

# DRAFT

Minutes of a meeting of the **BUCKLAND MONACHORUM PARISH COUNCIL** held at **YELVERTON WAR MEMORIAL HALL** on **TUESDAY** the **26th April 2016** at **7.30pm**

**Present:** Cllrs M Fowler (Vice-Chairman), D Butland (DB), R Cheadle (RC),  
L Wood (LW), L Larkin (LL), M Davis (MD), V Bolitho (VB) and S Britton (SB)

**In Attendance:** Councillor Philip Sanders (WDBC & DCC)  
2 members of the public  
Kelly Johns (Parish Clerk)

**183/16** APOLOGIES FOR ABSENCE were received from Cllrs Challiss, Woollacott and Baird

**184/16** TO RECEIVE DECLARATION OF INTERESTS None.

**185/16** TO CONSIDER AND APPROVE THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 22<sup>nd</sup> March 2016 It was **AGREED** to approve the minutes of the meeting without amendment.

**186/16** TO CONSIDER AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON 22<sup>nd</sup> March 2016 and 13<sup>th</sup> April 2016 It was **AGREED** to approve the minutes of both of the meetings without amendment.

**187/16** TO CONSIDER AND APPROVE THE EXTRAORDINARY MEETING MINUTES OF THE 15<sup>TH</sup> March 2016 It was **AGREED** to approve without amendment, the minutes of the meeting.

**188/16** **FINANCE** The Clerk circulated a finance report to Members which included the recent bank reconciliation dated 25<sup>th</sup> April 2016 **NOTED**. Cllr Fowler had checked the bank transaction details and signed the bank reconciliation.

a) **Payments and receipts** – The following were **AGREED**:

**1. To note the following receipts:**

<b>2807 A/c</b>	31/03/16	CHEQUE	130.00	Memorial – GoR 20
	31/03/16	CHEQUE	100.00	Transfer ExRoB – B5-5
	31/03/16	CHEQUE	250.00	Memorial – B5-5
	14/04/16	CHEQUE	20.00	2 <sup>nd</sup> Inscription – C5-6
	14/04/16	CHEQUE	250.00	Interment - G2-9
<b>2815 A/c</b>	01/04/16	CASH	100.00	Crapstone field rent - Apr 2016
	25/04/16	DC	22940.50	Precept 1 <sup>st</sup> Installment

**2. To approve the following payments:**

<u>Payee</u>	<u>Payee Ref</u>	<u>Gross £</u>	<u>Council Ref</u>	<u>Reason</u>
NPower	Apr 2016	5.00	DD	Xmas tree lights
WDBC	-	385.00	102157	C. Field Planning Fee
ICCM	Inv. 4700	90.00	102158	Annual Membership Fee
ICCM	Inv. 7539	156.00	102159	ICCM Course – K Johns
M Fowler	003	60.72	102160	Xmas Tree Lights
BM Village Hall	Inv. 06	15.00	102161	Hall Hire 09/03/16
DARE	49/2015	4740.00	102162	Feasibility Study – Final Payment
BM Village Hall	Inv.01	30.00	102163	Hall Hire 13/1/16 & 10/2/16

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Tavistock Town Council	SD3785	600.00	102164	Play park inspections 2016
J Rendle	JSR/15/151	760.00	102165	BM G.M. March 2016
J Rendle	JSR/15/152	480.00	102165	2015/2016 Bonus payment
Perfect Pastures	Inv. 2764	458.05	102166	Yelverton G.M March 2016
A Jeans	03/04/16	144.00	102167	BM Play park soil levelling
K Johns	26/04/16	859.60	102167	Net Salary-Mth 1
K Johns	26/04/16	178.90	102167	Council Admin - Mth 1
HMRC	26/04/16	75.92	102167	Employer & Employer NI & Inc. Tax Mth 1

## 189/16 **REPORTS FROM REPRESENTATIVES TO OUTSIDE BODIES (INCLUDES UPDATES ON WD TAP FUND PROJECTS)**

a) Cllr Sanders gave an update on local government matters which are currently being dealt with by WDBC;

- A bid for devolution has been made by all Devon Authorities, the 2 National Park Authorities, all Unitary Authorities and the 3 C.C.G.'s, (22 in total). The Government response is eagerly awaited, but it will be a long process. If devolution is allowed to go ahead it will mean Devon Authorities having better control of their finances at local level.

