



**ROCKBEARE
PARISH COUNCIL**

Chairman: Jeremy Wollen

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MINUTES OF ROCKBEARE PARISH COUNCIL MEETING HELD ON WEDNESDAY 19TH JULY 2017 AT MARSH GREEN VILLAGE HALL

PRESENT: Cllr Jeremy Wollen (Chairman) and Cllrs: Colin Please, Jonathan Allen, Mark Readman and Ron Forrest

Also in attendance – One member of the public and Cllr Eleanor Rylance (EDDC)

Jacqui Peskett – Locum Clerk

191.0 APOLOGIES: Cllr Christopher Pepper (EDDC)

191.1 DECLARATIONS OF INTEREST: None

192.0 MINUTES: The Minutes of the last meeting of Rockbeare Parish Council held on **Wednesday 21st June**, at Rockbeare Village Hall were considered. It was noted that Minute reference **184.0** Neighbourhood Plan update, referred Manor Farm. This property is in fact, known as Rockbeare Court Farm. After this correction, It was **proposed by:** Cllr. Please, **seconded** by Cllr.Allen and **RESOLVED** that these represented a correct record of that meeting and should be accepted by the Council. Unanimous. **Carried.**

The Minutes were duly signed by Cllr. Wollen (Chairman)

193.0 REPORTS:

193.1 Chairman's Report: The Chairman stated that as such, he did not have anything to report other than the Verges along London Road near to the Jack in the Green Public House had been completed in a couple of days.

193.2 No Police report had been received.

193.3 YMCA report: It was **NOTED** that the Report from Gareth Sorsby had been emailed to the Parish Clerk after the Locum Clerk had left and therefore was unable to be printed. It was **AGREED** that the Locum Clerk would email same to all Members the following morning rather than read out from the Mobile Telephone. **ACTION:** Locum Clerk to email report as soon as possible.

- 193.4 **County Councillors report:** Cllr Eleanor Rylance introduced herself as the Liberal Democrat representative. She advised that she is a Member of the Scrutiny Committee and this involves drawing up recommendations such as closing acute hospital beds. She advised Members that if there were any “burning issues” to ensure they were flagged up to her. She also spoke of the new recycling scheme recently adopted and again, asked to be notified of Anyone whose area Postcode was not being collected as scheduled.

Members reported back to Cllr Rylance, the current state of Gribble Lane, and it was **AGREED** that Cllr Rylance would write a report. She would also ask two fellow Councillors to assess the situation. Cllr Forrest raised his concerns over the lack of re surfacing on Westcott Lane towards Aylsbeare. He also eluded to Watery Lane and the Bridge both still remain untouched. Cllr Forrest was also concerned that EDDC can close a road without prior consultation. Cllr Rylance stated that she was unsure but thought that it should be assessed first then declare unpassable to the Parish Council.

It was mentioned that the FAB Project works will cause problems with access, especially for Emergency Services as there is only one other route out of the Village for Westcott residents. Members felt that it was a shame the FAB project could not set up the equivalent of a Section106 money in order to resolve the problems

- 193.5 **Neighbourhood Plan update** - Cllr Readman reported the following information with regards to the First version of the Questionnaire.

380 copies of the questionnaire were delivered to the Parish delivery team 15th June 2017. A time period of a week for completed questionnaires to be returned using the Freepost Address. 114 Questionnaires were returned meaning a return rate of at least 30%.

Results:

Q1 Keeping a 'green wedge' between Rockbeare Village is:			
Very important	Important	Undecided	Unimportant
112 (98%)	0	0	2 (2%)

Q2: Restricting development in the area between Rockbeare village and London Rd to that needed for the purpose of farming, or minor extensions to existing dwellings or businesses is:	
Appropriate	Too Restrictive
111 (97%)	3 (3%)

Q3: Small scale residential development on large garden plots or to fill gaps within the existing settlement area:			
		Acceptable	Unacceptable
All	In Rockbeare village is:	72 (65%)	39 (35%)
All	In Marsh Green is:	74 (68%)	35 (32%)
From Mash Green only	In Marsh Green is:	10 (56%)	8 (44%)

Cllr Readman advised the Members that as a result of the above statistics, it clearly shows That keeping a “Green Wedge” benefits both Rockbeare and Cranbrook. It was **PROPOSED** That a Rockbeare settlement area only infill or, defined by the limits of the village. After a Question in relation to Boundary Lines, a vote was taken to adopt and agree the shape of The settlement plan. **UNANIMOUS** - ALL in favour.

