

MINUTES OF THE MEETING OF BROADHEMPSTON PARISH COUNCIL
THURSDAY 9 DECEMBER 2021

Present: Cllrs Wright (Chair), Goddard, Head, Isaacs, Sutcliffe, White.

Also present: County Cllr Parker-Khan
 District Cllr R Daws
 4 members of the public
 Cathy Aubertin (Clerk)

No	Subject	Comments
1	The Chair will open the Meeting and receive apologies.	Cllr Wright opened the meeting at 7.31pm. Apologies received from Cllrs Sear and Widger.
2	To declare any interests at this meeting.	Cllr Isaacs – Knowle Nursery’s planning application as they are a neighbour
3	Approval to consider, amend as agreed by the Council and approve the minutes of the following meeting: 11 November 2021.	Cllr Sutcliffe PROPOSED that the minutes of 11 November 2021 be APPROVED. This was SECONDED by Cllr Isaacs and AGREED.
<i>The Council will adjourn for the following items:</i>		
4	<p><u>Public Question Time:</u> A period of 5 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 which do not form part of the agenda.</p> <p><u>District Councillor Report</u></p> <p><u>County Councillor Report</u></p> <p><u>Parish Councillor Report</u></p> <p><u>Parish Lengths-man Report</u></p> <ul style="list-style-type: none"> • Consider email from Mike Pearey • Consider future funding. 	<p>None.</p> <p>District Cllr Daws’ update forms part of the minutes. He confirmed that he will request that questions are answered at the next Devon County Council meeting.</p> <p>County Cllr Parker Khan highlighted the Bus Back Better Scheme and stated that DCC has published its response to the scheme. She added that there will be an on-line consultation early next year.</p> <p>County Cllr Parker-Khan also advised that adult social care in in crisis. A lack of care staff results in hospital beds being taken up, leading to ambulances backing up.</p> <p>Cllr Head asked about DCC’s stance in respect of tenant farms as DCC have put a field forward for the local plan in B, but it is part of a tenant farm (Lowman’s Farm).</p> <p>County Cllr Parker-Khan stated that DCC are, in fact, looking to expand their tenant farm stock and there is certainly no policy to dispose of any; she will investigate this issue and report back to the Parish Council.</p> <p>The Christmas tree is due to go up on Saturday 11 December, 10am, and Councillors were asked to assist if they were available.</p> <p>Mike Pearey’s report forms part of the minutes. County Cllr Parker-Khan suggested that the PC apply to the Property Flood Resilience Fund for a contribution towards these costs. Clerk to apply. It was noted that Mike Pearey has 3.5 hours left.</p>

		This will be brought up to 10 hours and Cllr White will assist with his mini digger once the hedges have been trimmed back.
	<i>The Council will convene to conduct the following business:</i>	
5	To consider how to work more closely with the Parochial Church Council.	No Church representative present. To be carried forward to January's meeting.
6	<p>To consider the following planning applications:</p> <ul style="list-style-type: none"> 21/02403/FUL Knowle Nursery, TQ9 6BA Change of use of building for purposes ancillary to existing dwelling including associated works and a single storey extension Planning application details - Teignbridge District Council 21/02709/LBC Court Gate, road from Wheelwrights to Lower Well, TQ9 6BD Demolish conservatory, proposed two storey extension, internal and external repairs to replace render and modern plaster, structural joist replacement, internal alterations, replacement and new windows, a new door for rear access. Planning application details - Teignbridge District Council 21/0270//HOU Court Gate, road from Wheelwrights to Lower Well, TQ9 6BD 	<p><i>8pm – Cllr Isaacs left the meeting</i></p> <p>Councillors were concerned that the proposal would result in an overdevelopment of the site with further concern that the building would be used as holiday accommodation. The building is currently a seed store. However, a letter included on planning application which states that the building is already being used for accommodation. This has, in addition, been noted by Planning Enforcement. Further concern was raised about drainage in the area, which is already poor, and will be made worse with an additional bathroom in the building. The proposal does not seem to be associated to the business, where accommodation was previously approved for trees to be cared for. Councillors questioned how TDC would justify this further accommodation and wished to ensure that due diligence is undertaken by TDC. Cllr Head PROPOSED that the PC object to the application and that the clerk question whether the accommodation is still tied to the nursery business. This was SECONDED by Cllr Goddard and AGREED. Clerk to inform TDC.</p> <p><i>8.17pm – Cllr Isaacs returned to the meeting.</i></p> <p>Cllr White PROPOSED that the application be supported. This was SECONDED by Cllr Head and AGREED. Clerk to inform TDC.</p> <p>Cllr White PROPOSED that the application be supported. This was SECONDED by Cllr Head and AGREED. Clerk to inform TDC.</p>

