

**MINUTES OF A MEETING OF MILTON ABBOT GROUPED PARISH COUNCIL HELD ON WEDNESDAY 5<sup>TH</sup> APRIL 2017, 7.30PM AT MARYSTOWE CHURCH HALL**

(also available at [www.magpc.co.uk](http://www.magpc.co.uk))

**PRESENT:** Cllr's Hough (MA) (Chair), C Beighton (C), J Anderson (MA), R Brewer (C), H Asbridge (C), A Westcott (C), A Cox (MA), R Tucker (MA), J Holland (D), M Pahlsson (B)

Mrs E James (Clerk), Cllr's Baldwin and Edmonds (WDBC) and one member of the public

**143:16/17 APOLOGIES FOR ABSENCE**

None

**144:16/17 DECLARATIONS OF INTEREST**

Cllr Hough declared a pecuniary interest in Min Ref 148:16/17 regarding Chillaton Noticeboard, a quotation having been submitted by a family member.

**145:16/17 CONFIRMATION OF MINUTES**

The Minutes of the Parish Council meeting held on 1<sup>st</sup> March 2017 were **agreed** as a true record and signed by the Chairman.

**146:16/17 PUBLIC OPEN SESSION**

None

*(Cllr's Tucker, Anderson, Cox and a member of the public arrived)*

**147:16/17 PLANNING**

The Stables, Milton Abbot

Cllr Pahlsson reported that he had visited the applicant to discuss two specific issues, including the possibility of the provision of screening, following concern raised by a member of the public and as agreed at Min Ref 125:16/17. Cllr Pahlsson's opinion was that screening was not necessary by the applicant due to the distance and layout of the land between the applicant and member of public complaining.

0254/17/FUL Land at Edgecumbe Road, Milton Abbot:

Having been authorised by the Parish Council, Min Ref 138:16/17, to submit representations regarding this application, after consultation with local parish councillors unable to be present at a meeting when this application was before the Council. The Clerk had submitted the following objection on behalf of the Council, in the light of that consultation:

*The Parish Council objects to this proposal on the following grounds:*

- The plans submitted with the application do not properly reflect the change of use applied for, as they include a workshop. The Parish Council is not aware that planning permission has previously been granted for such a facility, which is not normally associated with the use applied for.*

- *The application refers to six existing and proposed parking spaces on site. The Parish Council is not aware that planning permission has been granted for six spaces on this site and does not consider such a number would be necessary for the change of use proposed.*
- *Although this application is for a change of use of a building and not for its construction, it is a retrospective application. Had it come forward in the normal way, with both usage and the development itself under consideration, the PC would probably have requested that additional screening be provided around the raised platform in the front of the building, so as to allow privacy to adjoining/nearby premises. If permission is granted, and it is possible to do so, it should be subject to such a condition.*

The member of the public present was given the opportunity to speak regarding this item.

Decisions: The below listed planning outcomes were noted:

- 0014/17/HHO Linhay Barn, Tuell Farm, Milton Abbot – Conditional Approval
- 4018/16/AGR North Ground, Milton Abbot – Ag Determination details not required.

## **148:16/17 PROGRESS REPORTS**

### Noticeboard - Chillaton

Cllr Hough did not take part in the discussion, an interest having been declared at Min Ref 144:16/17.

The Landlord of the Chichester Arms had, on consultation by Cllr Beighton, not raised any objection to the replacement of the noticeboard.

Options for bespoke and ready-made noticeboards available to purchase as set out in a report provided by the Clerk, including an additional quotation handed to the Clerk at the meeting by Cllr Brewer, were discussed. It was proposed and unanimously **agreed** that the Clerk purchase a 'Defender', 8 sheet noticeboard from Notice Me at a cost of £219.95 +VAT, including delivery. The colour of the pin board to be agreed by consultation with Milton Abbot Cllr's following the meeting.

Installation cost by a local suitable contractor to be sought, unless there was a volunteer willing to undertake the work.

**Action: MA Cllr's, Clerk**

### Highways

#### **Vehicle Passing Places**

Having been asked to consider the creation of vehicle passing places along the narrow steep lane from Chillaton to Kelly and Milton Abbot, Highways had advised that they would not undertake to do this. However should a suitable place be made available and ready by the landowner, they may be able to provide road planings for use as a surface covering.

The land owner on which a dead oak tree, sited along this stretch of road, had been approached by Cllr Asbridge, and stated that the tree would be felled.

#### **Signposts**

Following a request for the replacement of missing/damaged signposts at Ramsdown Cross and Leigh Cross, Highways advised that their current policy was to not replace signs on minor roads.

Steve Brockman would however visit both locations to ascertain the requirements and make a request for both of the signs to be repaired, however it was unlikely that the Leigh Cross

sign repair would be approved. The Ramsdown Cross sign was of the old black and white traditional style, and would be kept rather than replaced if possible.

#### Joint Local Plan

Cllr Asbridge reported on the content of the draft JLP and drew attention to several issues, including that Milton Abbot would have an indicative housing figure of 20 new homes over the life of the Plan, while Chillaton had none, as it had no local facilities to support sustainable development. All residential developments of 6 to 10 homes would provide an off-site contribution to deliver affordable housing equivalent to 30% of the homes in the scheme concerned.