Councillors asked a number of questions, which included;

- Cllr Wood asked whether there will be any funding for community composting schemes as it looks like green waste collections will be charged for? It is unclear whether there will be any funding for community based schemes, but Cllr Sanders suggested that Cllr Wood talk to a similar scheme in Chagford which has been very successful.
- Cllr Fowler asked for more detail about when the proposed Tavistock railway station will be built? The building of the station is dependent upon the developer building the associated residential homes. It is unclear when they will be doing the development. Once the homes have been built the developers will provide approximately £13 million towards the railway scheme under a Section 106 agreement. A bid for the other £17 million will have to be made to the National Transport Board. Survey work of the line is currently being carried out by Devon County Council. The line will be single track with one train per hour on average.

## 190/16 **EMERGENCY PLANNING: FLOODING**

Cllr Wood said that the flooding specialist has visited Buckland Monachorum now and they are currently trying to agree where the flow of flood water should be diverted.

VB requested some more sand bags for Milton Combe. RC said that he would source some more for the village.

## 191/16 **TO RECEIVE A REPORT FROM THE WDBC CLLR FOR THIS WARD**

No further news to report.

## 192/16 **NEIGHBOURHOOD PLAN**

Cllr Cheadle told members that the NP open day held on the 23<sup>rd</sup> of April in Yelverton had proved to be very successful and that over 200 people had completed questionnaires on the day. Cllr Britton praised Cllr Cheadle's work on behalf of the Council.

## 193/16 **RE-DEVELOPMENT OF YELVERTON BUSINESS PARK**

**To give a brief history of and discuss planning applications submitted in previous years:**

Cllr Cheadle outlined that the Parish Council had been approached by the potential developers of Yelverton business park wanting to present their proposed plan to redevelop the site. Currently the Council have invited them to present the details of their plans to the planning committee on 11<sup>th</sup> May at Milton Combe Village Hall, but have made it clear that at this stage they cannot comment upon them. He then went on to give an outline of the planning policy in the AONB and that followed by WDBC.

In 2010 a similar application was made. At the time over 50 letters of objection were made. In essence the planning application was rejected by WDBC under 6 policies within their local plan.

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In short for any planning application to be successful to redevelop the site, it would have to prove the following;

- a) a major development; and
- b) that there were exceptional circumstances.

A number of questions were asked by Cllrs and members of the public about the application;

1. DB asked whether the site surrounding the park was designated as greenfield? Yes it is.
2. A member of the public queried why would the PC would only look to the AONB for guidance on their response to any planning application. Would it not be sensible to take into account the views of the local residents? RC responded that the AONB were best placed to advise on this matter but the PC will also take into account the views of residents made in the Neighbourhood Plan questionnaire.
3. A member of the public asked what protection there is against incrementalism? Cllr Sanders responded and said that each planning application is judged on its own merit.
4. A member of the public asked why the Neighbourhood Plan (NP) was asking for peoples' opinions on the development of the site again and why is the AONB its preferred consultee on planning matters? RC responded that it was because it is the Neighbourhood Plan's policy to consult on these matters and that it is the NP's decision to consult with the AONB and not the PC's.
5. A member of the public asked why has the site been considered for development under WDBC's SHLAA process again? RC responded that in total 14 sites had been entered into the SHLAA process and it was important to look at them all in comparison, as some will be more desirable for development than others.

## **188/16 JAPANESE KNOTWEED ON CRAPSTONE CRICKET CLUB LAND (C.C.C.)**

Cllr Davis explained to members that the knotweed on the cricket field is spreading and called for members to do something about it. He outlined that local residents feared that the presence of the knotweed could affect their ability to get a mortgage on their property. C.C.C. has received a quote of £5000 to treat the problem, but it is not clear who is liable for the cost of the works, i.e. the Cricket Club itself or the land owners. In the meantime he has emailed the Environment Agency for their advice. He went onto ask DB if he has any experience in controlling the weed. DB has not, but will speak to his Agronomist for advice.

VB suggested that it may be a good idea for whoever is responsible to make an application for a community grant from Tesco, as they are currently offering grants up to £2000.

RC stated that the crux of the matter would be to find out who's responsibility it is to control the weed. He went onto remind members that it is not against the law to have Japanese knotweed on your land, it is against the law to allow it to spread onto another person's land.

It was **AGREED** that the Clerk would invite C.C.C.'s Chairman to the Council meeting in May to discuss further.

## **189/16 CLERK OVERTIME PAYMENT**

The Clerk asked Councillors to approve a one off payment for the 47 hours of overtime they have accrued since their start in January 2016. 4.5 of these hours relate to work on the new website, the rest of the hours have been spent working on dealing with enquiries on and making the planning application on Crapstone Field. Additionally, the time taken to move and set up the office, alongside a minimal hand over had also contributed to the extra hours.

