

**MINUTES OF A VIRTUAL MEETING OF LANDKEY PARISH COUNCIL HELD  
ON WEDNESDAY 7<sup>th</sup> APRIL 2021 AT 7.00 pm**

**Present: -** Councillor Halliday (Chairman)  
Councillors Beer, Mrs Hommell, Mrs Morton, Mrs Nel and Prowse.

M Isaac (Clerk)

**In Attendance:** Parishioner/Members of the Public - 3

**1. APOLOGIES**

Apologies were received from Councillor Lane, NDC Councillor Luggar and DCC Councillor Edgell

**2. MINUTES**

- a) RESOLVED, that the minutes of the meeting held on 3<sup>rd</sup> March 2021 be approved as a correct record and signed by the Chairman.
- b) Matters Arising:
  - i) Minute 173 Re-instatement of Rumble Strips at Swimbridge end of the Village: Update.

The Clerk reported that DCC had advised that there was no evidence of speed related incidents in this location to justify the provision of rumble strips.

**3. ITEMS BROUGHT FORWARD WHICH IN THE OPINION OF THE CHAIR SHOULD BE CONSIDERED AS A MATTER OF URGENCY**

There were no issues raised.

**4. DECLARATIONS OF INTEREST**

There were no declarations of interest announced.

**5. PUBLIC SESSION**

There were no questions from Parishioners.

**6. DCC COUNCILLOR REPORT**

There was no County Councillor report.

**7. NDC COUNCILLOR'S REPORTS**

There were no District Councillors reports.

## **8. PLANNING MATTERS**

The Council considered the following planning application:

- a) 72860 Demolition of existing garden shed and greenhouse and erection of garden shed/studio/workshop, Malmsmead, Manor Road, Landkey.

### RECOMMENDED APPROVAL

- b) 72820 Outline application for up to 150 dwellings including access (Appearance, landscaping, layout & scale reserved), Land off Birch Road, Landkey.

The Council noted the following comments of Bishops Tawton Parish Council:

Our planning sub-committee have had a look at the proposed development plans for the Birch Road area. They have reservations with regards to the excess runoff such a large site will cause. Possibly affecting the amount of flow into the Venn Stream and the consequences this might have for Bishops Tawton residents along the streams route.

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 adopted Local Plan and 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 generated by the proposed additional traffic from this application would exacerbate the traffic problems in this area.
- 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.
- g) The development would increase the already strained local services such as the Health Service and local schools. The development is not sustainable as the

School is currently at capacity. Any additional children will have to travel to another school.

- h) It was considered that the proposed Community facility site is isolated with no road access and isolated on the edge of the village and the allotment site is some way from the existing allotment site and the Parish Council is unsure of the need for additional allotments.
- i) There was great Community opposition to the proposal in the village and strong representations made to the Parish Council by 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 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 views expressed by Bishops Tawton Parish Council were supported.

It was stated that if North Devon Council were minded to APPROVE the application the Parish Council would welcome discussions on the proposed density and a reduction in the number of dwellings, a s106 contribution to towards the proposed new Community Building on the adjacent land owned by the Parish Council and an education contribution towards the possible expansion of Landkey School and a rationalisation of the allotments.

## **9. NEW COMMUNITY BUILDING GROUP**

The Council considered and noted the minutes of the Community Building Group meeting held on 25<sup>th</sup> March 2021 (previously circulated).

Councillor Halliday stated that the group had decided at present not to seek the appointment outside consultants but to undertake the initial consultations themselves. A working budget of £500 was required to set up a web site, a theme, some coding work for free hosting Social Media, some paid posts to the local area and survey monkey.

It was agreed that £500 be earmarked towards the initial costs as outlined above.

## **10. COVID IMPACT ON THE PARISH – PARISHIONERS AND BUSINESSES.**

It was suggested that the Landkey Community Building Group as part of a Covid recovery project and look at possible funding from the Government Covid Recovery fund.

## **11. ADOPTED TELEPHONE BOX, CHURCH MEADOW – PROPOSED USES**

The Council noted interest from a resident to use the Telephone Box as a Book Exchange.

