Bratton Clovelly Parish Council



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**Minutes of** Parish Council Meeting (no.221) held at 7:30pm on Wednesday 13th March 2024.

Attending: Cllrs. Braidwood, May, Huggins, Gilbert and Jellyman, WDBCllrs Southcott and Mott

Clerk, R Ward and 16 members of the public.

1. Public Participation: Members of the public spoke against item 6.1, various concerns were raised and noted by the council.
2. Apologies: To receive apologies and to approve reasons for absence. Cllr Bowyer - ***Approved***
3. Declaration of Interest: Register of Interests: Councillors are reminded of the need to keep their register of interests up to date. To declare any personal or pecuniary interests in items on the agenda and their nature. (Councillors with pecuniary interests must leave the room for the relevant items). Cllr Gilbert stated his interest in the Parish Hall as Chair of the PHMC. The Parish Hall is mentioned in the application to be discussed at 6.1 not a pecuniary interest.
4. Co-option: Tony Jones was co-opted to the Parish Council unanimously.
5. West Devon Report: Cllr Southcott/Mott emailed round previously
6. Planning:
   1. 3983/23/OPA Proposal: Outline application with some matters reserved for residential development for up to 23 dwellings Site Address: Land at SX 461 918 Bratton Clovelly

Bratton Clovelly Parish council agreed the following response: ***Object***

The design of any development on this site would be of an overbearing nature in relation to its surroundings. There seems to be no recognition of local distinctiveness and sense of place respected as the development is out of keeping with its environment.

Being at the highest point in the village, it would be impossible to blend into the surrounding area and, due to light pollution, would be visible for some miles, causing a dramatic impact on the visual amenity of the village.

The proposal would involve the destruction of ecologically important Devon bank and have an adverse effect on the local ecological habitat and potentially, biodiversity of the area. The proposal has undertaken selective ecological surveys, late in the year and does not evaluate the impact on the breeding and migration periods. Surveys should be conducted over a 12 month period and bats surveys should be done in spring and autumn.

A development of this scale represents a possible 33% increase of the village. A development of this size on such a small site would not relate well to its surroundings.

This is a conservation area and would be irrevocably changed by this development.

The existing road infrastructure is poor with narrow lanes already congested with private, farm and larger vehicles. This proposal could bring a further 44 private cars to a quintessential historic village that already struggles with overwhelming traffic which would decrease further the safety of the local roads and increase noise levels in the village, causing disturbance to the current residents. The bus route referred to in the application is a shopping bus that runs 1, two hour, shopping service a week. The nearest regular bus is over three miles away and would generally be reached by car. The roads to the nearest town, Okehampton, are narrow and busy; not safe for cyclists.

The nearest primary school is three miles, secondary school 10 miles, doctor’s surgery 7 miles and is no longer taking new patients, pharmacy 10 miles

No low carbon planning incorporated.

Green field development

Flooding - the issue of rain water run-off from the development area, down through the Court Barton courtyard, will adversely affect these properties which are already plagued by muddy run-off water. Building on the field as proposed will not only result in loss of the current soak capacity, but also create additional run off from the new cemented/asphalted area. No thought has been given to this in its design.

This seems to be based on the last housing needs survey but that is over 10 years old and unlikely to reflect current need,

Bratton Clovelly Parish Council would also point the planners to decision on applications 0674/22/OPA and 2847/19/FUL and the reasons given there for refusal.

* 1. Other planning (Non decision making ) None

1. Agree and sign minutes: From 15th February 2024 (220) ***Agreed***
2. Finance:
   1. Financial report (Clerk - emailed round) ***Agreed***
   2. Consider insurance cover requirements. Questionnaire send round via email. Clerk will get quotes based on need decided. Cllr Bowyer to price replacing the playground equipment.
   3. To note payment of Clerk’s wages and HMRC Payments - Total paid from 4th Feb – 3rd March £287.71 ***Agreed***

To note payment for The School Room hire £44.00 ***Agreed***

*To approve the following payments*: NA

1. Policy review: All are on the website for inspection and were approved in May 2023. Proposed – Grants policy, discussion- communications policy. Grants policy ***Adopted***. Communications policy to be presented at next meeting
2. Parish hall car park repairs and responsibilities. It was noted that the PHMC is responsible for repairs and maintenance for the hall and car park
3. Who should hold the spare notice board key: Cllr Gilbert will purchase a key press to the value of no more than £80 and secure it to the hall. The playground gate kay and the key to the stone barn will be kept here along with the notice board key.
4. New email addresses for councillors: Clerk. It is advised that councillors have email addresses controlled by the clerk so that they can be deleted when a councillor leaves. This is part of GDPR and will also protect the Councillors. New addresses, passwords have been obtained from the website hosts and instructions for usage have been sent round. .
5. Agree date for annual parish meeting and annul parish council meeting 8th May in the School room at 7:15 pm was agree
6. PHMC report: Cllr Gilbert None
7. Ex Valley Pizza Co: would like to come back on 6th April 2024 and have offered a voucher to be used for fund raising. Clerk will accept vouchers, 6th April - approved.
8. Dog waste bins: Clerk – update on collections. The fortnightly collection at Eversfield is still not happening – clerk to chase again. Change of collection required – Packhorse trail, Eversfield and Castle Cross to be fortnightly from April to September and four weekly from October to March. – Clerk to try to arrange.
9. Defibrillator: Update - None
10. Library: Discussion/decision about how to replace the mobile library. Clerk to contact County Cllr Samuels to see if we can tap in to the County Library Service. The PHMC would like to set up a small lending library is this is possible.
11. Police Liaison: Update  Cllr Huggins None
12. Roads and ditches: Cllr Huggins including parking issues throughout the village. County Council/ highways have been out clearing ditches this week.
13. P3: Cllrs Gilbert and Braidwood – update All paths have now been walked and a report will be sent to P3 by Cllr Braidwood.
14. Playground Report: Cllr Huggins/Bowyer -. Cllr Gilbert is organising a Grand Opening. Cllr Huggins will get a quote for a new fence for the insurance, and budget planning. Cllrs rejected the offer to purchase expensive monthly inspection check lists from RoSPA.
15. Items for next agenda: As raised: Housing Survey
16. General updates to note: As raised
17. Date of next meeting: 10th April 2024 at 7:30pm - School Room
18. Meeting closed at 21:29