

MINUTES - LAPFORD PARISH COUNCIL

WEDNESDAY 2nd OCTOBER 2013 AT THE ORCHARD CENTRE, LAPFORD REFERENCE 09/13

Present: Cllr Lacey, Cllr Briant-Evans, Cllr P Heal, Cllr C Heal, Cllr Burrows, Cllr Eginton (District Cllr), Cllr Clinch, Cllr Wensley, Cllr Doe, Cllr McAreavey, Cllr Squires (County Cllr) Christopher Voaden (Clerk), 8 Members of the Public.

Apologies: N/A

Invited Attendees: Mr Peter Williams & Mr Jonathan Guscott (Mid Devon DC – Planning Department)

MINUTES

10/13/01 Content of September minutes agreed with two amendments for the Clerk to make.

OPEN FORUM FOR MEMBERS OF THE PUBLIC

10/13/02 One MOP was present

MOP present to raise his concern about the condition of the unfinished house that is near to his property. The house in question is near the post office and is very close to the MOP's house. The house has remained in the same unfinished condition for many years and very little has been done to complete the house bringing it up to a habitable standard. Members of Mid Devon DC were in attendance and they discussed various issues relating to enforcement.

Members of Mid Devon DC discussed a s.215 notice under the Town and Country Planning Act 1990 as the condition of the site adversely affects the amenity of the area by the condition of this building. Discussions were taking place with enforcement regarding the steps needed to issue such notice on the owner of the site. Members of Mid Devon DC also made the meeting aware that the site does not at present have planning permission in place.

Various comments were also raised about a vermin infestation that is also an issue. Members from Mid Devon DC advised that the Environmental health department from Mid Devon DC should be contacted on this point.

The MOP also asked members from Mid Devon DC about fencing around the site. HE felt that the current fencing was unacceptable and caused an eyesore. This was also to be considered by Mid Devon DC Enforcement department.

A general discussion then took place among PC's and members from Mid Devon DC about water run off from the playing field and onto the site in question. All await the full response and reply from Mid Devon on the point.

There were no further comments by MOP's.

Lapford Pre School Funding Application

10/13/03 At the start of the discussion on Pre School Funding, Cllr C Heal declared an interest and left the room.

Two representatives from the Lapford Pre School were in attendance regarding their funding application. At the previous PC meeting, a request was made to provide accounts and budget forecasts to enable the Parish Council to consider the request in full. Laura Bourne who deals with the accounts of the Pre School spoke about the specific requirements of the school and discussed that funding was only considered to be an issue this year. Next year they have an increased number of funded pupils attending thus finances are different. Mrs Bourne commented that Wednesday afternoon's no longer were available due to the numbers of pupils and that the previous issue with Chulmleigh Academy and year 6 pupils of Lapford had a detrimental effect on children numbers. Mrs Bourne also gave details of the fundraising that was currently taking place as well as future events to raise money.

It was also noted that Cllr Squires had provided funding from the Locality fund for which the Pre School was grateful for.

All Cllr's present considered other avenues for funding and it was suggested that the Chulmleigh Academy Trust could be contacted as well as South West Housing Association.

Cllr P.Heal proposed funding of £1000 from the Parish Council. All present felt that the Pre School was a valuable asset in the Village and that as they were doing all they could to get money in, the Parish Council could not let the matter go unnoticed.

As it was a short term problem, the Council stated that the money on offer can be reviewed for the March PC meeting. All present agreed on this.

Proposed – Cllr P Heal

Seconded – Cllr Doe.

Neighbourhood Plan

10/13/04 Agenda Point 4 g was discussed first to allow two visiting members of Mid Devon DC planning department to speak to the meeting. Mr Peter Williams and Jonathan Guscott discussed the village Neighbourhood Plan and how to progress the plan under the current legislation.

Mr Steve Keable was in attendance to assist with any questions the members of Mid Devon DC planning department had.

Mr Peter Williams gave a short presentation on the legislative framework behind the notion of Neighbourhood Plan and how villages and towns can affect planning policy by the implementation of a neighbourhood plan.

Mr Williams made it clear that the village needed a lot of work to progress the plan and that Mid Devon DC would be very interested in Lapford's work as Mid Devon were in the process of reviewing their own Local Plan and if our own neighbourhood plan targeted specific areas of the village, Mid Devon would incorporate our views in with their own.

Lapford Parish Council would be able to prepare a Neighbourhood Plan themselves as they are a Suitable Body as defined within the Localism Act 2011.

Three areas of Planning Interest were raised.

