

CULMSTOCK PARISH COUNCIL

Minutes of a meeting of a remote meeting of the Parish Council held on 20th September 2020 at 7pm

In attendance: Cllrs. Miss L Jones (Chairman), Mrs J Zebedee, Mrs J Saunders, G Bass, M Plastow, Mrs R Balchin, Mrs L Wyle, MDDC Cllr. S Clist, the Clerk and one member of the public.

83. Democratic Period: None.
84. Apologies: Cllr. E Box and DCC Cllr. R Radford.
85. Co-option of a Parish Councillor: None.
86. Declarations of Interest: None.
87. The minutes of the remote meeting of the Parish Council held on 10/06/2020 were approved.
88. Matters Arising: None.
89. **Planning and Planning Correspondence/Information.**
- 89.1 Applications to be considered: None.
- 89.2 Results of applications from Mid Devon District Council.
- Development acceptance re: 20/00915/PNCOU Prior notification for the change of use of an agricultural building to a mixed commercial use under flexible use Class R. Land and Buildings at NGR 308281 113830 (Brookshill Farm) Uffculme.
 - Cobblestones, The Cleeve, Culmstock. EX15 3JR. 20/00629/HOUSE Erection of an extension & Listed Building Consent 20/00631/LBC for the erection of an extension. Approved.
 - 20/00453/TPO Application to fell 1 Ash tree protected by Tree Preservation Order 96/00010/TPO. Land and Buildings at NGR 308818 116985 (West of 2 Red Ball Cottages) Burlescombe. Approved.
 - 20/00590/PNCOU Prior notification for the change of use of an agricultural building to a dwelling under Class Q. Land and Building at NGR 309500 114322 (Silver Street Farm), Prescott, Uffculme.
 - 19/02097/HOUSE Erection of two storey extension. 1 - 2 Upcott Cottages, Nicholashayne, Devon. TA21 9QX. Approved.
 - 19/02134/CLU Certificate of lawfulness for 2 existing agricultural buildings to house heating plant and equipment for free range chicken unit completed for a period in excess of 4 years. (Land at NGR 308728 115452 and 308900 115429), Axon, Burlescombe, EX16 7JZ.
- 89.3 **Government Planning Reform Consultations:** Cllrs. Bass and Clist gave details in relation to two consultations which will be publicised via The Culmstock News. There are concerns about the possible increase in development and people are encouraged to respond (i) Changes to the Current Planning System - closing date 1st October 2020 (ii) Planning White Paper: Changes to Planning Policy & Regulations Policy Consultation - closing date 29th October 2020.
- 89.4 **Any other planning matters:** None.
90. **Highways:** Cllr. Bass.
- 90.1 Verge cutting – To assist with flood precautions, part of the ditch in the Blackwater Road area would benefit from being cleared regularly. It was agreed that this could be included on the Lengthsman’s schedule (see 90.2).
- 90.2 To consider contracting a Lengthsman: Following enquiries and subsequent recommendation from a neighbouring Parish Council regarding a local contractor that can work on and around the Highway, Cllrs. Bass and Mrs Balchin reported on a recent meeting with a local contractor that holds the Chapter 8 qualification and is therefore able to undertake such works. As this is a specialist area, no further estimates will be obtained and the contractor will be instructed when works are required.
- 90.3 Any other matters: Upcoming road closures will be publicised via social media where possible.
91. **Flooding and Sewerage:** Culmstock was badly affected by flooding in 2012 and 2015. Cllr. Bass suggested forming a working group to look into flooding precautions and how the village may be protected from flooding by sewage in future years. More storms are likely due to climate change and there has been an increase in development in the village – both of these have an impact. Cllrs. Bass, Box and Mrs L Wyle were appointed to the advisory group. Enquiries will be made with a few residents that live alongside the river that may be interested in assisting the working group.

