Bratton Clovelly Parish Council



*Clerk to the Council: Rachel Ward •* Crane Cottage, Germansweek, Beaworthy, Devon EX21 5B

*07504890775 • Email:* [*brattonclovellyclerk@yahoo.co.u*](mailto:brattonclovellyclerk@yahoo.co.u)*k*

# Minutes of Meeting 201, held on Wednesday 12th January 2022

### Time commenced: 7.30pm

### Those present: Cllrs. McNelis, Waters, Wallwork, Gilbert, Hughes, Rockett, Levy, WDBCllr Southcott

### and Mrs R Ward (Clerk)

### Members of the public: 9

1. Public Participation: There was a lengthy discussion about agenda item 6.1.1 planning application 4439/21/FUL. Concerns were raised about the second access road and the flooding implications to neighbouring properties that already struggle will run off from the field concerned and the dangers such flooding could cause drives when it made its way to the road. There was concern that the flood risk did not consider these issues. The question of whether the proposals met the JLP requirements in many particular TTV26 and 27, MPPF para 80 and, S09 and S010. The bat survey was also questioned as local knowledge suggests that lesser horseshoe and long eared bats nest very nearby. The feeling of the meeting was against the plans.
2. Apologies: WDBCllr Mott
3. Declaration of Interest: Cllr Wallwork declared an personal interest in 6.1.1 and refrained from voting on this item.
4. Report from WDBC: (Cllr Mott/Southcott) the WDBC climate change action plan seems very urban centric and needs more input from the rural community.
5. P3: Sam Holden has walked 15 miles of foot path and is liaising with Ros Davies at county. He is happy to continue to do this and manage contractors etc. but cannot strim the paths to maintain access. The PC is grateful for his efforts.
6. Planning:
   1. For Decisions –

6.1.1Reference: 4640/21/FUL Proposal: Construction of a new dwelling, Site Address: Land east of Clovelly Inn, Bratton Clovelly, EX20 4JZ ***Object***: Bratton Clovelly PC has the following reservations about this Planning application:

* + This design is not in keeping with the traditional, and partly conserved, village architecture. The proposed property will be very prominent against the village when seen from the distance.
  + Flood risk. The area around the proposed new entrance lane already causes a problem for neighbouring properties. No mitigation has been suggested for the added water, particular around the gate way and along the new “road” to deal with the exasperated problem the plans will create.
  + The new entrance is planned on a bend in the road creating safety issues on top of those cause by likely flooding mentioned in point 2, joining the main road in a very dangerous location as in the winter time the road does become extremely icy due to water draining off the fields and running down the road past the proposed entrance. This ice risk will be exacerbated by water runoff from the new entrance itself
  + This is regarded as an unjustified development in open countryside. (MMPF para 80 and JLP TTV 26 & 27)
  + We raise concerns about the bat survey that has no regard for the lesser horseshoe and long eared bats that are known to live very near by the proposed development.
  + We have concerns that this development does not maintain the beautiful countryside as stated in S09 and S10.

6.1.2 Reference: 4439/21/FUL Proposal: Erection of a poly-tunnel for the housing of sheep. Site Address: Land at Whinchats, Broadbury, EX20 4NH ***Supported***: a safe lambing facility is desirable.

1. Agree and sign minutes: - from the Parish Council Meeting on 10th November 2021 ***Agreed***
2. Finance:
   1. Financial report (Clerk - emailed round) precept request of £6558 has been submitted on 3/1/22
   2. To approve the following payments:

Clovelly Inn Defibrillator electricity £25.00

TEEC planning portal £28.80 ***Approved***

Note payment of Clerk’s wages and HMRC Payments 4th Nov 2021 to 3rd Dec 2021 – (£230.10 - 1p overpaid in Oct deducted from Dec) ***Noted***

Approve payment of Clerk’s wages and HMRC Payments 4th Dec 2021 to 3rd Jan 2022 – (£230.10) ***Approved***

1. Emergency scheme of delegation to the Clerk: (Clerk) Due to Covid 19 restrictions **the Council delegates authority to the Clerk in consultation with the Chairman and Vice Chairman to take any actions necessary with associated expenditure to protect the interests of the community and ensure council business continuity, informed by consultation with the members of the council. The scheme of delegation will be reviewed no later than May 2022.**
2. This will be review in line with changing government advice.
3. New schedule of meetings: (Clerk) Next proposed meeting will be 4th May 2022 Annual Parish meeting and Annual Meeting of the Parish Council, unless guidance changes
4. Date of next meeting: 4th May 2022

Meeting closed at