	Demolish conservatory and proposed two storey extension. Planning application details - Teignbridge District Council	
7	Climate change emergency – sub-committee feedback: <ul style="list-style-type: none"> Follow up from informal meeting with ACT. Dark Skies initiative. 	Councillors agreed that the evening with ACT was very interesting. Once the Local Plan Pt 3 has been dealt with, it was agreed that the PC would arrange an open day to encourage people to measure their own carbon footprint as an initial step. This will take place in the Village Hall towards the end of January. This item to be carried forward to January’s meeting, when the proposer can attend.
8	To consider the Local Plan including: <ul style="list-style-type: none"> Feedback from the residents’ working group Affordable housing Local Plan consultation (part 3). Cost of Village Hall hire for meetings. The request from the working group for PC support in approaching two landowners in respect of the local plan. The request for the PC to fund a further leaflet for parishioners. 	An update from the group forms part of the minutes. Hugo Davies attended the meeting to explain that the working group would like to explore community led housing. The first step would be to talk to landowners. He asked if PC would be happy to talk to landowners about this option, in conjunction with the group, and whether the PC would support community led housing project in principle. Development could include both open market and affordable housing. All Cllrs were supportive of this, and Cllr Isaacs volunteered to represent the PC in this respect. District Cllr Daws stated that there were huge merits in progressing in this way and that the community coming up with solutions with landowners on board means that the parish would be much more likely to have more control over future development. Cllr Goddard PROPOSED that the PC fund the hire of the Village Hall for the working group meetings. This was SECONDED by Cllr Sutcliffe and AGREED. Cllr Sutcliffe PROPOSED that the PC fund the production of a further leaflet for the group, to be distributed to homes throughout the parish, at a cost of between £30 and £60. This was SECONDED by Cllr Goddard and AGREED.
9	To consider trial use of the village square, including: <ul style="list-style-type: none"> Disabled/ wheelchair access to the Church. Costs. Feasibility of providing additional parking. Discussion with DCC. 	County Cllr Parker-Khan was thanked for the email from a DCC officer. However there was concern that there had been a misunderstanding about what was required. County Cllr Parker-Khan acknowledged that was possibly the case but also stated that there was a need for DCC to ensure that any work carried out on the highway conforms with H&S and other legislation. Cllr Wright asked if it would be possible for an officer to come to the village as the email seems to indicate that the DCC officer thinks the proposal is more elaborate than the PC anticipated. County Cllr Parker-Khan agreed to arrange a meeting with the appropriate officer and liaise with Cllr Goddard in this respect. Cllr Sutcliffe advised that a container at Headlands had been emptied and picnic tables from the square could now be store there. Cllr Goddard to discuss with the landlord of the pub.
10	Open spaces update:	

	<ul style="list-style-type: none"> • Small playing field • Headlands • Kings Close Field • Community Orchard • Allotments • Car Park 	<p>Cllr Sutcliffe reported that the hedge has been cut back and a buddleia has been cut back in the car park. There is the need to remove an Ash tree. The parking sign will be erected.</p> <p>Cllr Sutcliffe reported that there had been youth activity in orchard and Headlands, and a break-in at the pavilion. A resident policeman had been walking his dog and caught the culprit! No damage was done, and the combination lock has been changed.</p> <p>Clerk to chase Teign Housing in respect of the wall in need of urgent repair.</p> <p>New trees are being planted to replace the ones that died. Vandalism to a bench was reported on Facebook which resulted in some sanding being done to repair the damage.</p>
11	To consider funding for Headlands.	<p>Councillors considered the report provided by Roger Acton, which requested that the PC provide £1,000 funding per year. Cllr Wright thanked the Headlands Committee for everything they do. Cllr Head PROPOSED that the PC make an annual grant to Headlands of £1,000, with payment to be made in August each year. This was SECONDED by Cllr Sutcliffe and AGREED However, for this financial year, the committee will submit a grant application. Roger Acton thanked the PC and stated that its support was appreciated.</p>
12	To consider the Queen's Platinum Jubilee celebration	Nothing to report but to be a standing item on the agenda.
13	<p>Finance:</p> <ul style="list-style-type: none"> • To agree accounts for payment. • CIL funding - £368.88 • To consider 2022/ 23 budget. 	<p>Cllr Sutcliffe PROPOSED that the accounts for payment should be paid. This was SECONDED by Cllr White and AGREED. Clerk to make payments.</p> <p>The Clerk confirmed that the CIL funding could be used to towards the skate park and that the PC's CIL returns had been amended to reflect this.</p> <p>Following consideration of the budget, the clerk will made amendments to the tabled spreadsheet for finalising at January's meeting.</p>
14	<p>Clerks Report:</p> <ul style="list-style-type: none"> • Review of actions in previous minutes. • Grant applications to be opened. 	<p>None outstanding.</p> <p>Following previous consideration of this the clerk advised that grant applications would be opened on the website on 10 December and that applicants would have until 21 January to submit an application.</p>
15	<p>To note any correspondence received:</p> <ul style="list-style-type: none"> • Tidy Teignbridge Local Area Clean Up Fund. 	Following consideration, it was agreed that no application would be made.

