



**ROCKBEARE
PARISH COUNCIL**

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**MINUTES OF ROCKBEARE PARISH COUNCIL MEETING HELD ON WEDNESDAY
17 SEPTEMBER 2015 AT 7.30PM AT MARSH GREEN VILLAGE HALL**

PRESENT: Cllr David Mason (in the chair) and Cllrs: Jonathan Allen, Naomi Allen, Dave Mace, Colin Please, Mark Readman and Jeremy Wollen

Also in attendance: Cllr Peter Bowden (DCC) and 2 members of the public.

Mrs J Morris: Clerk

- 51. APOLOGIES accepted from:** Cllrs Maria Hale (EDDC), and Chris Pepper (EDDC)
- 52. DECLARATIONS OF INTEREST:** None
- 53. MINUTES:** The Minutes of the previous meeting of Rockbeare Parish Council held on **Wednesday 19 August 2015** were approved and signed as a correct record of that meeting after amending item 48 to read "Letter of thanks to be sent to the owner of the Manor for maintaining the public footpaths".
- 54. REPORTS**
- (i) Chairman's Report:** The Chairman's report included:
- The contact and advertising information for Rockbeare Roots is currently inaccessible as the outgoing editor has a computer virus, he will let the Chairman have the information, including distribution details, as soon as he is able to access it.
 - The Chairman presented the medallions to pupils at Rockbeare Primary School to commemorate Queen Elizabeth II being the longest serving monarch.
 - Waiting to hear the date for the site inspection relating to the appeal against refusal of planning application for housing development on land at High Bank. Concern that the Planning Inspectorate remain of the view that EDDC does not have sufficient land allocated to comply with 5 year land supply requirements.
- (ii) Police Report:** Written report received as follows: reported crime between 1 August 2015 and 15 September 2015: 1 no. assault, 1 no. dog out of control and 1 no. fraud
- (iii) County/District Councillor Reports:** Devon County Councillor Peter Bowden's report included:
- Attended meeting at EDDC which had been reasonably productive.. Still working on a masterplan for the whole of East Devon.
 - Met office are predicting more snow than usual this winter.
 - Neighbourhood Plans are increasingly becoming important documents.
 - DCC has recently appointed a new Highway Engineer for the local area.
 - Meeting of DCC Community Flood Resilience Group on Monday 28 September.

- Review of Cranbrook new town development has highlighted lots of good points but also some not so good such as provision of health and social welfare facilities and shops.

(iv) **Any other reports:** None

55. PLANNING

(i) **To consider and make comment on recent planning applications as follows:**

15/1984/CPE	Certificate of Lawfulness for use of caravan as dwelling at Lower Allercombe Farm, Rockbeare.	No objections, the council can confirm that the claimed use has existed uninterrupted for more than 10 years.
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(ii) **To consider and make comment on any planning applications received since the date of this agenda.**

15/1825/MOUT	Outline application (all matters except access reserved) for demolition of existing agricultural buildings and development of up to 250 dwellings, commercial floorspace of up to 600 sqm and associated development. (Resubmission of application 15/0371/MOUT) Land South Of London Road Rockbeare.	<ol style="list-style-type: none"> 1. This is a resubmission of application 15/0371. The Parish Council was opposed to that application and has not modified its view in any way. We are also aware that the applicant has appealed against the refusal of the original application. 2. The Council has noted and fully supports the detailed grounds of refusal of the original application. 3. The Parish Council also notes that the application site is within the Neighbourhood Plan boundary agreed for Rockbeare Parish. Any approval would therefore seriously prejudice our Neighbourhood Plan at the outset. 4. Given that the proposal is clearly against the planning policies adopted by EDDC in its 2006 Local Plan and recently reaffirmed in its modified Local Plan for the period up to 2031 submitted to the Inspector earlier this year, these comments are made on the assumption that EDDC will (again) refuse this application. It is outside the built up area boundary prescribed in the 2006 Local Plan and is therefore in the countryside where appropriate policies apply. 5. The proposal is clearly contrary to the policy of ensuring that the existing clear separation between the rapidly developing new community of Cranbrook and the village of Rockbeare will continue by having a green wedge between the two communities. (See para 6.26 and strategy 8 of the March 2015 version.) The Parish Council has consistently supported the maintenance of this Green Wedge policy, which is part of the current (2006) Local Plan, throughout the preparation and examination of the new Local Plan. Also under the new Local Plan this site is effectively in the countryside as the new Local Plan does not designate any built up area boundary for Rockbeare. 6. The size of the proposed development would be substantially larger than the current number of houses in Rockbeare village and would place great and unacceptable demands on the local infrastructure. It would also see the effective merger of Rockbeare village with Cranbrook, something strongly opposed
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		<p>by Rockbeare residents and businesses.</p> <ol style="list-style-type: none"> 7. We also understand that Cranbrook Town Council is also opposed to this development as it does not wish to see coalescence between Cranbrook and Rockbeare village. 8. There is increasing concern that the capacity of the local highway network, including J29 of M5, will be substantially exceeded in the next decade given all the development proposals already approved or which are part of EDDC's Local Plan. 9. Given that we are opposed to the principle of this development, we have not considered the planning documents in any great detail. Should nevertheless officers of EDDC be minded to recommend approval of this application, we would seek a meeting before any report is finalised to discuss such a recommendation, enable us to consider the detailed issues of the application and also provide the PC with the opportunity to set out some requirements of any S106 agreement that would be needed including offers previously made by the applicants in public meetings with the Parish Council and which should be included in the report to EDDC Members. 10. Equally we wish to be consulted during the preparation of any draft S106 that may be prepared prior to any consideration of the appeal now lodged with the Planning Inspectorate. This is to ensure that offers made to the Parish Council during the initial stages of consultation are kept.
15/2061/ VAR	Variation of Condition 2 of permission 13/1390/MFUL. Great Houndbeare Farm, Aylesbeare, EX5 2DB. (Solar Farm)	<ol style="list-style-type: none"> 1. EDDC will recall that the Parish Council objected to the original application (13/1390) for a variety of reasons. Notwithstanding our concerns it was approved subject to several conditions. 2. We note that this application seeks to vary just one of those conditions. We trust all the other conditions will still apply as this seeks to vary just one condition of the original consent. We assume that if the revision to condition 2 of the original consent is approved, that any development must start no later than 18 November 2016 to comply with condition 1 of the consent. 3. We understand that the original proposal did not proceed as they were unable to connect the solar farm to the national grid at the substation in Palmers Lane but were required to connect to the larger substation near to Broadclyst. We assume that the costs of this rendered the proposal uneconomic. 4. We therefore suggest that EDDC ask the applicants now what proposals they have to connect to the national grid agreed with the transmission authority, Western Power. 5. We also note that conditions are attached regarding dealing with rainwater runoff and given the considerable concern amongst residents of Marsh Green who experience flooding, we wish to know what proposals the applicant has for dealing with this issue, and that these proposals have the approval of the Environment Agency. 6. Given the need to satisfy the Environment Agency and that there is only a year remaining on the current consent, these issues need to be resolved shortly.