- Neighbourhood Plan – If the village felt that it required more housing or areas for play for example, this could be incorporated into the Neighbourhood plan. Each topic of the neighbourhood plan would have to deal solely with a planning issue only and if anything else was considered it could be thrown out by the inspectorate when fully examined after submission to Mid Devon. If acceptable, the village plan would be considered a planning consideration and Mid Devon DC and future planning applicant would have to consider it when considering and submitting applications.

Mr Williams then discussed how the Neighbourhood plan would be formally processed by Mid Devon DC. Mr Williams then highlighted the need for public consultation and the gathering of relevant evidence to support aspects within the Neighbourhood Plan. If there is no consultation with residents of Lapford to seek their ideas, the Neighbourhood Plan would have little weight and would not be considered any further by Mid Devon.

It was suggested that the plan would involve specific sections of land; the plan would be more complex. All alternatives would need to be considered and consultation to all land owners that could offer a similar site would need to be contacted. If the plan simply provided policy, the neighbourhood plan would be less complex.

Dawlish, St James in Exeter and Thame in Oxfordshire had completed adopted Neighbourhood Plans. It was suggested that this was a good precedents to look at.

- Community Right to Buy – Mr Williams discussed community assets and how they could be considered by Mid Devon. If the village had a asset such as a Post Office that was under threat then the community could consider registering this under 'assets of community value' so as if the assets was for sale at any time, the community could safeguard the assets for 6 months whilst they put in a bid to buy or run themselves. Various Cllr's enquired if the Yeo Vale Pub could be registered as a community asset but Mid Devon DC considered that it had not been used by the community for more than 5 years so was not relevant for consideration here.
- Community Development Order – Discussion took place on how Lapford as a community could take advantage of this when planning applications were made in accordance with the Neighbourhood Plan, planning could be granted if the application is made in accordance with the local plan. This would have to be discussed at a later date I once the Neighbourhood Plan was implemented.

The need for public consultation was highlighted and the Clerk and Sue Briant Evans decided that this was paramount. There was to be a meeting of the Neighbour Hood Plan group in the coming weeks and public consultation was to be considered at that meeting.

Finally, Mr Williams and Mr Guscott also made the meeting aware that Mid Devon DC was in the process of developing a new local plan for the whole of Mid Devon that would be published early 2014. Lapford were invited to comment on parts of the plan that affect the village. The representatives from Mid Devon DC were asked if any aspect of our Design statement were relevant for the Plan, it was suggested that the document that the village put together some years back had very little to do with planning and was too old for consideration.

Matters relating to the bank account for Lapford Looking Forward were raised. Ralf Glass, the previous Treasurer for Lapford Looking Forward gave a balance of £532.68 (as of 6/5/13). MR Glass also handed over various documents to the Chair that he had held relating to the Coroners report regarding an accident on the A377 as well as various historical documents for future reference. MR Glass was thanked by all for his previous efforts.

In respect agenda point 4 a - f, the Clerk put these issues forward after recent planning site visits. It was thought that these issues were relevant for the village but need to be discussed at the next Neighbourhood Plan meeting.

Agenda point 5 was also closely linked with the above matter and would be discussed as the next Neighbourhood Planning meeting.

MATTERS ARISING

POST OFFICE CLOSURE

10/13/05 The Clerk updated the meeting about the Post Office. Colin Pound had recently spoken to the Post Master at North Tawton who informed him that he was full. No further update received.

Cllr's P Heal, Briant-Evans, Lacey and the Clerk all noted long phone calls and one meeting with a member of the public regarding the closure of the post office. It was agreed that this was all part of being a Councillor.

Cllr Briant-Evans asked Cllr Lacey why he had not kept the PC informed about the closure and steps to find a new post office on a more regular basis. Cllr Lacey explained that it was well known that he wanted to retire and he was confident that the SPAR shop would take over the running of the post office. As they did not, Cllr Lacey had to make a quick decision about closing.

The concern was that the PC could have put more pressure on the Post Office as well as the local MP for the area.

It was asked that the Clerk write to Mr Pound and ask that an update be received before every PC meeting in the future until the matter had been resolved.

Clerk to Action.

VILLAGE HALL

10/13/06 Cllr Burrows asked that the clerk write to the committee of the victory Hall outlining what had been requested. The clerk expressed some frustration about the current situation as the matter had been on three separate PC agendas without successful resolution. It was a historical matter and put simply, the Orchard Centre can be offered as an alternative to the Victory Hall if they are double booked. All that required resolution was the potential rent or the contribution to Electricity costs.

Clerk to Write to Jane Epstein and ask her to attend next meeting.

VILLAGE INSPECTION

10/13/07 Cllr Burrows informed the meeting that Bow YFC would paint all metal benches in the village and Cllr P Heal would provide the paint. The Clerk was asked if any invoices had been received for recent hedge cutting at the bottom of the village and he had not.

