local Housing Needs Report (Mins 208; 230 refers)

A Local Housing Needs Report was presented by Ms Sue Hitchcock and Mr. John Scott, Rural Housing Enablers who represented the Community Council of Devon. It was explained that their role was to work with the Rural Housing Partnership to provide affordable housing and housing for the homeless in the rural community. When assessing the provision of housing they take into consideration such matters as house prices; salaries and wages and the need for housing prior to working with landowners; housing associations; local Councils; National Park Authorities and DEFRA in order that there are connections made and sites may be identified. The Chagford and District Survey questionnaire was distributed to 1309 households and 386 were returned.

Mr.Scott explained the results of the survey and stated that 90 households were identified in need, a large proportion being older people. One third of the people who returned the form were over 65. They were

- 1 wanting to buy smaller properties
- 2 wanting to buy into a sheltered housing scheme
- 3 2 required residential care
- 4 4 people wanted to rent

Affordable housing 25% of the population is aged 50 – 64. 52 requested affordable housing – 25 for rent; 12 for shared ownership.

The average cost of a house in Chagford is £346,000. The required annual income would be £90,000.

The Enablers have identified that the Chagford area requires 18 new rented properties and 4 shared ownership, initially. It was acknowledged that there will be some houses which will automatically become available for rent.

Following the presentation, it was **Resolved** to maintain the awareness of local people of the housing need and to instigate a meeting between Ms Hitchcock; Mr. Scott; Mr.John Packer (WDBC); Mr. P. Markham (DNPA) and the Parish Council.

Meanwhile the Parish Councillors will attempt to gain accurate information when talking to Parishioners, being mindful that many older people dislike filling in forms.

The Chairman thanked the Enablers for their helpful presentation.

MATTERS ARISING

259 Public Enquiry – Cattle Grids (Mins 203; 229 refer)
Cllrs Mrs Hill and Perryman attended the first day of the enquiry and Cllr Perryman presented the Parish Council resolution. **Noted:**

260 Gas Main Installation

A letter received from Mr. Le Touche concerning improvements to traffic flow was referred to Wales & West Utilities by the Clerk/

Resolved: A copy of the letter be passed to the Highways Department.

261 DEFRA – Ways to tackle Climate Change (Mins 219; 231 refer) Cllr Bleakman

Resolved: Defer to January meeting.

262 Open Fields

a) Attention was drawn for the need for an Open Fields Trustee's meeting.

Resolved: A meeting be arranged for 28th January 2008 and a report be prepared for the Parish Assembly meeting.

b) Chagford Common Rights – Extract of 1904 Minute Book circulated for information

Noted:

Arising: It was resolved to hold a meeting of the Turnlake Committee following the open fields meeting.

COMMITTEE/REPRESENTATIVES REPORTS

263 Planning Inspection Group

Cllr Bleakman gave a report of the planning inspection held on 6th December and attended by Cllrs Bleakman; Davies; Jeffreys.

Cllrs Geering; Parrott and Sampson declared an interest and did not participate in any aspect of the review of this application.

a) **0896/07 Land between Tower Cottage and West Coombe Farm, Thorn**

Certificate of Lawfulness in respect of field for storage of materials used in line with landscape gardening business.

Resolved: The Council is satisfied with the evidence provided that the land has been used for the storage of materials and equipment in association with the business of landscape gardening and therefore supports the issue by the DNPA of a Certificate of Lawfulness to use the field for storage of materials used directly in association with the Landscape Gardening Business.

However, had this application dealt with the change of use of the land from agricultural to support of a landscaping business the Council would have requested the following conditions:-

1. No materials are stored or burnt in the field that could pollute the nearby water course.
2. Only vehicles and equipment used directly for the landscape gardening business are to be parked or stored on the field.
3. These rights are not transferable and all materials and hardcore roadway are to be removed if the field is sold or the business terminated.

The Council request that these restrictions are made applicable to protect this area of the Dartmoor National Park for the future should they decide to issue the Certificate of Lawfulness.

b) **0901/07 Crannafords Business Park (Proper Job) Chagford.**

Proposed photovoltaic array on covered slate roof

Resolved: The Council is very supportive of this proposal as an example of local renewable energy generation. The proposed installation is not overlooked from any viewpoint outside of the site and, as such, does not distract from any vista.

c) **0919/07 St. Levan, Broomhill, Chagford**

Proposed removal of existing garage and extension and construction of new single garage and single storey rear extension; alterations to roofline including addition of dormer windows.

Resolved: No objection. The Council is satisfied that the proposed development satisfies all of the relevant Policies and that the property would visually benefit from the changes.

