

MINUTES OF THE MEETING OF BROADHEMPSTON PARISH COUNCIL
THURSDAY 09 JANUARY 2020 AT BROADHEMPSTON VILLAGE HALL

Present: Cllrs Dowson (Chair), Head, Hughes, Isaacs, Sutcliffe, Widger and Wright

Apologies: Cllr Goddard

Also present: Rachel Avery (Clerk)
 4 members of the Public

No	Subject	Comments
1	The Chair will open the meeting and receive and approve any apologies.	Cllr Dowson opened the meeting at 19.30. It was RESOLVED to APPROVE the apologies of Cllr Goddard.
2	To declare any interests arising at this meeting.	Cllrs Dowson, Hughes and Sutcliffe declared an interest in item 5 (19/02264/FUL). Cllr Widger declared an interest in item 5 (19/02941/OUT).
	<i>The Council will adjourn for the following items:</i>	
3	<u>Public Question Time:</u> A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Council or other items that affect Broadhempston.	<p>A member of the public expressed concerns regarding planning application 19/02451/FUL and had submitted an objection to Teignbridge District Council. He expressed concerns regarding the scale and mass of the extension, which is dominant to the existing building. The proposed south east elevation adjacent to his boundary is in excess of 2m high and 5m further from the current wall. He expressed concerns regarding the loss of evening sunlight and recommended that TDC undertakes a site visit and sun pass analysis to assess this. There had been a brief discussion between neighbours regarding this application, but no information had been provided prior to submission.</p> <p>Mike Wright was in attendance to provide an annual footpath report. The paths are in a good condition and were used a lot over the Christmas period.</p> <p>He reported the following problems:</p> <ul style="list-style-type: none"> - Footpath 8 (Pitt Farm) – top step broken and dangerous. Lake Farm gateway tied with twine - Slipperstone Lane – footpath sign requires replacing. Badger set has expanded and may require flattening for horse riders - Footpath 7 – way markers removed, possibly by farmer to use 7 and not 7a as there is a nice gateway. Hedge has been removed and gate hinge is broken. A new hook and gate has been installed and is moveable now. However, the farmer has put a feed pen in the middle of the path. People could wander all around the field and DCC will have to liaise with landowner. <p>He recommended that footpaths 2 and 7 be strimmed prior to March. He recommended that the parish council request £200 from DCC for works in 2020/21.</p> <p>Cllr Hughes reported that the footpath near Lower Well has been ploughed so that there is no footpath and is impassable. It was NOTED that this was in the parish of Denbury. Action: Clerk to report to Denbury Parish Council.</p> <p>It was NOTED that there is a drainage issue at Blackler Lane, with a lot of material stopping water from going through the culvert. Action: Clerk to report to DCC.</p> <p>It was NOTED that there are lots of potholes in the Wrigwell Cross, Ford Cross, Fishacre Cross area. Grid references were passed to the clerk. Action: Clerk to report to DCC.</p>

	<u>County and District Councillors' Reports</u>	There were no councillors in attendance. It was NOTED that District Cllr Daws had emailed his apologies and the clerk would circulate his report.
	<i>The Council will convene to conduct the following business:</i>	
4	Approval to consider, amend as agreed by the Council and approve the minutes of the following: 12 December 2019	It was RESOLVED to APPROVE the minutes of the extraordinary, personnel and monthly council meetings held on 12 December 2019.
5	To consider the following planning applications: 19/02451/FUL Demolition of existing garage and new two storey side/rear extension, front porch, enlarge front and rear dormers, provision of cladding and new carport (Kiln Close, Broadhempston) 19/02264/FUL Provision of car parking spaces to plot frontages, access paths, enlarged garden sheds, paving/decking/pergolas/timber fencing, pergolas to front of plots 3, 4 & 6 and provision of a borehole shed (Easterways, Broadhempston) 19/02491/OUT Outline approval for three dwellings (with all matters reserved for future consideration) (Land opposite The Old Mill, Broadhempston) 19/02511/FUL Single storey extensions to side and rear (Ashwick Court, Road from Waterford Cross to Ashwick House)	It was NOTED that concerns had been raised regarding the possible loss of light to neighbouring properties. Cllr Sutcliffe PROPOSED NO OBJECTION subject to further analysis of possible light loss prior to a decision being made. Furthermore, it was recommended that building lines should remain as they are on the current footprint of the building and that the parish council would prefer to see extensions built to passivhaus standards. This was SECONDED by Cllr Head and APPROVED (7:0) <i>Cllrs Sutcliffe and Hughes left the room.</i> Cllr Head PROPOSED NO OBJECTION. This was SECONDED by Cllr Wright and APPROVED (4:0:3 abstentions). <i>Cllr Sutcliffe and Hughes re-joined the meeting.</i> Cllr Sutcliffe PROPOSED NO OBJECTION, subject to a condition being added to ensure that the houses remain available to people with a local connection as affordable housing. This was SECONDED by Cllr Wright and APPROVED (6:0:1 abstention). Cllr Sutcliffe PROPOSED NO OBJECTION, subject the drainage issues being dealt in the area. It was NOTED that the clerk had received correspondence from DCC. This was SECONDED by Cllr Head and APPROVED (7:0).
6	Neighbourhood Plan Update.	There was nothing to report. This item would be removed from the agenda.
7	Small Playing Field.	It was NOTED that parts of the fort may require maintenance in the next financial year. Cllr Sutcliffe reported that the owner of the field next to the small playing field has been spoken to regarding the ash tree in the hedge. The owner states that the hedge does not belong to her but may be willing to contribute to the cost of its removal. Action: Cllr Sutcliffe to contact TDC's tree officer Mark Waddams regarding the safety of the tree. It was NOTED that there are three ash trees at Headlands, one of which looks to be in poor condition. Cllr Sutcliffe would also ask Mark Waddams to look at them on his visit to the small playing field.
8	Headlands.	It was NOTED that all issues previously discussed are ongoing, with a committee meeting will be held next week. The next likely step is the upgrading of the pavilion to make it more user friendly. There is enough grant funding for this work to be undertaken, unlike the exercise equipment.
9	Kings Close Field: <ul style="list-style-type: none"> Teign Housing lease and S106 variation 	Cllr Sutcliffe PROPOSED that the lease and S106 variation be signed. Cllr Wright stated that the relationship between the parish council and Teign Housing needs to be maintained and has been better recently. He suggested that the parish council may be considering unlikely hypotheticals but understands the position of the parish council is so

