

Broadwoodkelly Parish Council

Minutes of the Broadwoodkelly Parish Council meeting held on Tuesday July 26th 2022 at 7.30pm in the village hall.

Present: Councillors Cllr R. Heggadon (Chairman), R. Gant, Mrs B Cook, J Clark, A. Penny, D. Reed and Mrs C. Brook

Borough Councillor for the Exbourne Ward, Barry Ratcliffe, was attending a meeting in Okehampton and hoped to get to the meeting later (Councillor Ratcliffe did attend the parish council meeting) - There was one member of the public present.

1. To receive apologies for absence and consider if the reason for the absence should be approved by the council.

Councillor Ratcliffe's apology detailed above.

2. Declaration of Interest from Members:

Councillors are reminded to declare any personal or prejudicial interest they may have in any agenda items.

Councillor Reed declared an interest in agenda item 9.d (application for change of use from redundant chapel to dwelling). He is the applicant.

2.1 The parish council has delegated the power of granting dispensations to the clerk.

2.2 To receive written requests for dispensations for disclosable pecuniary interests (if any).

2.3 To grant any requests for dispensations as appropriate.

3. To receive and approve the Minutes of the meeting held on May 24th 2022

Cllr Mrs B Cook proposed that the minutes be signed as a correct record. This was seconded by Cllr D. Reed. The chairman signed the minutes.

4. Public Participation – the member of the public wished to bring the parish council's attention to the Two Village Walk on Saturday – Broadwoodkelly to Bondleigh. Refreshments available.

5. Discussion on whether Broadwoodkelly should prepare a Neighbourhood Plan or not (includes members of the public)

As there were no members of the public to have this discussion it was proposed by Cllr Mrs Cook that the item be carried forward to the next meeting. Notices to be placed on noticeboards and sent around on the email round robin.

6. Report by Borough Councillor

The Borough Councillor was not present. See at end of meeting.

7. Past Subject Matters for further discussion:

7.1 [6.a] Parish Website – Cllr Mrs Cook stated the website is still getting regular hits. She is now getting more people who are sending in information. The church are now updating the church page

7.2 [6.b] Areas of highways requiring work to utilise TAP fund money – the road between Middlecott Farm and Ingleigh Green is in serious need of remedial work. People are now avoiding this road and travelling through the village. The clerk to email Devon County Councillor James McInnes.

Councillor Reed stated that highways have been around clearing out the drains. Councillor Gant stated a drain cover just down from him has not been replaced properly.

The ditches by Pattiland need clearing out. If a list can be put together then a half day or full day of work can be scheduled for Ben Pell, who carried out the work last time.

Councillor Mrs Brook stated there is Japanese Knotweed along the wide verge between Summers Moor Cross and the turn off to Middlecott – the clerk will try and report it on DCC website.

7.3 [6.c] HM Queen Elizabeth II Platinum Jubilee – it was a very well attended and successful day. The mugs were handed out to the children. Five mugs were purchased by parishioners. The clerk received £18. The chairman has the other £12.

7.4 [6.e] Dedicated email addresses for councillors in connection with council business – three councillors have set up separate emails.

7.5 [6.f] Broadband – nothing to report.

8. Clerk's report and correspondence received:

The following correspondence is contained within the Councillors folder:

8.1 Risk Assessment – Councillor Gant will carry out a risk assessment of the council's assets.

8.2 Clerks and Councils Direct

8.3 Glasdon UK Ltd

9. Planning:

9.1 Application No. 4055/21/FUL Ridgeway, Ingleigh Green, Broadwoodkelly – change of use of land from agricultural to equestrian together with erection of stable building (retrospective). Granted conditional approval.

9.2 Application No. 1927/22/FUL South Stone Barn, Broadwoodkelly – change of use from agricultural land to domestic use. Comment required prior to meeting. Support.

9.3 Applic No. 1844/22/ARC Cherry Hayes, Ingleigh Green, Broadwoodkelly – application for approval of details reserved by conditions 8 (surface water drainage) and 9 (Foul Drainage) of planning application 3123/21/FUL. No statutory consultation required. Sent out for info only.

9.4 Applic. No. 2303/22/FUL Former Methodist Chapel, Broadwoodkelly – change of use from redundant chapel to dwelling. Discuss at meeting.

Councillor Reed declared an interest and left the meeting.

Councillor Penny stated he supported the application as he cannot see any other use for the building and it is good to see it used as a dwelling rather than fall into disrepair.

Councillor Mrs Cook felt it should be green and be a passive house. It was mentioned that there are solar panels and ground source. There is parking for two cars. The council unanimously supported the application.

Councillor Reed returned to the meeting.

9.5 Application No. 2100/22/FUL Holbrook, Broadwoodkelly – creation of a dwelling

(following a Class Q Prior Notification being granted under 4219/21/PDM).
Discuss at

meeting.

The application was discussed. Councillor expressed concerns regarding the glass in the

elevation beside the highway as it could be a distraction for motorists. The proposed

dwelling is adjacent to an agricultural building that is in constant use. A few councillors

hadn't viewed the application online. They will do so after the meeting and email comments to the clerk.

10. Finance

a. Documents relating to the annual audit have been placed on the website.

b. Invoice from clerk for wages/expenses – £203.46

Councillor Mrs Cook proposed that the invoice be paid. This was seconded by Councillor Clark and agreed by all.

c. Interest on Business Reserve Account (May/June) – £1.16

d. Balance at bank – as at 13th June the balance in the Current Account was £7693.27 (this does not include the cheque signed this evening). As at 1st July the balance in the Business Reserve Account was £6788.30

The clerk has applied for a refund of VAT totalling £86.99, but she does not know if it has arrived in the bank account yet.

11. Matters for further reporting:

Councillor Mrs Cook asked if the village hall got Broadband would it be useful for the parish council (i.e. to view planning applications)? Opinions were mixed – some felt it would be useful to view applications, but then would the monthly cost of the broadband be worth it if just the parish council are going to make use of it?

12. Confidential discussion:

16.1 Enforcement cases

These remain the same. There is an additional case and this was briefly discussed.

Report by Borough Councillor – Councillor Ratcliffe arrived at 8.34pm. He stated that not much happens in the month of August. However, major changes are being made to the planning department. South Hams and West Devon Borough Council amalgamated a number of years ago to save on costs, but the planning has not been working so they are now going back to having separate planning departments. West Devon Borough Council is advertising for a new Senior Planning Officer.

Councillors asked him about Holbrook – it never came to a meeting as it was not on the list. It was originally a pole barn, which had cladding put around it. He stated he would find out.

13. Date of next meeting:

September 27th 2022

There being no further business the meeting closed at 8.43pm