THE POLICE AND CRIME COMMISSIONER SMALL GRANT SCHEME 2013

10/13/08 Discussion ensued about the grant scheme and it was considered to not be relevant within the village due to the falling crime rates. The clerk stated that the grant scheme was specifically targeting alcohol related crime and this had not been an issue in the village.

NEIGHBOURHOOD HEALTH WATCH

10/13/09 Cllr Briant Evans and Cllr Doe had recently attended a meeting in Crediton regarding the new initiative. The scheme was relating to a reserve of people in the village who were able to provide simple services such as changing light bulbs for those that can not manage due to ill health or age. It would also extend to cooking meals. It was agreed that this was a good scheme but it had been informally been going on for many years. The Yeo Valley Christian Fellowship was already providing this service.

FINANCE

10/13/10 Current Account Balance - £3,992.52
Savings Account - £6,951.93
Loan Stock - £983.98

The Clerk informed the meeting that there had been issues with the Bank regarding the appointment of the Clerk as a new signature. There was also a delay in sending all details of finances to the Clerk who had completed all bank forms required of him 5 weeks ago. The bank had not actioned anything. This in turn resulted in 3 cheques being returned to inadequate funds being available. Peter Heal offered assistance and would speak with the bank to get movement.

Payments agreed

Clerk - £219.18
Community Council of Devon - £80.00
Grant Thornton (Account Auditors) £120.00
Grass cutting - £26.70
Sue Briant – Evans Mileage - £31.70 (Cllr Briant Evans was to present the Clerk with the car parking ticket at a later date)

PLANNING

10/13/11 No planning applications had been received at the time of the summons being presented but post submission of the summons, information relating to appeals via written submissions had been received. The PC's made no comment on those being appealed.

Cllr Briant- Evans raised the recent site visit at Rose Removals that took place on the 13th September. Only Cllr Briant-Evans and the Clerk attended. As a result of this, Cllr Briant- Evans authorised the Clerk to recommend approval. Cllr P Heal objected to such a stance being taken.

In respect of the recent planning application for Lower Town Place, Cllr Eginton asked if the PC's wished the application to go to committee. It was considered relevant for the application to go to committee and Cllr Eginton would make the relevant submission.

CORRESPONDENCE

10/13/12 The Clerk had not received any correspondence since the last meeting.

AOB

10/13/13

Cllr Clinch –The prescription collection service from the Village Hall on a Tuesday Afternoon and Thursday Afternoon. All were appreciative of the service.

Cllr C Heal – Funding applications for the playing field play equipment were progressing well with the help of Mid Devon. She gave information about presentations being given by companies that have provided quotes for new play equipment and suggested that they all be invited to the next PC meeting. All raised concerns about the Orchard Centre not being big enough and Cllr Lacey suggested that the Congregational Church School Hall would be available. It was confirmed that the next PC meeting was to take place at the Congregational Church School Hall and this would be publicised in advance.

The whole village would be made aware of the presentations being given and Cllr C Heal would speak with the companies about individual IT requirements.

The meeting was also advised of the AGM of the LYPFT had too few persons in attendance to be able to undertake such an AGM. IT was advised the AGM had to be rescheduled to the 8th October 2013.

Cllr Burrows – Bow YFC would be painting benches around the village. The footpath behind Westgate would also be looked over the same time. It was also noted that there was a twinning visit from French Student during the 25-29th October.

Cllr Doe – There had been a mixed reply about the First Aid Course. Cllr McAreavey also informed the meeting that he was a qualified first aider. Discussion would take place between the Cllrs about how best to utilise his services in the near future.

Trees on the Bridge over the A 377 were growing onto the masonry of the Bridge.

Clerk to inform Highways

Cllr Briant – Evans - Required information on the Deeds to the Orchard Centre. Cllr Eginton advised that Mid Devon legal department were still looking into the situation and would return to the Clerk when further information is available.

Dogs are running around near Bridge Farm causing problems with various people walking in this area. **Clerk to advise Dog Warden at Mid Devon DC**

There is a Revel meeting on the 22nd October and a Secretary is required.

School Harvest Festival is taking place on the 25th October in the School Hall.

Spare Lapford Lookouts are now at the Primary School.

Update on Clerks Laptop. Clerk handed out various quotes but stated it was very difficult to pin point any specific equipment without a budget. A Budget of £500 was agreed.

Welding at the Industrial Estate Bus Shelter had not taken place. Cllr P heal would speak to Graham Heal and update at the next meeting.

The Clerk was to also write to the Podiatry Department to offer the serviced of the Victory Hall.
Clerk to Action

There were no other items to discuss therefore the meeting was closed. The date of the next meeting is Wednesday 6th November 2013 at 7.30pm at the Congregational Church School Hall.