(iii) **Determinations:** To receive details of any planning decisions.

15/1454/FUL	Construction of outbuilding for caravan preparation at Exeter Caravan Centre, Rockbeare	Granted
15/0541/FUL	Construction of detached dwelling at The Cedars, London Road, Rockbeare	Granted
15/1466/FUL	Retrospective change of use of agricultural land to garden at 20 Rookwood, Rockbeare	Granted

(iv) **Neighbourhood Plan:** The questionnaire was discussed and a few minor amendments were agreed. Questionnaire to be placed in an envelope with a prepaid envelope for its return by post, and in addition the Primary School has agreed to act as a collection point and the completed questionnaires can also be delivered to the Chairman's house.

RESOLVED: That to encourage people to return the completed questionnaire they will be entered into a draw with the winner receiving a £50 Jack in the Green voucher paid for by the Parish Council.

(v) **Any other planning matters.** None

56. BUSINESS & FINANCE

(i) **To receive financial statement for August 2015:** The financial statement was tabled at the meeting

RESOLVED: That the Financial Statement for August 2015 is approved

(ii) **To approve payment of invoices:**

RESOLVED: That payments for August 2015 are approved as follows:

400355	Rockbeare Village Hall (hall hire	160.00
400356	Tower Mint Ltd (commemorative medals)	240.00
400357	Mrs J Morris	360.24
400358	YMCA (youth club)	1250.00
	TOTAL	2010.24

57. **PARISH NEWSLETTER:** Discussion about ways to provide Rockbeare with a community newsletter, it was thought that a hard copy put through the letter box of every household in the parish was the most effective means of getting news to local residents as not everyone uses email. Try to resurrect the distribution network. It was agreed to contact the primary school, church and village hall committee to find out if they would like to provide information for the newsletter which could be sent out quarterly.

58. **HIGHWAYS, FOOTPATHS:** To accept items to report. None

59. ENVIRONMENT/COMMUNITY FACILITIES

(i) **Health and Safety:** To accept items for action

(ii) **Any other environment/community facility matters:**

(a) **Grass cutting:** Cllr Wollen reported an approach about grass cutting in Delia Gardens. It was thought that, as the properties are owned by EDDC, it is EDDC's responsibility to cut the grass. The Chairman offered to contact EDDC to find out which areas they cut.

- (b) **Hedge trimming:** Reports of hedges etc. overhanging onto the highway and pavements, it is the responsibility of the land owner to make sure that their hedges are maintained, Devon County Council has powers to cut the hedges themselves and send the householder the bill but will only do this if there is no other option and usually a polite letter to the householder will resolve the issue.
- (c) **Potholes** in Rag Lane and Gribble Lane need repairing and there is also a damaged drain in Gribble Lane. The telegraph pole (no.77) on the road between Marsh Green and Rockbeare has still not been repaired. Clerk will chase.

60. CORRESPONDENCE:

- (i) Devon County Council: Devon Highways Parish & Town Council conference at Ashill Village Hall on 14 October.
- (ii) Joint Parish Meeting: summary of meeting held on 26 August 2015.
- (iii) Devon County Council: Road closure 3-5 October from Crannaford Cross to Stone Villa, Rockbeare

61. TO RECEIVE QUESTIONS FROM THE PUBLIC

- (i) **Rockbeare Village Hall:** The treasurer reported that both he and the secretary will be stepping down at the next AGM in May/June 2016 but would like to see certain activities through to completion. They are currently operating with a small committee. They were looking to extend the current lease for the playing fields in order to secure funding for play equipment.

Future events: 60s/70s Disco on 26 September and Afternoon cream tea in the village hall on 14 October.

The meeting closed at 9.15pm

SIGNED _____ **Date:** _____