

## LANDKEY PARISH COUNCIL

**Minutes of the Parish Council meeting held in the Old School Centre on Wednesday 6<sup>th</sup> September 2017 at 7.30 p.m.**

**Present:** - Chairman Councillor Prowse

Councillors Beer, Halliday, Mrs Hommell, Lane (Minute 91-112 only), Lovell, Medland, Mrs Morton and Mrs Pollard

**Also Present:** M. Isaac Parish Clerk and DCC Councillor Edgell.

**Apologies:-** No Apologies

### **87 MINUTES**

The minutes of the meetings held on the 5<sup>th</sup> July 2017 and 2<sup>nd</sup> August 2017 were approved as correct records and signed by the Chairman.

### **88 DECLARATIONS OF INTEREST**

There were no declarations of interest announced.

### **89 INFORMAL CONSULTATION – PROPOSED RESIDENTIAL DEVELOPMENT OFF BIRCH ROAD/BLAKESHILL ROAD**

The Council received and noted a brief presentation from Mr Mears, Peregrine and Mears Architects, the agent for the above proposed development on behalf of Mssr Parr and Mrs Parr.

He stated that the proposal was for 22 dwellings of mixed 2, 3 and 4 bed properties with 6/7 affordable houses. The access point would be 2/3rds of the way westwards along the site frontage to allow maximum visibility along Birch Road. The dwellings would reflect the existing dwellings in the village. He further stated that the Planners had requested that a connection to land to the south be provided for future development.

### **90 RESURFACING OF TANNERS ROAD PLAY AREA.**

Mr Warrington, TK Play outlined 3 options for resurfacing the Tanners Road Play Area.

Option 1 TEKO Mulch installed under existing 'Grunge' play unit and 300 mm installed around the perimeter of the existing play equipment bases. £9,146.40 (including VAT)

Option 2 TEKO Mulch installed under existing 'Grunge' play unit and 1,000 mm installed around the perimeter of the existing play equipment bases as well as link paths connecting equipment and both entrances. £14,151 (including VAT)

Option 3 TEKO Mulch installed over the entire surface of the play area. £22,190.40 (including VAT)

He circulated plans of the 3 options and a sample of the proposed surfacing material.

He stated that the fencing along the river side was rotten and needed replacing. Galvanised fencing installed would cost would be £70 per metre.

It was unanimously RESOLVED that Option 3 be agreed.

It was also agreed that Councillor Halliday be authorised to negotiate a price for a high standard wooden fence all around the play area.

## **91 QUESTIONS TO THE PARISH COUNCIL**

The following issues were raised by Parishioners.

A Parishioner reported that South West Highways had not cleared the gullies in Birch Road and Tanners Road as it had been stated that they could not find the gullies due to overgrown hedges. The hedges in Tanners Road were overgrown and needed cutting back by the Landkey Playing Fields Committee.

It was stated that the gullies were the responsibility of DCC and they should have cleared them irrespective of the overgrown hedge.

## **92 BAKERY WAY PLAY AREA**

The Clerk reported the receipt of a quote obtained by North Devon Homes for the replacement of play equipment in the Bakery Way play area. The equipment and additional works total costs £9,650 (excluding VAT).

The Clerk also reported that the Parish Council had been asked if it would purchase the play equipment and reclaim VAT as North Devon Homes were unable to reclaim VAT.

It was agreed that the quote be accepted and that the Parish Council purchase the equipment subject to North Devon Homes agreeing to remove the existing equipment, maintain the equipment and pay for the annual inspections and to it being reimbursed via s106 grant funding.

## **93 NORTH DEVON COUNCIL PROPOSED SALE OF SURPLUS ASSETS**

The Clerk reported the receipt of an e mail from NDC seeking the reason why the Parish Council wished to purchase the car park area to the rear of Church Walk and the lane and forested 'Primary School' area and the amount it was offering to pay.

It was agreed that NDC be informed that the Parish Council had expressed its interest in the site as it was a green zone near the houses in Church Lake, the current users would be disadvantaged and it was a valued Community asset.

Councillor Mrs Hommell declared an interest in the above matter as she lived in an adjoining property.

## **94 PLAYING FIELDS COMMITTEE RESPONSIBILITIES**

Concern was expressed that the Playing Fields Committee was not playing an active role in keeping the area adjoining the play area in a useable condition. The area around the tables and chairs were covered in weeds/nettles.

It was agreed that be Councillor Prowse be authorised to speak to James Isaac regarding clearing the weeds and putting down a bark surface.

## **95 PLANNING APPLICATIONS – S106 AGREEMENTS**

Concern was expressed that organisations were applying for s106 funding from NDC without the Parish Council being aware of such requests. The Parish Council was also not involved in s106 agreements or the allocation of funds.

It was agreed that NDC be requested to keep the Parish Council fully apprised of s106 requests from other groups.

The Clerk reported the receipt of an e mail from NDC informing that the following s106 contributions had been received:

57410 – Loring Fields, Land adj to Birch Road & Denes Road, Landkey £8,610.40 – generic open space wording

58730 – Land adj Birch Road, Landkey £30,000.00 – Towards creation and maintenance of community hall facility

58730 – Land adj Birch Road, Landkey £16,520.00 – towards improvement of football club and/or playing field pitches at Landkey.

In terms of the community hall funding this would be held until the scheme developed further.