The wording of the relevant policy [DEV 18] regarding any change of use of post offices, pubs, etc., to residential, differed from that in the adopted Core Strategy Policy R.6 by requiring it to be demonstrated that there is 'no *significant* harm' to the level of service locally as opposed to just 'harm'. The objective test in the preamble to Policy R.6, that the property should have been marketed for 12 months at a realistic price had also been removed.

It was **resolved** that representations be made to the Inspector via WDBC on the grounds that policy DEV18 is not sound, as no case has been made for raising the level of harm caused by the loss of a business and it does not contain an objective test by which the marketability of an apparently redundant business can be properly assessed.

#### Devon Air Ambulance Trust (DAAT) Night Landing Site

Milton Abbot Primary School Governing Board had considered the possibility of the school field being used as a night landing site in the event of a local emergency, and had agreed with the proposal in principle. The Council **agreed** that further investigation into the proposal to be initiated by the Clerk.

**Action: Clerk**

### **149:16/17 FINANCIAL MATTERS**

#### Bank Reconciliation and 2016/17 Budget Review

The bank reconciliation and budget monitor, dated 20<sup>th</sup> March 2017, were reviewed and **approved**.

#### Payments

Cllr's approved the below listed payments, to be paid by BACS:

- a) DALC membership fees for 2017/18 - £174.46 (Inc £22.47 VAT)
- b) Marystowe PCC for the hire of the hall for the financial years 2014/15, 2015/16, 2016/17, and the current meeting - £165.00

BACS payments above, and Clerk's pay for April once the details were known, to be set up by Cllr Westcott and authorised by Cllr Beighton.

Clerk's pay for March 2017, paid by BACS, was noted:

- Mrs E James - £136.18
- HMRC – £18.40

#### VAT Claim

The recently submitted VAT Claim in sum of £301.07 had been reimbursed by HMRC during March 2017.

**150:16/17 CHILLATON TELEPHONE KIOSK**

A member of the public had contacted the Council regarding the recent removal of the telephone kiosk from Chillaton, without any prior consultation or notice. It had been ascertained that Kiosks situated on privately owned land, including that belonging to BT, were exempt from consultation.

**151:16/17 LAMERTON PARISH COUNCIL – TAP FUND APPLICATION**

Lamerton Parish Council’s imminent TAP fund application to install speed signs in Lamerton, similar to those in Chillaton and Milton Abbot was considered, and it was **agreed** that the application be supported in principle.

**Action: Clerk**

**152:16/17 COUNCILLORS REPORTS AND ITEMS FOR FUTURE AGENDA**

Chichester Arms, Chillaton – A Community Right to Bid Moratorium Notice has been received from WDBC following notification to them, of the sale of the premises. As a designated Asset of Community Value community groups can express an interest in being a potential bidder for the premises, the closing date being 15<sup>th</sup> May 2017. On 11<sup>th</sup> April a public meeting was to be held to discuss the viability of such a bid.

Cllr Brewer requested an item be included on the next agenda regarding the necessity of additional meetings, the item having been deferred from this meeting at his request.

**153:16/17 DATES OF FUTURE MEETINGS**

- 3<sup>rd</sup> May 2017 (7pm) Annual Parish Meeting for Chillaton - Marystowe Church Hall
- 4<sup>th</sup> May 2017 (Thu) (7pm) Annual Parish Meeting for Milton Abbot Dunterton and Bradstone at **7pm** in Milton Abbot Village Hall followed by the Parish Council Annual and Ordinary meetings, commencing at approx. **7.15pm and 8pm** respectively
- 7<sup>th</sup> June 2017 Marystowe Church Hall
- 5<sup>th</sup> July 2017 Milton Abbot Village Hall
- 2<sup>nd</sup> August 2017 Marystowe Church Hall
- 6<sup>th</sup> September 2017 Milton Abbot Village Hall
- 4<sup>th</sup> October 2017 Marystowe Church Hall
- 1<sup>st</sup> November 2017 Milton Abbot Village Hall
- 6<sup>th</sup> December 2017 Marystowe Church Hall
- 3<sup>rd</sup> January 2018 Milton Abbot Village Hall
- 7<sup>th</sup> February 2018 Marystowe Church Hall
- 7<sup>th</sup> March 2018 Milton Abbot Village Hall
- 4<sup>th</sup> April 2018 Marystowe Church Hall
- 2<sup>nd</sup> May 2018 Annual Parish Meeting for Milton Abbot Dunterton and Bradstone in Milton Abbot Village Hall
- 3<sup>rd</sup> May 2018 (Thurs) Annual Parish Meeting for Chillaton - Marystowe Church Hall followed by the Parish Council Annual and Ordinary meetings

*Note: All meetings are on Wednesdays at 7.30pm unless otherwise specified*

The meeting closed at 8.40pm

Signed: .....  
Cllr Asbridge, Chairman

Date: .....