

LANDKEY PARISH COUNCIL

Minutes of the Parish Council meeting held in the Old School Centre on Wednesday 6th March 2019 at 7.30 p.m.

Present: - Councillor Councillor Halliday (Chairman)

Councillors Beer, Mrs Hommell, Lane, Lovell, Medland, Mrs Morton, Mrs Pollard and Prowse

Also Present: M. Isaac Parish Clerk, NDC Councillor Luggar and DCC Councillor Edgell.

Apologies:- None

224 MINUTES

The minutes of the meeting held on the 6th February 2019 were approved as correct a record and signed by the Chairman.

a) Matters Arising

i) Minute 202 Renewal of planning consent, Old School Centre – Appointment of Architect

The Clerk reported that Woodward Smith Architects had advised of the costs to renew the planning consent on the Old School Centre. It was estimated that the costs would be in the region of £1,500 - £2,000.

It was agreed that Woodward Smith be appointed to act on behalf of the Parish Council to renew the planning consent.

ii) Minute 211 Councillors drop in session

Councillor Lovell stated that the available dates to hold the Councillors drop in session were either Saturday 6th April or Saturday 13th April from 10 a.m. to 12 noon.

It was agreed to hold the Councillor drop in session on Saturday 6th April

225 DECLARATIONS OF INTEREST

There were no declarations of interest announced.

226 QUESTIONS TO THE PARISH COUNCIL

A Parishioner informed Councillors of the work he had undertaken to make the access to the bottom of the orchard more useable and that he hoped that the Parish Council had no problems with the work undertaken.

The Clerk reported that the DCC Footpaths Officer had raised no concerns.

The Councillors stated that they had no issues with the work undertaken.

227 REPORT OF DISTRICT COUNCILLORS

Councillor Luggar reported the following:

- That the Government had agreed a temporary business rates discount of one third to businesses with business rates below £51,000.
- That NDC were considering making a bid for Government funding to improve Barnstaple Town Centre

228 APPLICATION 65645 ERECTION OF 40 DWELLINGS (12 AFFORDABLE & 28 OPEN MARKET) WITH ASSOCIATED HIGHWAYS, DRAINAGE, LIGHTING, PUBLIC OPEN SPACE & LANDSCAPING WORKS (AMENDED DESCRIPTION)(AMENDED PLANS), LAND OFF OF HARFORD WAY, BIRCH ROAD, LANDKEY

The Clerk outlined the major changes to the application, namely an increase in the number of proposed dwellings by one to forty, the reduction of affordable homes from nineteen to twelve and an increase in open market properties from twenty to twenty-eight.

The Council re-affirmed its previous decision of REFUSAL as follows:

RECOMMENDED REFUSAL for the following reasons:

- a) The Parish Council has consistently opposed Applications outside the current village development boundary. This application is outside the development boundary in the recently adopted Local Plan as is effectively in the countryside and therefore the application is opposed.
- b) Policy LAN in the adopted Local Plan sets a minimum number of homes by 2031. This can be met without any additional sites.
- c) The public foul drainage network does not have capacity to support any further development without causing downstream property flooding.
- d) The traffic levels in Birch Road and Acland Road provided by the developer in phase 1 were considered unrealistic and are far greater than indicated at peak times. The proposed additional traffic generated from this application would exacerbate this problem.
- e) There is inadequate footpath provision from the site along Birch Road and Acland Road. There is no footpath or scope to add a footpath for cyclists/pushchairs and pedestrians. The proposal does not give priority to pedestrians and cyclists and therefore not create a place that is attractive and minimise conflicts between pedestrians and cyclists and vehicles contrary to National Planning Policy Framework
- f) The proposal would intrude into the landscape of the village and extend the urban sprawl of the village. The Millennium Green would be diminished by being surrounded and encroached by development something not envisaged in the original concept. The scheme also shows pedestrian access through the Millennium Green and new access and footpaths being linked to existing paved paths on the Millennium Green.
- g) The development would increase the already strained local services such as the Health

Service and local schools. The proposed contributions to Education etc are not adequate to mitigate the impact of the development. The development is not sustainable as the School is currently at capacity and has no land available for expansion. Any additional children will have to travel to another school.

- h) It was considered that any promise of open space provision is not accepted by the Parish Council as the Developer has already retracted commitments made in a previous application, therefore we do not feel they can be trusted
- i) There was great Community opposition to the proposal in the village and strong representations made to the Parish Council by local residents
- j) The permission would set a precedent for further development on that side of the valley as the Parish Council are aware that the Developer and their partners own further adjacent fields, and this extension is something that has always been opposed.
- k) The proposal does not fit with the criteria of sustainable development provided under the National Planning Policy Framework and any approval would contravene two Core Planning Principles as follows:
 - i) Not to grant permission – Where any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted.
 - ii) Core Planning Principles: take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it and encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- l) The validity of Local need in Landkey was questioned.
- m) The proposed dwelling designs do not reflect the vernacular rural style.

It was stated that as this was an exception site outside the development boundary any application under Policy ST19 should be affordable housing led. This amended application reduces the number of affordable homes being provided.

