

COFFINSWELL PARISH COUNCIL - MINUTES
THURSDAY 17 JANUARY 2019 – ST BARTHOLOMEW’S CHURCH, COFFINSWELL

Present: Cllrs Wills (Chairman), Berry, Brent, Harrington and Parkes
 Cllr Haines (TDC) (19.14)

Apologies: Cllr Dewhirst (DCC)

Also present: Rachel Avery (Clerk)
 7 members of the public

| No | Subject | Comments |
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| 1 | The Chairman will open the Meeting and receive apologies. | Cllr Wills opened the meeting at 19.03. There were no apologies. It was NOTED that County Cllr Dewhirst was unable to attend due to train delays. |
| 2 | To declare any interests arising at this meeting. | There were no interests to declare. |
| | <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 Coffinswell. <u>County and District Councillors' Reports</u> <u>Police Report</u> | Queries were raised regarding the application at The Bungalow, Dacombe. It was suggested that there were plans to lower the ridge height, with a decision date having been postponed. It was NOTED that the Parish Council would receive notification of any new plans when they are submitted. Concerns were raised that DCC Highways still think the exit is acceptable, but residents feel that it is dangerous. Concerns were also raised regarding the protection of the trees in the copse and the removal of hedges. These comments were NOTED and the Parish Council would await further information from TDC. There were no reports from County and District Councillors. There was no police 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 minutes: 15 November 2018 28 November 2018 | It was RESOLVED to APPROVE the minutes. It was RESOLVED to APPROVE the minutes. |
| 5 | To consider the following planning application: 18/02109/FUL Change of use of land to equestrian use and erection of a stable block (Land at NGR 289845 67893, Dacombe) | Cllr Wills outlined that the Parish Council have considered stable buildings on many occasions, and a previous councillor had outlined recommendations be based on size of plots and numbers of horses to be grazed on the land. Cllr Harrington stated that he felt the site is too small for two horses to be kept there. Concerns were raised regarding the amount of material currently on site. Cllr Parkes stated that there were previous concerns regarding vehicles on the road for the application at The Bungalow. Should the stable be built, there may not be space for parking if the stables are built. Cllr Brent thought that there was space for both parking and the stable. It was NOTED that the application for the stable and The Bungalow are two different planning applications and should remain outstanding. However, outstanding concerns regarding the septic tank on the site of the stables remain, which links this application to The Bungalow. Cllr Parkes PROPOSED NO OBJECTION, subject to concerns being addressed regarding the septic tank and size of the field. This was SECONDED by Cllr Brent and APPROVED. |

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| 6 | Enforcement Issues. | <p>Cllr Wills had received an email from a resident at Connybeare Lane, who had previously objected to the storage of building materials. This had been suitably dealt with by the Environment Agency.</p> <p>Cllr Harrington reported that he had provided the clerk with proof of refused planning permission at Connybeare Wood, which has been passed on to the Enforcement Officer. It was NOTED that a site visit is urgently required, and an update would be requested by District Cllr Haines.</p> |
| 7 | To discuss concerns raised regarding Manor Farm Campsite, Dacombe. | <p>Cllr Haines reported that he had spoken to the Enforcement Officer and a site visit has taken place. On inspection, the land to the rear has been cleared including the removal of a fence. There is no evidence of work to change or extend the existing toilet block. The cleared land will be planted to form an orchard and a dividing fence will be reinstated. It has been confirmed by the owners that no building work will take place to extend the toilet block and written confirmation of this has been requested.</p> <p><i>Standing orders were suspended.</i></p> <p>Residents expressed concerns that pipework and hardcore had been delivered to this site, which does suggest that building work will be taking place. Cllr Haines recommended that this be reported to TDC. Residents referred to the licence regarding minimum requirements for toilet and shower facilities, which is potentially not being provided in the ratio required by the licensing authority. There were concerns raised regarding sanitary provision and Cllr Parkes would try to obtain further information regarding the licence.</p> <p>It was NOTED that concerns were also raised regarding change of building use and whether retrospective permission is required. It was recommended that any concerns should be raised with TDC.</p> <p>Cllr Haines reported that the government does support business development in tourist areas. From a planning officers view, they will be aware that they shouldn't stand in the way of work that is viewed as beneficial. Residents stated that Dacombe is a protected area and is not an appropriate place for increased business use.</p> <p><i>Standing orders were reinstated.</i></p> <p>Cllr Brent stated that he had reported the possible burning of trade waste on site but is yet to receive an update from TDC or the EA.</p> |
| 8 | Commemorative flag pole project. | <p>Cllr Berry reported that the PCC's intention is to make the stairs safe and use of the towers' flag pole will then restart. It was NOTED that the clerk would contact TDC and confirm that the Rural Aid grant is no longer required.</p> |
| 9 | <p>Finance:</p> <ul style="list-style-type: none"> • To agree accounts for payment • To consider and approve the 2019/20 precept • To consider and approve the opening of new bank accounts with Lloyds | <p><u>Payments for approval:</u></p> <p>Mrs R Avery - Clerk's Expenses - £18.99 Mrs R Avery - Clerk's PAYE - £77.00 Mrs R Avery - Clerk's Salary - £307.38 Mr RCA Harrington – car parking (P3 workshop) - £5.00 Mr A Parkes – mileage (P3 workshop/strimmer course) - £32.85</p> <p><u>Bank Balances (as at 31 December 2018):</u></p> <p>Main Account £3375.31 Parish Paths £327.34</p> <p>Cllr Wills PROPOSED that the budget proposals be accepted and that the precept be set at £4100 (an increase of 95p on a Band D property). This was SECONDED by Cllr Brent and APPROVED.</p> <p>Cllr Wills PROPOSED that the opening of a new bank account by accepted. This was SECONDED by Cllr Harrington and APPROVED. Cllr Harrington PROPOSED that the council only needs one account, with</p> |

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| | | the current Parish Paths funds being ringfenced within it. This was SECONDED by Cllr Brent and APPROVED. It was NOTED that the clerk would arrange for the account to be opened with Cllr Wills. |
| 10 | Neighbourhood Watch. | <i>Standing orders were suspended.</i> Sheenagh Orchard circulated a report on the Neighbourhood Watch, which forms part of the minutes. She suggested that additional Neighbourhood Watch signs be purchased. Locations proposed included near Manor Farm, The Bothy and in Dacombe. It was AGREED that six additional signs be ordered. Cllr Haines offered funds from his District Councillor funds. It was NOTED that Sheenagh Orchard would fill out the form and submit directly to him. <i>Standing orders were reinstated.</i> |
| 11 | Funding and Grants. | There was nothing to discuss. |
| 12 | Engaging with the community: <ul style="list-style-type: none"> • Mailing list | It was NOTED that the clerk would investigate starting a new mailing list and set up a Facebook page. Cllr Brent requested that the postcode and grid references of the notice boards be added. This was AGREED and he would do this. It was NOTED that due to Parish Council elections and the period of Purdah, the Annual Parish Meeting would take place at 19.30 on Thursday 21 March 2019. It was AGREED that the main council meeting would commence at 18.30. |
| 13 | Footpaths and Highways. | Concerns were raised that even though DCC had cleared the drains last week, many buddle holes remain blocked, including at Underway and outside Pitt Cottage. Action: Clerk to contact DCC. |
| 14 | To note any correspondence received. | Cllr Wills had received a letter from a resident regarding concerns of speed along St Marychurch Road. Action: Clerk to contact DCC. |
| 15 | To note the date of the next meeting: Thursday 21 March 2019. | This was NOTED. The meeting was closed at 20.53. |