	<ul style="list-style-type: none"> Flood Risk Investigation on behalf of DCC – meeting with Parish Council. Flood Risk Investigation on behalf of DCC – tour of village. 	<p>Clerk to arrange a date in January.</p> <p>Cllr Sutcliffe had agreed to meet the WSP representative on Tuesday 14 December. Other Councillors were welcome to attend also.</p>
16	Public Question Time: 10 minutes.	No further questions.
17	To note the date of the next meeting: Thursday 13 January 2022.	This was noted. Meeting closed at 9.32pm.

District Councillor Report –

I have little to report other than the sorry state of affairs at TDC where the Leader was last week subject to a vote of no confidence, the first time in 43 years, brought forward by a former member of the Lib Dem executive. Andrew Macgregor was fired from the executive when he failed to sign a letter of support of Cllr Gary Taylor, who the leader of the council had initially praised for his assault of Cllr Mullone. Telling Cllr Taylor saw fit to give an unreserved apology for his actions at the same Full Council meeting where the vote of no confidence was held. However he then made the unreserved apology conditional (so reserved) by saying he wasn't apologising to Cllr Mullone, whom he assaulted. The vote of no confidence failed as the Lib Dems, most conservatives and independents failed to back the motion. Cllrs Patch, Hocking, Eden, Mullone, myself and Bradford (in absence) backed Cllr Macgregor motion. Cllrs Parker Kahn, Tume and new head of standard Cllr L Petherick abstained. Meanwhile the council refused to record or answer the questions that were being posed when Cllr Mullone was assaulted. They pertain to the very serious charges of TDC conspiring to defraud the residents of a fair and proper planning process in relation to NA3. It's as if they were never asked.

Parish Lengthsman Report (6 December 2021) –

Today I cleaned out the entrance to the buddle by the allotments, then spent some time around Lee Cross. The buddle outlet inside the Cock's field is fine, but the inlet ditch needed quite a bit of clearing: this work is still very awkward because, even though it has been flailed, the hedge trees overhang the ditch. Ideally a number of the thicker stems on the bankside need to be removed to make the maintenance easier (thus quicker & cheaper for the PC!). I can bring a chainsaw to do this unless you have a public-spirited readily available tree surgeon in the parish that could do it?

I also cleaned the inlet and outlet to the drain at Lee Cross. As Jane has proposed, to make the drainage work on both sides ideally the verge ditches need to be dug out. This work is much easier if the hedges are cut back hard to where the side of the hedges should be. I'm just very conscious that I have only 3hrs 30 of contract time left, which is not enough for me to do these verge tasks. Is there anyone in the parish with a bucket who could do the "heavy lifting", so that I can finish with the concrete gulley clean out using my trusty spade?

One question about the gulley at Forder Cross (or is it Ford Cross, as per my OS map?). While trenching there I came across a solid (concrete?) structure running across the ditch about 1.5 metres in from the lane, just under the hedge, which meant I was not able to completely drain the puddle on the lane, rather just reduce its level by about 7 to 10 cms. Do you know if the owner of the land/ neat garden with greenhouse the other side of the hedge built something to reduce flow into his/ her land? If so I need to remove that obstruction, otherwise I'm not sure what else can be done there.