		<p>different now to what was understood prior to the building of the affordable houses. However, the parish council will only be accepting national guideline, which could be legislative changes in the future. Cllr Dowson could not understand the situation to make these changes so vital to Teign Housing. Cllr Wright suggested that it may not be that vital as this has been discussed for some time now.</p> <p>It was NOTED that DCC and TDC had already approved the variations, suggesting that this is common practice.</p> <p>The following concerns were discussed:</p> <ul style="list-style-type: none"> - Who will be mortgaging and how can the parish council be sure that guidelines will be followed. - These houses were built for the benefit of the community, which no other organisation is bound by. The parish council has a responsibility to the village, which is the reason for the indecision. - How the lease would work in terms of the parish council remaining as the freeholder. - The right to buy situation, with the parish council wishing to ensure that the houses remained as affordable housing to people with a local connection. <p>Action: Clerk to contact Tozers.</p>
10	To consider the purchase of an honour board for the village (for Honorary Freeman of the Parish names).	It was NOTED that the Village Hall committee had agreed in principle to an honour board and the clerk would obtain quotes for a new honour board. Action: Agenda item for February.
11	To discuss the application made to the Climate Action Fund.	<p>It was NOTED that the clerk had submitted the initial application, and further correspondence should be received by 22 January. Cllr Sutcliffe had spoken to South Brent Community Energy. It was NOTED that wind power is not suitable for this area, with solar being preferred due to lack of consistent wind in the area.</p> <p>The clerk had received an email from a resident expressing interest in the parish council's electric car initiative.</p> <p>Staverton Parish Council have expressed an interest in holding a meeting with neighbouring parish to discuss climate ideas. This was AGREED and the clerk would liaise with Staverton Parish Council.</p> <p>It was NOTED that Action for Climate Teignbridge will be holding a Parish and Town Councillors Climate Workshop on Wednesday 19 Feb in Ashburton. Cllrs Dowson, Hughes and Wright would attend.</p> <p>Cllr Dowson suggested that thought needs to go into how the climate emergency is being dealt with. He suggested ideas such as no-car days to drastically reduce the number of cars on the road. Cllr Sutcliffe suggested it was more important to get people thinking about their carbon footprint on a daily basis. Cllr Hughes suggested a no-lights day or supporting local business with finding sustainable energy.</p> <p>Cllr Wright suggested that a working group is required to give this topic further conversation. Action: Clerk to add to Parish News/website/Facebook.</p>
12	Community Orchard Update.	<p>It was NOTED that the Tree Council grants have been accepted and payment will be received soon.</p> <p>It was NOTED that the gate into the orchard requires attention. Cllr Wright would investigate and obtain three quotes for a more accessible entrance. Action: Agenda item for February.</p>
13	Logo update.	Cllr Goddard had circulated six initial designs. It was AGREED that a circle shape is preferred, with a background incorporating surrounding the hills of Dartmoor behind. Action: Clerk to contact Cllr Goddard.
14	Website update.	There was nothing further to report.
15	Finance:	

	<ul style="list-style-type: none"> To agree accounts for payment To consider and approve the precept 2020/21 	<p>It was RESOLVED to APPROVE accounts for payment. Cllr Sutcliffe PROPOSED an increase of 3% in line with inflation. This was SECONDED by Cllr Isaacs and APPROVED (7:0).</p>
16	Allotments: <ul style="list-style-type: none"> Water supply Update 	<p>It was NOTED that Cllr Wright will check the size of the pipe in order to purchase the correct fittings. It was NOTED that the large tent had fallen due to poor weather. It was NOTED that the entrance gate had been fixed.</p>
17	Councillors Reports: to hear reports from Councillors on highways or other matters where action can be authorised by the Council without prior notice through the next Agenda.	<p>Cllr Widger reported that the road along the small playing field has become a car park and is very dangerous with the school children crossing twice a day. The clerk would provide councillors with the consideration parking leaflets to add to windscreens and add to Parish News articles. It was NOTED that the potholes near the allotments, Stoope Hill and Vicarage Cross would be reported.</p>
18	Clerks report.	The clerk had nothing to report.
19	To note any correspondence received.	There was no further correspondence.
20	To note the date of the next meeting: Tuesday 18 February 2020.	This was NOTED. The meeting was closed at 21.52.