It was also stated that future major planning application education contributions should be secured for Landkey Primary School to enable the School to look at the viability of expanding.

Councillor Lane wished it recorded that he did not vote on the above application

229 COMMUNITY AND ALLOTMENT LAND, BIRCH ROAD - UPDATE

The Clerk reported that he had had no response to e mails sent to the Parish Council's Solicitor.

It was agreed that Councillor Lane be asked to contact the Parish Council's Solicitor for an update

Councillor Halliday stated that the Parish Council would at the appropriate time need to look at the provision of a boundary fence for the allotment land.

230 PROVISION OF ADDITIONAL DOG BINS

Councillor Lovell reported that a 25 litre plastic dog bin would cost approximately £86 + posts and fixings.

Councillor Mrs Morton stated that the Millennium Green Trustees pay a contractor £47 per month to empty their 3 bins twice a week.

It was agreed to purchase 2 dog bins equivalent in standard to the existing dog bins and engage with the Millennium Green Trustees regarding the contract to empty the bins.

231 POLICE

There were no issues to report.

232 HIGHWAY MATTERS

There were no issues to report.

233 PLAYING FIELDS

Councillor Lane reported that he, Mike Rippon and another had cut back the hedge along Tanners Road and cleared around the street lights.

He stated that some of the trees by the stream were dead and needed to be cleared.

It was noted that the 2 benches had been fixed.

The Clerk reported a communication passed to him by NDC from Mr Glenister regarding trees that had been cut down next to the leat at the Playing Fields end.

Councillor Medland agreed to investigate.

234 MILLENNIUM GREEN

There were no issues to report.

235 OLD SCHOOL CENTRE

There were no issues to report.

236 PARISH COUNCIL WEBSITE AND NEWSLETTER

There were no issues to report.

237 NEW BUSINESS CORRESPONDENCE

There was no correspondence to report.

Councillors Beer and Mrs Morton stated that Landkey United Charities had asked that they remain as trustees.

The Clerk stated that the Council would make its appointments after the Election in May

238 FINANCE

RESOLVED:

a) Payments

The following payments were approved: -

M. Isaac	Clerk's Expenses	£ 10.34
C. Waldron	Annual domain +hosting fee + maintenance	£ 102.13
M. Isaac	Printer Ink	£ 60.00
R. Kitching	Decorating Bus Shelter	£ 300.00
G. Lane	Install benches and repair OSC roof leak	£ 420.00

b) Budget 2019/20

The draft budget for 2019/20 (previously circulated) was agreed and adopted

239 A) DEVON COUNTY COUNCIL (A361/A39) NORTH DEVON LINK ROAD (SIDE ROADS) ORDER 2019.

B) PROVISION OF A FOOTPATH/CYCLEWAY LINK BETWEEN LANDKEY AND WESTACOTT.

C) REPORT OF COUNTY COUNCILLOR

The Council agreed to consider the above issues together.

Councillor Edgell stated that he had asked for an item regarding the improvements to be placed on the HATOC agenda for the meeting to be held on Friday 15th March @ 10.30 a.m. He further stated that all the works to the Link Road could be undertaken under permitted Development Rights unless challenged.

Councillor Lane stated that the proposed bridge over the Link Road (Footpath 37) could only be accessed via steps and there was no footpath/cycle path link proposed at the Landkey junction from Landkey to Westacott.

It was agreed:

- a) That the Council lodge an objection to the Devon County Council (A361/A39 North Devon Link Road)(Side Roads) Order 2019 to the Secretary of State for Transport in relation to schedule 1 Highway to be diverted Footpath 37 and schedule 2 Highway to be diverted Footpath 4.

It was considered that:

Footpath 37

The proposed bridge over the A361 would, only able to be used by able bodied people. Due to steps being provided at both-ends, disabled people and cyclists would be unable to use it to cross the main road. The Parish Council sought the provision of access for all people to be able to use the bridge.

Footpath 4

This proposed diversion would be a gravel footpath that would run alongside the A361 North Devon Link Road a very busy and dangerous road with no safe provision for pedestrians and cyclists to cross the road, save a possible toucan controlled crossing. This was considered inappropriate and dangerous

The Parish Council sought the provision of a safe footpath/cycleway link over/under the A361 from Landkey to Westacott. This link would provide a safe route into Barnstaple, the main town, and also a safe route for people to access facilities in Landkey and children who attend the Landkey Primary School. In the future it was envisaged that some children from Landkey would be attending the new proposed school in Westacott.

- b) That Councillor Medland attend the HATOC meeting to represent the Parish Council

242 PLANNING MATTERS

The Chairman reported that the Planning Sub Committee had not met prior to the Council meeting as there had been no planning application to consider.

243 ITEMS FOR DISCUSSION AT NEXT MEETING

The following issue was raised:

Cars Parking in the Landkey Car Park without number plates

244 NEXT MEETING

It was noted and agreed that the next Parish Council meeting would be held in the **OLD SCHOOL CENTRE** on Wednesday 3rd April 2019 at 7.30 p.m.

Chairman

Meeting closed at 9.00 p.m.