It was **AGREED** to make the payment and to look at the Clerk's hours again in September 2016 when their review was due.

## **190/16 COUNCILLOR VACANCY**

Following Cllr Zaleski's resignation from their position, the vacancy has been advertised. No persons have come forward requesting an election. Therefore, it was **AGREED** that the Clerk would write to the other original applicant for Cllr Zaleski's position and see if they would still be interested in taking up the position.

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## 194/16 RESIGNATION OF CHAIRPERSON

Cllr Challiss has made the difficult decision to resign the post of Chairperson, but they will still remain on the Council. In the meantime the vice-chairperson; Cllr Fowler will cover the duties until the new Chairperson is elected in May 2016.

## 195/16 NEW WEBSITE UPDATE

The website is nearly ready to be published on the internet. The Clerk outlined the costs for the new website would be in the region of £200. A budget of £1300 had been allowed for the web site in the 2015/16 budget. It was **AGREED** that the costs for the new website should be paid.

## 196/16 QUEENS 90<sup>TH</sup> BIRTHDAY CELEBRATIONS

Cllr Wood said that the planting of a Cherry tree had taken place in the Parish Meadow to commemorate the Queen's 90<sup>th</sup> birthday. It was **AGREED** that the Council would pay for a plaque to be placed next to the tree to commemorate the event.

## 197/16 ANNUAL PARISH MEETING DEBRIEF

Cllr Cheadle reported that the APM was well attended and was a successful evening. It was **AGREED** that next year it would be held centrally somewhere in Yelverton.

## 198/16 BMPC COMMUNICATIONS ( NEWLETTERS, SOCIAL MEDIA ETC.)

Cllr Wood reported that the popularity of the Parish Council's Facebook page is increasing. 917 people had viewed the photo of the planting of the Cherry tree on the home page.

## 199/16 HIGHWAY MATTERS AND REPORTS OF MINOR REPAIRS

- a) Cllr Larkin updated members that he and Cllr Cheadle have made a film of the road on Buckland's side of the Denham Bridge Road and have sent it to Bere Ferrers Parish Council. Bere Ferrers PC are currently finalising the strategy document to send to D.C.C.

## 200/16 PARISH PATHS (P3) AND OTHER FOOTPATH MATTERS

Nothing to report.

## 201/16 CRAPSTONE FIELD

- a) The public consultation meeting on the potential uses of Crapstone Field will be held on 18<sup>th</sup> May 2016 at Buckland Monachorum Parish Hall. Cllr Wood asked members to send her information for any presentations people wished to make and she would ensure it was put into a power point format. Cllr Britton will be doing a presentation on various ideas the field can be used for.  
Cllr Bolitho expressed an interest in providing information at the meeting on eco housing/ self-build and will forward the information. Additionally, Cllr Davis said he will provide a presentation on alternative uses. It was agreed that after the presentations there will be time for residents to ask questions.
- b) Cllr Davis said that he was still looking into the matter of the un-authorized access points to the field and will report back his findings at the next meeting.

## 202/16 COMMUNICATIONS FROM OTHER AGENCIES AND CORRESPONDENCE

The following items of correspondence were **NOTED**:

- Various emails and e-letters to include;
- a) x2 DCC Highways road closure notices for Pound Road and Yeoland Lane
  - b) Citizens Advice electronic April newsletter
  - c) Dartmoor Commoner's Council 2016 Election Notice
  - d) Community Safety Partnership Forum invite for 25<sup>th</sup> April
  - e) Rural Services Network e-letter – 4<sup>th</sup> April 2016-05-12
  - f) WDBC press releases x2; Police & Crime Commissioner Election & Difficult Decision for West Devon – charging for Green Waste Collection
  - g) Application for New Address Name: Ladybird Lane, Yelverton

All of the electronic correspondence had already been circulated to Councillors prior to the meeting.

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**203/16** ITEMS FOR THE NEXT AGENDA

- a) Signage for Leg O Mutton shops, Yelverton (Cllr Wood)
- b) Japanese Knotweed on Crapstone Cricket Club Field (Cllr Davis)

**204/16** FUTURE MEETING DATES

**Weds 11<sup>th</sup> May:** Planning Meeting at 7.30pm at Milton Combe Village Hall

**Weds 18<sup>th</sup> May:** Public Consultation Meeting on potential uses of Crapstone Field to be held at 7.00pm at Buckland Monachorum Village Hall

**Tues 24<sup>th</sup> May:** Planning Meeting at 7.00pm followed by Annual Meeting of the Parish Council (AGM) at 7.30 pm at Clearbrook Village Hall.

Meeting closed: 9.27pm