The following application was received after the Planning Inspection Group meeting but because of its urgency a report was submitted to the Council by Cllr Bleakman.

d) 0776/07 18, Orchard Meadow, Chagford

Proposed end of terrace three-bedroom house.

Resolved: The Council strongly objects to this Application for the following two reasons:-

1. The proximity of the proposed development situated within two metres of the existing 17, Orchard Meadow creates a serious loss of amenity previously enjoyed by this property in terms of privacy on the front garden and front bedrooms and side windows from windows on the front of the new dwelling; serious loss of light and shading to the side windows and a high potential for noise and smell disturbance from the very close proximity of the proposed kitchen. The provision of the two parking places effectively blocks the rear entrance access currently enjoyed by No 17. As such, the Council is of the opinion that the development does not satisfy DNPA Policy GP2.
2. The Council is of the opinion that the proposed two off-street parking places are inadequate and do not satisfy the requirements of DNPA Policy TF5. The Policy would require there to be 3 spaces (one semi-detached and one terraced house.) The two spaces proposed are very narrow and access to them will be difficult given the parking arrangements currently enjoyed in the Close as shown in the attached Photo. As such, the parking arrangement will provide additional danger to all road users and interfere with the safe movement of traffic. The proposed spaces are only different to the previous Application in that they are narrower than previously. The DNPA saw this as a reason for refusal with the previous application.
3. It is unlikely that a three-bedroom house will ever be affordable to local people.
4. The development of No 2a Orchard Meadow is not considered to be precedence as that development is smaller, did not cause any loss of amenity to any neighbours and provided for up to three off-street parking spaces with no disturbance to on-street parking.

264 Grants of Conditional Planning Permission - Noted

a) 0709/07 East Coombe Farm, Thorn, Chagford

Proposed alteration to existing porches and fenestration on farmhouse, remove asbestos flue, conversion of garage/workshop/barn to ancillary facilities and accommodation, car shelter on footprint of demolished barn and refurbish existing stables with new roof.

b) 0820/07 Treverry, Easton Cross, Chagford

Proposed conversion of barn to create separate dwelling.

265 Grant of Listed Building Consent - Noted

0710/07 East Coombe Farm, Thorn, Chagford

Proposed alteration to existing porches and fenestration on farmhouse, remove asbestos flue, conversion of garage/workshop/barn to ancillary facilities and accommodation, car shelter on footprint of demolished barn and refurbish existing stables with new roof.

266 Grant of Certificate of Lawful Use or Development - Noted

0830/07 Yonder Thatch, Easton Cross, Chagford

267 Chagford Conservation Area: Proposed Tree Works

Baileys Hey, Chagford

Proposed fell one mature horse chestnut and crown reduce mature horse chestnut.

Resolved: No objection.

268 Tree Felling: 50;52 the Square, Chagford

DNP advise tree partly collapsed and needs removal. **Noted:**

269 DNP Management Plan – Launch Event.

Council representatives were invited to attend the launch of Management Plan at Brimpts Farm, Dartmoor on December 12th 2007 but unfortunately the Chairman was unable to attend and the Vice Chairman was in attendance at the Public Enquiry.

Apologies for absence were sent. **Noted:**

270 DNP Forum Meeting 23rd November 2007.

Cllr Parrott regretted that he was unable to attend the DNP Forum Meeting. **Noted:**

271 Village Design Group – Cllr Parrott

a) The exhibition of the Village Design Group held in Jubilee Hall on 23rd November 2007 and Endecott House on 24th November 2007 were well attended An analysis of the result will be made available at the end of January. **Noted:**

b) Costs involved in respect of the exhibitions were submitted for approval i.e. Hire of Endecott House £ 34.00; Distribution costs for flyers and stationery items £66.82; Printing flyers etc £74.26.

Resolved: To approve payment.

272 Financial Matters

a) The Finance Committee report of the meeting held on 26th November 2007 highlighted the necessity to make savings.

Resolved: The Committee to meet in the New Year to review areas where economies might be practical.

b) Precept to be set at £25,000

Resolved: To endorse the precept at this level.

c) To record receipt of VAT repayment in the sum of £865.21 **Noted:**

d) To note release of Grant of £2,000 from DNP for Memorial Garden wall.

Resolved: The Clerk to express the Council's appreciation.

e) To note release of Community Project Grant by WDBC in the sum of £1551.00.

Resolved: To acknowledge receipt of £1,551.00 and seek clarification in respect of sum previously offered.

f) Mogford Associates advise that all invoices after January 1st 2008 will be increased by £5 to cover increased costs of fuel; stationery and postage. **Noted:**

g) The account from Mr Cox in respect of numerous odd job repairs etc raised the need to review the manner in which these items are dealt with.