- 92. The future of The Culmstock News:** The editor of The Culmstock News spoke to remind the Parish Council that a new editor is required asap due to her imminent resignation. Details of the position will be publicised via social media. The Parish Council does not want to see the magazine come to an end and it is hoped that the position will be filled shortly. Thanks were given to the current editor for 12 years of commitment and hard work.
- 93. Community Right to Bid** - The Assets of Community Value (England) Regulations 2012 19/00006/ACV Culm Valley Inn Culmstock EX15 3JJ. Notice under section 95(2) of the Localism Act 2011 received by Mid Devon District Council in respect of the above property/land regarding disposal of the above asset. The above details were noted – this means that the public house may be sold unless there is interest from a community group (interest must be registered by 30/10/20).
- 94. BINS WITHIN THE PARISH**
- 94.1** MDDC – Dual bins to encourage recycling: Interest will be registered with MDDC for some of the bins in the Parish to be replaced with dual bins to encourage recycling.
- 94.2** Emptying schedule: It was agreed for the bin at Blackdown Gate to be emptied fortnightly between the beginning of April and the end of September.
- 95. Defibrillator lease from June 2021.** It was agreed to renew the lease with Hemyock and Clayhidon as before. A price will be confirmed once SWAST has received confirmation of renewal.
- 96. Commando Helicopter Force** – Communication received from RNAS Yeovilton with reference to Commando Helicopter Force having a need for helicopters to land at remote locations away from RNAS Yeovilton – there is a request for landowners to allow landings to take place in vacant farm fields or at other remote sites for practice purposes. The Parish Council has been asked to consider use of part of the beacon. The Clerk will enquire as to the frequency following concern that this will interfere with the peace and tranquillity of the area, and might be adverse to the policies covering the Blackdown Common SSSI.
- 97. Reports.** (i) Details given of the DALC AGM. (ii) The Clerk and Cllr. Mrs Balchin will endeavour to attend a remote meeting regarding the Local Outbreak Management Plan (ref Covid-19) as hosted by Devon Communities Together.
- 98. Finance.**
- 98.1** The bank balance was noted at the last statement as £26,559.40. Credits received: cemetery fees 12/06 £57, 20/08 £250. Direct debits taken: Nest 19/06 - £75.62, 29/07 - £72.92, 27/08 - £75.51.
- 98.2** Payments were approved:
- Chq 1497 £ 100.00 Marie Curie. Donation.
 - Chq 1498 £ 4.89 DALC. Good councillors guide publication.
- 98.3** **Audit 2019/20.** All documents have been submitted to the external auditor and displayed as required. The Notice of Public rights was displayed from 25/06/20 for 30 days.
- 98.4** Any other financial matters: None.
- 99. Emergency Plan Revision.** Consent forms are awaited before the Plan can be published. The Clerk will send out reminders. *Cllr. Plastow left the meeting.*
- 100. Parish Play Area, Pavilion & BBQ Area.**
- 100.1** Repairs/improvements. (i) Following receipt of two quotations, a quotation for the supply and installation of a new slide was agreed from TK Play Ltd at a cost of £3235 + VAT. (i) Councillors were asked to consider what improvements they would like to see on the site which will be discussed at a future meeting.
- 100.2** Fire Risk Assessment: A quotation for an FRA was agreed in respect of pavilion and BBQ huts and it was agreed that is needed annually. *Two quotations were sourced and there was one response.*
- 100.3** Any other matters: (i) It was agreed for the district council to carry out three checks annually – with the annual play area check there will be a professional report at each quarter. The Parish warden will continue to monitor the area on a weekly basis. (ii) The Clerk has up-to-date S106 details in respect of funds allocated to the play area. Available funds amount to £20,904.19, and it is hoped that these funds will cover the new slide (see 100.1 (i)).

- 101. Culmstock Cemetery:** (i) Professional copies will be made of the registers when the Clerk is able to arrange this - as previously agreed. (ii) Quotations are required for renovation of the Bier House.
- 102. Collier's bridge project.** Confirmation has been sent to MDDC that a start was made to the foundation hole. An acknowledgment has been received from MDDC. Sourcing grant funding is proving difficult at the moment.
- 103. For information only - to note the following actions/info under Coronavirus (Covid-19) restrictions:**
- 103.1** A response indicating no objections has been submitted for the following under delegation to the Clerk, in consultation with the Chairman and Vice-Chairman.
-20/00629/HOUSE: Erection of an extension & Listed Building Consent 20/00631/LBC for the erection of an extension. Cobblestones, The Cleeve, Culmstock. EX15 3JR.
-20/01365/HOUSE: Erection of conservatory. 7 Earland Rise, EX15 3FY.
- 103.2** LGA Consultation on Model Code of Conduct – no comments made.
- 103.3** Opening of play area and pavilion: Following the government announcement, the play area opened in mid-July after the necessary action had taken place; this included a safety inspection, a risk assessment and display of Covid-19 related signs. The barbeque area remains closed until further notice. Necessary repairs have been undertaken as agreed.
- 103.4** Cheques 1479 to 1496 totalling £8606.31 in respect of regular/expected payments over June/July/August - agreed for payment under delegation to the Clerk, in consultation with the Chairman and Vice-Chairman.
- 103.5** Fire Risk signs have been displayed on the beacon and a sign has been displayed at the start of footpath 12 (Culmstock Bridge end) and at the entrance to Hunkin Wood.
- 104. Staff Salary Review:** The Council went into Part 2 for a review of staff salaries.
- 105. Correspondence:** CPRE – Devon Voice Summer Newsletter, Countryside Voices Summer 2020, How Many Homes; Reviewing the National Housing Need for England. Clerks & Councils Direct.
- 106. Items for information, future agenda items, and future meetings:** It was agreed to hold meetings on a monthly basis where possible. The next meeting is planned for 11/11/20. Details will be on the website.