

CULMSTOCK PARISH COUNCIL

Minutes of a meeting of a remote meeting of the Parish Council held on 6th May 2020 at 7pm

In attendance: Cllrs. Miss L Jones (Chairman), Mrs J Zebedee, Mrs J Saunders, G Bass, M Plastow, T Platel (part of meeting), E Box, MDDC Cllr. S Clist, DCC Cllr. R Radford (part of meeting) and the Clerk. Several members of the public joined the meeting at various points throughout the meeting – one member of the public was in attendance throughout the entire meeting.

46. A Remote Meeting Protocol Policy was adopted.
47. Democratic Period: A parishioner raised concerns with reference to the timing of submission of planning application 20/00452/MOUT; the submission coincides with the Coronavirus (Covid-19) pandemic and subsequent government restrictions, which seems unreasonable - due to the scale of the application, and the inability to hold public meetings, make unnecessary travel, site visits and meetings with persons outside of one's own household, due to the current lockdown rules.
48. Apologies: Mrs R Balchin and MDDC Cllr. G Hughes.
49. Co-option of a Parish Councillor: None.
50. Declarations of Interest: To note that Cllr. Miss L Jones previously declared a DPI as the applicant ref planning application 20/00390/HOUSE.
51. The Minutes of the meeting of the Parish Council held on 11/03/20 were approved.
52. Matters Arising: Recent damage to Culmstock Bridge will be reported ASAP.
53. **Planning and Planning Correspondence/Information.**
- 53.1 Applications to be considered:
 - [20/00452/MOUT](#) Outline for the erection of up to 140 dwellings, with all matters reserved. The Paddocks, Blackwater Road, Culmstock. EX15 3HF. The Parish Council objects to the application which is unsustainable. The application is not sustainable within the NPPF 2019, nor within the emerging MDDC Local Plan. The Parish Council requests refusal of this application because it fails to achieve MDDC Sustainable standards of development within Policies S1, S3, S8, S9 & S13. This scale of development cannot be supported by the village infrastructure. This proposal would almost double the size of the village. There are grave concerns regarding safety along the Highway – this proposal would mean a substantial increase in vehicular traffic, including construction traffic, on narrow country roads that are inadequate for same. There are no safe footpaths to access the school, shop or other facilities within the village. The primary school is almost at capacity, and Uffculme Secondary School is over-subscribed; the application should be refused because the educational needs are unsustainable. There is concern of the detrimental visual impact of the proposal and harm to heritage. The proposal does not respect the distinctive local character, heritage & surroundings. It does not protect and enhance the valued landscape of the Blackdown Hills or the neighbouring SSSI on Blackdown Common. The implied high housing density is not appropriate for the rural character of the village. The proposal loses good arable greenfield land which currently helps to absorb surface water. Due to the size and location of the site being in Flood Zone One, a flood risk assessment should be submitted taking account of the site and the potential to cause or increase flooding off site. There is concern over the safe management of wastewater. The application lacks detail and there has been no engagement with the community.
 - [20/00504/LBC](#) Listed Building Consent for reinstatement works following fire damage and the installation of 9 replacement windows. Thornbank Farm, Fore Street, Culmstock. EX15 3JD. No objections.
 - [20/00588/HOUSE](#) Erection of two-storey extension. Rexmead, Culmstock. EX15 3JX. No objections.
 - [20/00581/HOUSE](#) Erection of single storey extensions to front and rear. Penlee, Prescott, Uffculme. Devon, EX15 3BA. No objections.
- 53.2 Results of applications from Mid Devon District Council:
 - 19/01962/FULL Change of use of redundant building to a canine therapy centre. The Workshop, Culmstock, Devon. EX15 3HU. Approved.
- 53.3 Any other planning matters: None.
54. Reports: DCC Cllr. Radford circulated a brief report which confirmed that all meetings have been postponed or cancelled, and that remote meetings take place until government advice changes.

