

The council meeting was held in the Village Hall on Wednesday 9<sup>th</sup> June 2010 at 7:30. Chairman Cllr Mason.

**Present:** Cllrs Brown, Clarke-Irons, Denham, Frost, Mason, Pratt, Sellers, Turner, Whiting; C Cllr Knight, D Cllr Thomas, PCSO Jones and 2 members of the public. Cllr Turner left the meeting at 8:42.

1. **Apologies for absence** were accepted from Cllr Forrester, who was unavoidably detained waiting for an emergency veterinary call.
2. **Adoption of Minutes:** The minutes of the May 2010 meeting were adopted and signed.
3. **Matters arising:** Cllr Denham questioned the need to appoint the Clerk as RFO.
4. **Committee and representative.** Finance Committee – Cllr Denham and Cllr Brown were appointed. Terms of reference: to oversee finances (expenditure vs. budget) over the year, propose financial regulations and assist the Clerk with setting the precept.

Meeting was adjourned at 7.37 to hear PCSO's report and reconvened at 7:40. Cllr Whiting was appointed as representative on the Parish Plan Working Party.

5. **Planning:**

**Applications dealt with by Planning Committee**

- **Two Hoots Yawl Hill Lane.** Construction of side and rear extensions to dwelling and detached double garage in front garden. **Comments:** The application does not mention that an existing garage, at the side of the bungalow, is to be demolished. Neither does the application give ground levels or heights, hence the impact of the new double garage which is proposed to be in front of the existing property, is difficult to assess. It does however, indicate steps up from the house, but not whether the new garage is set into the existing slope or built up from it. The concept of a 'building line' is not now apparently relevant in this location; otherwise this proposal would have clearly been in breach of any such requirement. It would however, appear to be clearly 'out of character' under present considerations, and has not considered the requirement of 'House extensions including garages' which is part of Guidance Note 02 (Buildings and spaces guidelines, on page DS-4 of the Planning Guidance Notes of the Uplyme Parish Design Statement, as approved by EDDC).

The proposal is definitely over dominant, not in keeping with the size and character of the existing house. It does not fit into the general streetscape respecting the character of nearby buildings, and thus not in accordance with these requirements of the Uplyme Parish Design Statement. It is also understood that objections are being raised by neighbouring property or properties. The Parish Council objects to this application, and considers a relocation and redesign of the garage, and thus presumably a reassessment of the proposed extensions to the existing bungalow should be made.

- **Two Hoots Yawl Hill Lane (amended plans).** Construction of side and rear extensions to dwelling and detached double garage in front garden. **Comments:** The application does not mention that an existing garage, at the side of the bungalow, is to be demolished. This application has some additional information to the original in that indicative levels for the new double garage are given, but not building heights. The additional information states that it is at a scale of 1:100 but there is no scale to check this with. The additional 'Site Section' does still indicate the impact that the new double garage, which is proposed to be in front of the existing property, will have on both Two Hoots, and also on the adjoining properties.

It is not known whether adjoining properties, one of whom has objected to the original application, have received this 'additional information'. The concept of a 'building line' is not now apparently relevant as a planning concept in this location; otherwise this proposal would have clearly been in breach of any such requirement. It would however, appear to be clearly 'out of character' under present considerations, and has not considered the requirement of 'House extensions including garages' which is part of Guidance Note 02 (Buildings and spaces guidelines), on page DS-4 of the Planning Guidance Notes of the Uplyme Parish Design Statement, as approved by EDDC.

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The Parish Council objects to this application, and considers that a relocation and redesign of the garage in accordance with the Uplyme Parish Design Statement, should be made. This would require that a reassessment of the proposed extensions to the existing bungalow, to the side and rear of the existing property (possibly partly over the new garage), should be made. Material and their colours, should blend with the materials used in the existing building, and should be part of any approval process.

- **9 Glebelands.** Construction of single storey rear extension incorporating balcony. **Comments:** The Parish Council supports this application.