It was considered that before the box was used it be painted and re-furbished. It was noted that only one quote had been received from Mr N. Dennis.

It was agreed:

- a) That the quote from Mr N. Dennis of £190 + the price of the paint be accepted.
- b) That the resident be asked to consider how the book exchange would operate and report back to the Parish Council.

## **12. NEIGHBOURHOOD PLAN**

The Clerk reported that Barnstaple Town Council was undertaking a Neighbourhood Plan. The whole of Landkey Parish was designated as a Neighbourhood Plan Area in 2017 following an application by the Parish Council. Subsequently North Devon Council reviewed Parish boundaries and two areas in Landkey Parish, Westacott and Sampford Green were transferred to Barnstaple. To enable Barnstaple Town Council to include these two areas in their neighbourhood plan, Landkey Parish Council had to agree to amend its plan to enable the Town Council to include these two areas in their plan.

It was agreed that subject to a guarantee that Landkey Parish Council would be consulted on the Westacott area/Whiddon Valley extension, the Landkey Neighbourhood Plan area be amended and that the two areas, Westacott and Sampford Green be transferred to the Barnstaple Town Council Neighbourhood Plan area.

## **13. TANNERS ROAD PLAY AREA**

The Council considered the RoSPA annual play area inspection report (previously circulated).

It was stated that the grass around the picnic area required cutting.

Councillor Halliday reported that a resident had raised the issue of there being no gates to the play area.

It was agreed:

- a) That TK Play be requested to provide a quote for the remedial works outlined in the RoSPA report and provide advice of the provision of gates.
- b) That an advert be placed in the Newsletter and on the Facebook page to seek interest in cutting the grassed area around the picnic area.

#### **14. POLICE**

There were no issues to report.

#### **15. HIGHWAY MATTERS**

- a) Van parking opposite the entrance to Manor Road where it joins Blakes Hill Road causing an obstruction.

Councillor Halliday reported that the van had now been moved.

It was agreed that the Clerk report the numerous potholes and the deep ridge in the centre of Blakeshill Road from the shop up to Denes Road to DCC.

#### **16. PLAYING FIELDS**

- a) Minute 178 Condition of the entrance by the gate into the playing field on Tanners Lane. Update re quote/specification to tarmac the entrance.

In the absence of Councillor Lane this matter was deferred to the next meeting.

#### **17. MILLENNIUM GREEN**

It was noted that the Millennium Green Trustees had applied for a Lottery grant to make changes to the Green, including the creation of a wildflower meadow.

#### **18. OLD SCHOOL CENTRE**

Councillor Beer reported that the old shed had been removed at a cost of £25.

#### **19. PARISH COUNCIL WEBSITE AND NEWSLETTER**

There were no issues to report.

#### **20. FINANCE MATTERS**

##### **a) Payments**

RESOLVED:

That the following payments be approved:

- a) To approve the following payments:

M. Isaac	Expenses	£5.58
HMRC	Income Tax Payment – Clerk Salary	£125.20
G R Maynard	New Notice Board	£450.00
RoSPA Play Safety	Annual Play Equipment Inspection	£86.40
DALC	Annual Membership	£467.51
Zurich	Annual Insurance Premium	£2,376.45

- b) To note the current financial position as of 24 February 2021 - Current A/C £48,646.34 and 9 February 2021 - Business Reserve £23,261.43

## **21. CORRESPONDENCE**

There were no matters to report.

## **22. ITEMS FOR DISCUSSION AT FUTURE MEETINGS**

There were no items raised.

Councillor Halliday reported that concerns had been raised at the increase in traffic and noise through the Village when the ND Link Road was closed at night.

It was noted that there had been a number of fly tipping incidents in the village.

## **23. DATE OF NEXT MEETING**

It was noted that the next virtual or face to face Parish Council meeting would be on Wednesday 5<sup>th</sup> May 2021. Annual Parish meeting @ 7.00 p.m. and immediately following the Annual Parish Council meeting @ 7.15 p.m. (approx.)

Chairman

The meeting closed at 8.42 p.m.