55. Collier's bridge project: The Clerk reported that following an enquiry with the district council, an extension on planning permission due to Coronavirus (Covid-19) pandemic restrictions is not available, and permission would have to be re-applied for, if works have not started before the expiry date (28/06/2020).
56. **Finance.**
- 56.1 The bank balance was noted as £19,867.05 as at 31/03/20. Credits received: 05/03, £50 re: cemetery fees (500160). Direct debits taken: Nest 12/03, £75.33 & 31/03, £67.23, 11/03 ICO subscription, £35.
- 56.2 **Payments were approved:**
- Chq 1462 £ 125.00 The Culmstock Chilli Company. Routine maintenance.
 - Chq 1463 £ 72.00 S Sampson. Renewal of cemetery gate post.
 - Chq 1464 £ 120.00 Eagle Plant. Toilet hire.
 - Chq 1465 £ 150.17 MDC Exports. Dog bags.
 - Chq 1466 £ 144.00 N Page. P3/footpath work.
 - Chq 1467 £ 36.00 GeoXphere Ltd. Parish Online mapping, annual subscription.
 - Chq 1468 £ 11.79 South West Water. Cemetery water.
 - Chq 1469 £ 95.00 ICCM. Subscription to Institute of Cemetery & Crematorium Management.
 - Chq 1470 £ 16.00 Culmstock Village Hall. Hall hire,
 - Chq 1471 £ 64.80 Vision ICT. Hosting of email accounts.
- 56.3 The annual subscription for the Devon Association of Local Councils (DALC), of £202.12 was noted - to be deducted from the precept by MDDC.
- 56.4 The bank interest for 2019/20 was noted as £4.39.
- 56.5 Unaudited Accounts 2019/20 – income and expenditure and the bank reconciliation to 31/03/20 was approved, prior to the internal audit.
- 56.6 **Annual Governance & Accountability Return & Audit 2019/20.**
- 56.6.1 Section 1 – The Annual Governance Statement (AGS) 2019/20 was approved.
- 56.6.2 Section 2 - The Accounting Statements for 2019/20 were considered and approved.
- 56.6.3 Arrangements will be made for the Chairman to sign the AGS and the Accounting Statements.
- 56.7 Any other financial matters: The Nest deduction for the month of April was noted.
57. Culmstock Cemetery. The wooden gate post has been replaced (ref cheque number 1463). Some plots may need some minor attention. The Bier House needs some attention.
58. Review/adoption of policies: Supplementary Standing Orders (reference Coronavirus Covid-19 restrictions) were approved. A Scheme of Delegation was adopted, together with an Extension to the Scheme of Delegation under Coronavirus (Covid-19) restrictions. The Privacy Notice was reviewed.
59. **The following actions/information were noted as having taken place under ref Coronavirus (Covid-19) restrictions:**
- 59.1 The First Responder has been checking the Parish defibrillator, and will carry out monthly checks until further notice.
- 59.2 Following the announcement from the Prime Minister on the evening of 23/03/20, the play area and pavilion remain closed. A Parish Council notice was displayed on the morning of 24/03/20, and police notices have since been displayed, together with warning tape.
- 59.3 Following advice from the district council, the cemetery closed on 04/04/20 but was re-opened on 22/04/20, with a notice informing visitors that they must adhere to government guidelines.
- 59.4 Cheques 1458 to 1461 totalling £1657.23 have been agreed for payment under delegation to the Clerk, in consultation with the Chairman and Vice-Chairman.
- 59.5 Parish Paths – DCC will carry out any works along the paths until further notice.
- 59.6 A community volunteer group has been formed to help the vulnerable. The group has been co-ordinated by Cllr. Box, and is supported by The Blackdown Support Group. Thanks were extended to Cllr. Box for co-ordinating.
- 59.7 Planning Applications for which a response with no objections has been submitted – agreed under delegation to the Clerk, in consultation with Parish Councillors:
- [20/00422/HOUSE](#) Erection of rear porch. 11 Great Meadow, Culmstock, EX15 3FL. Permission granted.
 - [20/00390/HOUSE](#) Erection of triple garage. Higher Walnut Cottage, Culmstock. EX15 3JU. *See declarations: Cllr. Miss Jones declared a DPI and took no part in the communication.* No objections.

-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. No objections.

- 60.** Correspondence: CPRE Countryside Voices. MDDC Playing Pitch Strategy questionnaire – Cllr. Box will complete and return.

- 61.** Items for information, future agenda items, and future meeting dates: The Annual Parish meeting and the Annual Parish Council Meeting have been cancelled, and the next Full Council Meeting will be arranged when required - details will be on the website.