**Applications being considered**

- **Summerhill Lime Kiln Lane.** Construction of first floor rear extension and balcony to front elevation.
- **Cedar Cottage Trinity Hill Road.** Construction of rear sitting room extension.
- **Sunnymead Yawl Hill Lane.** Raising of roof ridge height of approved rear extension (revision to planning permission 09/1490/FUL). Will be taken up with EDDC as plans cannot be built as shown.

**Applications granted or refused by EDDC since last meeting**

- **The Chantry Rhode Lane.** Modifications to approved rear kitchen/dining room extension and balcony (revisions to planning permission 09/2307/FUL). Granted 14-May-2010.
- **Land Adj Venlake Lane (Roseneath).** Formation of parking area and construction of retaining walls. Granted 25-May-2010 with conditions.

**Other planning.** Hillside Farm/stables – EDDC Enforcement is aware of the many concerns of parishioners; nothing that has been done at the farm is of current concern to the officer. Appeal at Lydwell has been refused.

6. **Affordable Housing:** meeting with Rural Housing Enabler, architect & assistant, planning officer from EDDC, Clare Brimm from Guinness Trust and Cllrs Mason and Whiting was held on 8<sup>th</sup> June. No new designs were proposed, and the Councillors were pressured to accept the *status quo*. However, this was resisted and the need for better drawings was emphasised. Guinness Trust is going ahead with limited planning/preparation until Council approval is given. Cllrs Mason and Whiting will write back to Guinness Trust reiterating strongly that the current designs are not acceptable to any of the Council. Plans should be available at the next meeting for public viewing.

Parishioner wanted to put her name on a list for the new housing; Cllr Pratt read the reply to her from Guinness Trust which he felt was unhelpful. Clerk to put an advert in the Parish News explaining how to get on the list.

7. **Finance :** The Clerk reported on the **current position at 31<sup>st</sup> May 2010:**

Current Account	9,611.16	Including Restricted Funds of :	
Business Instant Access A/c	5,353.08	Footpath funds	3063.06
Millennium Tree Fund	55.06	Uplyme Speed Campaign	879.01
	<u>15,019.30</u>	Playground funds	2491.42
		Locality funding	750.00
			<u>7,183.49</u>

**Payments Out**

Grounds maintenance	479.17
Clerk's overtime	75.75
Clerk's salary	410.28
Axminster DALC subscription	10.00
DPFA subscription	35.00
DALC subscription	301.00
Web hosting	100.00
Councillors' travel expenses	52.60
VAT	56.18
	<u>1,519.98</u>

**Payments In**

Bank interest	0.23
Donation	50.00
Cemetery	300.00
	<u>350.23</u>

**Note:** Adjustment in footpath funds since last statement reflects error discovered in books when doing end of year figures - has been discussed with internal auditor.

The Clerk submitted the list of current payments for inspection. These cannot be made till the auditor returns the bank books.

<i>cheque #</i>	<i>payee, re</i>	<i>amount</i>	<i>VAT</i>	<i>Net</i>
1187	G Sims - grounds maintenance	479.17		479.17
1188	L Wakeman - Clerk's expenses Apr-May-Jun	85.94		85.94
1189	L Wakeman - Clerk's overtime April	102.96		102.96
1190	Veolia - rubbish bags for cemetery	148.52	22.12	126.40
1191	J Clarke-Irons - Councillor's travel expenses	14.63		14.63

Cllr Sellers questioned the appropriateness of claiming in-parish travel expenses when doing a voluntary job.

A letter from Uplyme Pre-School was read out by the Clerk. It was resolved unanimously to grant the Pre-School £300 towards the Village Hall extension (proposed Cllr Denham , seconded Cllr Turner).