## **96 LANDSCAPE/FLOWER BED AREAS, BLAKESHILL ROAD/TANNERS ROAD/SOTH HAYES COPSE: FUTURE**

Councillor Halliday reported that the quote from Simon Oliver from St Johns Garden Centre for tidying up of the flower beds/landscape areas was very expensive and that he was awaiting a quote from Bridge Garden Services.

Councillor Prowse stated that he had spoken to Ollie Morrish from Swimbridge.

It was agreed that Councillor Prowse seek a quote from Ollie Morrish for the provision of a low maintenance ground cover in the four flower beds.

## **97 LOCAL COMMUNITY AWARD 2017/18**

It was agreed to award the Local Community Award for 2017/18 to Mike Rippon for his services to the Village and that he be invited to attend the next Parish Council meeting to be presented with the award.

## **98 REPORT OF COUNTY COUNCILLOR**

Councillor Edgell reported that the ND Link Road consultation responses were being collated and would be referred to the Minister of Transport for funding. Major Development Planning s106 contributions would be used to make improvements to Borners Bridge and Community Infrastructure Levy Payments (CIL) used for the Landkey junction improvements.

He stated that County Councillor grant funding was again available this year.

## **99 REPORT OF DISTRICT COUNCILLORS**

Councillor Lane reported that the review of District Council ward boundaries by the Local Government Boundary Commission would reduce the number of District Councillors from 43 to 41.

## **100 POLICE**

There were no issues to report

## **101 HIGHWAY MATTERS**

The Chairman reported the receipt of letters from Mr Freeman and Mrs Kingham.

Concern had been raised at the state/condition of the Bus Shelter at the bottom of Bakery Way.

It was agreed that the 2 Bus Shelter in the village be cleaned.

It was also reported that car drivers were not stopping for pedestrian trying to cross the road by Barley Corn Fields pedestrian crossing. It was agreed that a note be included in the newsletter informing people that it was a priority crossing for pedestrians and request Swimbridge Parish Council to advertise in their village.

## **102 PLAYING FIELDS**

There were no issues to report

## **103 MILLENNIUM GREEN**

There were no issues to report

## **104 OLD SCHOOL CENTRE**

There were no issues to report

## **105 PARISH COUNCIL WEBSITE AND NEWSLETTER**

There were no issues to report

## **106 NEW BUSINESS CORRESPONDENCE**

Following a request from the Chairman, Council agreed to ask the School to choose 2 pupils to lay the Remembrance Sunday Wreath on behalf of the Council.

The Clerk reported the following:

A request from Landkey Rangers to hold a mystery murder and sleep over in the Old School Centre 28/29 October 2017. It was agreed to seek a formal request from the organisation.

The Council noted the receipt of a letter from Devon Rural Housing Partnership regarding Community led affordable housing in Landkey

## **107 FINANCE**

RESOLVED:

### **a) Payments**

The following payments were approved: -

Play Safety Ltd Annual Equipment Inspection	£	84.00
M. Isaac Clerk's Expenses (Aug/Sept)	£	59.20
M. Isaac Ink Cartridges for printer	£	30.00
Lonsdale Printing Newsletter	£	66.80
C. Waldron Quarterly Web Maintenance Fee	£	30.00
Glover Stanbury Annual Payroll admin charge	£	235.44
S. Harman Additional Hours. Cleaning tables	£	24.78

## **108 PLANNING MATTERS**

There were no further planning issues raised.

Councillor Halliday updated the Council on the Planning Applications considered at the Planning Sub Committee prior to the Council meeting.

The Clerk reported that application 63451 Change from boundary earth bank to boundary stone wall, Prospect Gardens, Blakes Hill Road was being considered by NDC Planning Committee on 13 September 2017 as the applicant was a District Councillor, Councillor Lane.

It was agreed that no representative from Landkey Parish Council attend the meeting. Councillor Lane declared an interest as the applicant.

The Chairman reported that the Neighbourhood Plan Group (interested people from the Community meeting) had met and agreed that a 'terms of reference' be agreed for the group. David Wyborn had prepared a 'draft terms of reference' for the group that needed to be agreed by the Parish Council as the sponsoring body for the plan. He agreed to circulate the document to members for adoption at the next Parish Council meeting.

## **109 ITEMS FOR DISCUSSION AT NEXT MEETING**

There were no items raised.

## **110 NEXT MEETING**

It was noted that the next Parish Council meeting would be held in the **OLD SCHOOL CENTRE** on Wednesday 4<sup>th</sup> October 2017 at 7.30 p.m.

**111 EXCLUSION OF PUBLIC AND PRESS AND PRESS AND RESTRICTION OF DOCUMENTS**

RESOLVED:

(i) That, under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item as it involved the likely disclosure of exempt information as defined by Paragraphs 1 and 3 of Part 1 of Schedule 12A of the Act, (as amended from time to time) namely information relating to any individual and the financial or business affairs of any particular person (including the authority holding that information).

(ii) That all documents and reports relating to the item be confirmed as “Not for Publication”.

**112 NEIGHBOURHOOD PLAN: ADMINISTRATION SUPPORT**

The Chairman stated that he had asked the Parish Clerk to undertake administration duties for the Neighbourhood Plan Group which was not within his remit as Parish Clerk.

It was agreed that the Chairman and Vice Chairman be authorised to agree the remuneration with the Parish Clerk to be paid initially by the Parish Council and reclaimed once the group obtains grant funding for administration costs

**Chairman**

**Meeting closed at 9.38 p.m.**