It was further **AGREED** that this will be sent back to various agencies and should form a Basis of how the Parish Council treat applications in the future.

194.0 To consider and make comment on planning applications as follows:

PRE-APPLICATION ENQUIRY – 17/1482/MOUT (NEIGHBOURING PARISH)

Alternative Reference	PP-06145419
Application Validated	Wed 28 Jun 2017
Address	Land South of Cranbrook And North Of Treasbeare Farm Clyst Honiton
Proposal	Outline planning application with all matters reserved except for the expansion of Cranbrook comprising up to 1200 residential dwellings, residential care home (C2); employment (B1, B2, B8 and collectively to comprise up to 35,000 sq metre); energy centre); petrol filling station with associated convenience retail and facilities; one 2-form entry primary school; local centre comprising A1 uses plus A2, A3, A4, A5 uses and B1 business use; sports and recreation facilities including an all weather playing surface with floodlighting, changing facilities and children play; green infrastructure (including open space and SANG); community uses (including D1 non-residential institutions); assembly and leisure, gypsy and or travellers pitches; access from former A30 and crossings; landscaping; allotments; engineering (including ground modelling and drainage) works; demolition; associated infrastructure; and car parking for all uses
Status	Awaiting decision
Appeal Status	Unknown

Members felt very strongly regarding this application as they did not realise it was stretching across Parsons Lane to the Bridge. It was thought that development would stay North but, it appears to have branched out in all areas. It was **NOTED** that various other objections from Broadclyst,

Cranbrook, Fire Service and Exeter Airport where it was felt that due to the proximity, the Combination of both floodlights and Street lights would be too much of a distraction.

In addition to the above, the Members also raised concerns with the following:

- The number of houses proposed was too dense.
- No Secondary School Mentioned
- No Doctors or Dentist so residents would have to cross the A30
- Playing Field against the Airport Boundary

- No passive safeguarding where houses overlook playing fields which can reduce Anti Social behaviour and such like
- Access issues
- Location of Gypsy and Traveller sites
- It is in direct opposition to the emerging Neighbourhood Plan sections; Rockbeare 06/07/09

It was **proposed** by Cllr Wollen and **seconded** by Cllr Please that a letter be sent to EDDC outlining reasons for the objection to this application. It was **AGREED** Cllr Allen would draft a letter and email to all other Members before being sent. **ACTION** Cllr Allen to correspond with Members and EDDC.

Reference	17/1411/FUL
Alternative Reference	
Application Validated	Wed 28 Jun 2017
Address	Tudor Cottage Rockbeare Exeter EX5 2EF
Proposal	Removal of timber summerhouse and replacement with a conservatory extension
Status	Awaiting decision
Appeal Status	Unknown

It was **proposed** by Cllr Wollen and **seconded** by Cllr Please, and **RESOLVED** that there be no objection to the application. **UNANIMOUS**. Carried

Reference	17/1419/TRE
Alternative Reference	
Application Validated	Tue 04 Jul 2017
Address	Danson House Marsh Green Exeter EX5 2ES
Proposal	Poplar (P1): Fell. Ash (A1) & Ash (A2): Remove overhanging branches.
Status	Awaiting decision

It was **proposed** by Cllr Wollen and **seconded** by Cllr Please, and **RESOLVED** that there be no objection to the application. **UNANIMOUS**. Carried

195.0 Planning Determinations –

Reference	17/1306/FUL
Alternative Reference	
Application Validated	Wed 24 May 2017
Address	Woodhouse Farm Silver Lane Rockbeare Exeter EX5 2LP
Proposal	Construction of two storey side extension, single storey extension to front with balcony over, and construction of detached garage/store/games room.
Status	Approved
Reference	16/2997/MOUT (ADJOINING PARISH)

Alternative Reference	PP-05683836
Application Validated	Wed 21 Dec 201
Address	Land Adjacent To Harrier Court Industrial Estate Long Lane Clyst Honiton
Proposal	Outline application with all matters reserved for the construction of a High-Voltage DC converter station and associated infrastructure
Status	Approved

RESOLVED: It was resolved that the determinations would be noted.