Resolved: To approve Mr Cox's account in full and the Committee to consider a budget for general maintenance at their next meeting.

273 Public Convenience Inspection Report

Cllr Bleakman's written report was noted.

Resolved: i) To try and improve the natural ambience of the public conveniences as on dull and wet days they are uninviting. ii) A meeting to be arranged with Client Services, preferable during a WDBC Outreach session in Chagford. Proposed date 18th January 2007.

274 Jubilee Park Inspection Report

a) It was reported that holes continue to appear in the banks and on the lower side of the tennis courts.

Resolved: To request that Cllr Perryman inspects the site to determine the nature of the wild life intrusion.

- b) The Leylandii hedge needs trimming but care has to be taken to avoid killing it.
Resolved: Agreement needs to be reached with the Health Centre as it is their hedge.
- c) Animal fouling is increasing in many areas.
Resolved: To monitor the situation and identify the culprits and determine course of action necessary.
- d) The need for a gardener to be reconsidered in view of limited resources available at the present time. **Noted:**
- 275 Eastern Parish Link Committee Meeting**
The Minutes of the East Link meeting held on 22nd November 2007 at Gidleigh Village Hall were circulated with the Agenda. **Noted:**
- 276 Dartmoor Commons Owners Association**
To record that Chagford Parish Council are no longer Members of the Dartmoor Commons Owners Association. **Noted:**
- 277 Chagford Business Association**
A proposed meeting of the Chagford Business Association has been rearranged for the New Year. **Noted:**
- 278 Clerk/Chairman's Report**
 - a) Lengthsmen's visit 7 – 11th January 2008
Resolved: The Clerk to be informed of outstanding matters.
 - b) Chagford Bulletin – declined to publish Parish Council's Christmas wishes to the Parish. **Noted:**
 - c) Confirmation received that FOCSA will clear weeds from street gutters but information required about specific areas to be dealt with. **Noted:**

CORRESPONDENCE RECEIVED

- 279 Buckingham Palace**
Letter of Thanks received on behalf of the Queen and the Duke of Edinburgh on the occasion of their Diamond Wedding Anniversary. **Noted:**
- 280 WDBC Local Development Framework – Core Strategy, Further Consultation**
Details received of consultation events to be held during February/March. **Noted:**
- 281 Devon County Council – Exeter Unitary Status**
E-Mail received from Mr. Norrey, Chief Executive DCC re Exeter's failure to acquire unitary status. **Noted**
- 282 Victim Support**
Victim Support Devon offer to make a presentation of their work at the Council's convenience.
Resolved: To reconsider at a more appropriate time.

283 ACCOUNTS FOR PAYMENT	£
The following accounts were approved for payment:-	
a) 3047 Mrs P. Stone – November salary	657.53
b) 3048 Mrs P. Stone – November post; electric; computer	28.98
c) 3049 Mr. J. Sheridan- Jubilee Field Maintenance	231.25
d) 3050 Chagford Combined Charity – Hire of Endecott House for Village Design meeting	34.00
e) Direct Debit – Tiscali – broadband and telephone services	37.44
f) 3051 Messrs Rendells – Flyers etc for Village Design group	74.26
g) 3052 Cllr Parrott – stationery items for Village Design Group	66.82
h) 3053 Mr. J. Cox – repairs to fountain, wire fencing, gate closers and posts at Jubilee field	513.31

284 PUBLICATIONS RECEIVED

The following publications were made available to Members

- a) DNP Agendas – 7th December 2007
- b) Devon Rural Transport Partnership – Newsletter Autumn 2007
- c) Eastern Parishes Link Minutes of 22nd November 2007
- d) DNP Forum Minutes 23rd November 2007
- e) West Devon Community Services –Newsletter
- f) Village Green

Part II ITEMS WHICH MAY BE TAKEN IN THE ABSENCE OF THE PUBLIC AND PRESS ON THE GROUNDS THAT EXEMPT INFORMATION IS LIKELY TO BE DISCLOSED. Local Government Act 1972 Section 100(A) (4).

285 Peter Hill Memorial Garden Tenders.

- a) Four tenders were opened for the hard landscaping specification requiring careful consideration. The Chairman used his casting vote in favour of the lowest Tender in the sum of **£2,250 + VAT**.
It was proposed that the work be overseen by the Chairman (Cllr Bleakman) and Cllr Mrs Hill who lives opposite the site.
- b) **Peter Hill Memorial Garden Tree Surgery**
Three estimates were received for tree surgery on the Thorn Tree and for the removal of the Ash tree on the site.
Resolved: The lowest estimate of **£130** (no vat) be accepted.

The Meeting Closed at 10.15pm
Confirmation of the Minutes

Dated.....

Signed.....