8. **Annual accounts.** The Clerk reported that Mr Gerry Lack had not yet audited the accounts, and he apologised to the Council. The Audit Commission has been notified of a possible delay in making our return. The Clerk will wait to see what the Commission says before recommending a course of action over approving the accounts.
  9. **Footpaths** – Clerk is hoping to get a key for the Village Hall mapcase. FP63 – Cllr Forrester has got the landowner to gate the fence; the hedge beside FP12 has been trimmed; final quote for works by council contractor G Sims is still awaited. Glen – a quote for £850 was received for scraping and drainage and clearance; contractor will also be asked for a quote. A long term solution must be considered, however.
  10. **Highway matters:** The defects list was circulated. There has been another accident on St Mary’s Lane hairpin. The place needs a barrier to save a fatal accident – Cllr Knight was asked to help. Clerk met C Cllr Knight re Rocombe HGV damage. A survey is being done by DCC, and then a weight restriction (7.5T) will be considered. At Red Lane Cross, hardstanding in gateway is bringing stones out onto road. Clerk to notify C Cllr Knight for action. Concrete bench in playground now vandalised beyond use and needs to be demolished; contractor will be asked for a quote. Low wall running between cemetery gates needs attention – contractor will be asked if he can do it within his regular hours. C Cllr Knight offered enough money from his locality fund for 8 grit bins, but the locations will be decided at next month’s meeting; Clerk to apply now for funds. Cllr Sellers proposed a vote of thanks to C Cllr Knight.
  11. **Maintenance of Parish Council land:** Contractor’s payment for May was agreed at the initial contracted rate. Woodbury Stone Restoration Ltd has agreed to repair the war memorial, and the Clerk will notify Cllr Denham when they are starting so the wreaths can be taken away. Choking of Millennium Copse trees with grass was discussed.
  12. **Standing orders.** Proposed amendments from Cllr Clarke-Irons were discussed but not adopted. It was resolved unanimously to adopt the standing orders (as attached) on July 14th 2010 (proposed Cllr Whiting, seconded Cllr Sellers).
  13. **County Councillor’s report.** Speed advisor will have a camera and can be used in evidence if there is a crash. Barnes Meadow road adoption is held up by one resident, not South West Water or Devon Highways. Cranbrook may be affected by proposed budget cuts.
  14. **District Councillor’s report.** There is a new initiative from EDDC on affordable housing for small villages; a youth opportunity/ capital finance scheme has funds this year, and Making It Local funding for small business and local organisations has a 19<sup>th</sup> July deadline. Whalley Lane carpark problem has been unexpectedly solved as the house to which the problem vehicles belonged has been repossessed.
  15. **Meetings attended by Councillors:** Cllr Sellers had a visit from PCSO and Sergeant asking about reduced opening of Axminster Police Station from 35 hrs to 5 or 6 per week – not a welcome proposal. Also relocating the office to town centre – parking could be a problem.  
A visit to EDDC Head of Planning to discuss Willow Cottage decision was made by Cllr Mason and neighbours. Past history is discounted when a new application is made on the same site. As a result, PC comments assumed prior info and were not as full as they could have been. In future, all comments must be repeated. Mrs Little said “Department is there to facilitate applicants’ plans. Also, cost of losing an appeal is an important consideration.”  
Enforcement officer said nothing improper has been done so far at Hillside Farm. Lack of feedback on enforcement visits was mentioned – all info will be copied to the Clerk in future.
  16. **Correspondence:** the Clerk summarised correspondence received. The submission by the Clerk of Cllr Clarke-Irons ‘s application to the Standards Board was not done under Council aegis. Cllr Mason will attend the AONB forum. Vitalise grant request to be added to next month’s agenda. Mr Herrero-Ducloux wrote to the Chairman about dogs wandering off FP 97/100 into his garden; the Chairman has investigated but has been unable to find the complainant at home to explain his findings.
  17. **AOB:** Emergency plan on agenda next month. Noticeboard at Harcombe to be discussed at next meeting. Cones at Cathole should be replaced by a permanent kerb. Back gardens are now not considered brownfield sites. Lapel microphones will not work with current PA system, so no progress by Clerk with Awards4All funding application.
- There being no other business, the meeting closed at 9.45 p.m.

Signed ..... Chairman  
Date .....