196.0 BUSINESS & FINANCE:

196.1 **Members please note: There will be no Financial Statement at this meeting due to clerk being on leave**

196.2 **To approve payment of the following invoices:**

400487	Rockbeare Village Hall - Grant	£200.00
400488	Vision ICT – Website Hosting Sept 2017 to Aug 2018	£132.00
400489	Youth Club (Hall Hire)	£55.00
400490	M & T Group (Hall Hire)	£30.00
400491	HMRC	£37.20
400492	Clerks Salary	£35.48
400493	Clerks Expenses	£75.40
	TOTAL	£875.08

Cllr Forrest raised the issue of the Youth Club charging for Hall Hire when they were using the Playing Field. Cllrs Readman and Allen reported that they may well pay for the use of both and were “weather dependent” The Locum Clerk advised that these payments related to earlier in the year (May 2017).

It was **proposed** by Cllr. Please and **seconded** by Cllr. Forrest and **RESOLVED** that the financial statement for June 2017 should be approved. Unanimously **CARRIED**

197.0 Correspondence

197.1 Youth Club – use of hall – **NOTED**

The Locum Clerk advised Members that a reply from Mark Cornish Had been received advising that 4 -5.30pm on a Tuesday is not available. He suggested moving days to a Wednesday or a Friday as long as the Club has finished and packed away by 6pm.

197.2 Hugo Swire MP – update on Westcott & Watery Lane Rockbeare – NOTED a reply from Hugo Swire has been received in relation to the Clerks letter regarding the state of Westcott and Watery Lane in Rockbeare. He has offered to write to both Devon County Council and the Development Manager to ascertain what the propose to do with regards to funding this project. He will Correspond with The Parish Clerk as and when he has a reply,

197.3 Devon Highways – update on London Road Rockbeare – **NOTED**

197.4 Letter from Andrew Noel – NOTED Mr Noel of Lawns Cottage Rockbeare had written to the Chief Executive of EDDC who in turn had forwarded it to the Clerk. He enquires regarding grants for two Tennis Courts to be situated in Rockbeare. Members felt that land at Rockbeare Manor could be made available if the Parish Council provided the courts however, something of this nature would incur a large sum of money.

Cllr Readman felt that If there was a genuine interest, it could be beneficial. However, there would need to be a comprehensive investigation in to funding, costs of running and all that it would entail. It was felt generally that it would be imperative to “flag it up” to residents for views.

Cllr Readman suggested that the Parish Council contacts the Lawn Tennis Association and EDDC to establish what funding and what can be offered. **ACTION** Parish Clerk to write to both.

198.0 To Receive Questions from the Public

198.1 One member of the Public raised concerns with regards to the outline Planning Application. If the Parish Council objects it is difficult to fight the larger organisations and win.

Cllr Wollen raised concerns that the West end of Devon is being swamped with houses. He also stressed that the contractors should not be commencing on the next phase until the existing one had been completed. Cllr Readman asked why we should agree. Cllr Forrest suggested that there is no infrastructure in Rockbeare to carry another 1200 houses.

198.2 One member of the public reported that he had contacted Highways in relation cutting of hedges near to the Old Rectory. They advised that if they are classed as a danger then they will be cut back. He asked if all residents were receiving letters in relation to this. He also reported that the Layby will be assessed next year.

198.3 Mr Ivan Randall reported that he will be organising a meeting in relation to setting up an Early Flood Warning Scheme on 8th August 2017

199.0 Date of next Meeting – 13th September 2017 at Rockbeare Village Hall.

The meeting closed at 20.35 hours.

SIGNED _____ Date: _____