



**ROCKBEARE
PARISH COUNCIL**

Chairman: Cllr. Jerry Wollen
Willow House, 6 Bridge View,
Rockbeare EX5 2LH

Clerk: Carolyn Y. May
A2, Victoria Advent House,
Station Approach
Victoria, Roche,
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10th June 2020

To all Members of Rockbeare Parish Council

You are hereby summoned to attend a virtual meeting of Rockbeare Parish Council to be held at **5.00 pm**, on **Wednesday 17th June 2020**, for the purposes of transacting the following business:

Carolyn May

Clerk to Rockbeare Parish Council

AGENDA

To: Cllrs. Jeremy Wollen (Chairman), Colin Please (Vice Chairman), Mark Readman, Ron Forrest, Simon Brodie, Susan Wollen and Phil Franklin

All councillors are politely reminded of their obligation to declare interests under the Code of Conduct.

Please Note: This meeting will be recorded.

- 1.0 APOLOGIES:** To receive apologies for absence.
- 2.0 DECLARATIONS OF INTEREST:** To receive declarations of interest.
- 3.0 TO RECEIVE QUESTIONS FROM THE PUBLIC**

Members please remember that you must declare any personal or prejudicial interests at the start of the meeting. Please ensure that you state the reason for your interest as this must be included in the minutes. If your interest is a 'Declarable Pecuniary interest', then you must leave the meeting whilst the matter is discussed.

- 4.0 MINUTES:** Minutes of the last meeting of Rockbeare Parish Council held on **Wednesday 6th May 2020**, to be agreed as a correct record of that meeting (Appendix A)
- 5.0 REPORTS**
 - 5.1 Chairman's Report
 - 5.2 County/District Councillor Report
- 6.0 ANNUAL INTERNAL AUDIT –** to receive (Appendix B)

7.0 ANNUAL EXTERNAL AUDIT – to Approve (Appendix C)

8.0 PLANNING

8.1 To consider Planning Applications (Appendix D)

8.2 To consider and make comment on any planning applications received since the date of this Agenda.

8.3 To receive details of determinations since the date of this Agenda.

8.0 CLAY HILL UPDATE

10.0 CORRESPONDENCE

11.0 BUSINESS & FINANCE

11.1 To approve payment of invoices as follows:

Cheque	Payee	Sum
400807	A. WHEATLEY - RE-ISSUE MGVH	1604.00
400808	PARISH CLERK SALARY	484.00
400809	PARISH CLERK EXPENSES	97.50
400410	J. PESKETT (INTERNAL AUDIT)	235.00
400411	COLOURSCAPE GARDENING (INV4001/4002)	100.00
TOTAL		2520.50

BANK RECONCILIATION

Balance as at 29 May 2020 - £ 114,641.57

Uncashed Cheques (117.36)

Balance £114,524.21

Cheques on 17/06 (£2520.50)

Reconciled Balance £112, 003.71

Date of next meeting: 15th July 2020

Note:

Members of the public are invited to join the meeting. The 'Zoom Conferencing Programme' will be used by the Parish Councillors and Clerk for the purpose of conducting the meeting and any person, having registered as a Zoom user is welcome to contact the Clerk in order to be included in the meeting.

Normal participation regulations will apply to the meeting.



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Chairman: Jeremy Wollen

Clerk: Carolyn May
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MINUTES OF ROCKBEARE PARISH COUNCIL MEETING

HELD ON

WEDNESDAY 6TH MAY 2020

**This was a 'Virtual' Meeting, conducted through the medium of Video Conferencing.
The Parish Clerk advised the Meeting that the proceedings would be recorded.**

PRESENT: Cllr Jeremy Wollen (Chairman) and Cllrs: Colin Please, Mark Readman, Susan Wollen, Phil Franklin and Simon Brodie

Parish Clerk: Carolyn Y. May

APOLOGIES: None

DECLARATIONS OF INTEREST: None required

Public Participation Session: None

AGENDA

494.0 MINUTES

494.1 The Minutes of the last meeting of Rockbeare Parish Council, held on Wednesday 19th February 2020, were considered. It was **proposed** by Cllr Colin Please, **seconded** by Cllr Franklin and **RESOLVED** that the minutes for the meeting held on 19th February 2020 would be approved and signed as a correct record of that meeting. Unanimous. **Carried.**

495.0 REPORTS

495.1 Chairman's Report

The Chairman reported that, on 25th of February he engaged in an informal meeting with Cllr. Ray Bloxham (Devon County Council), to discuss various issues relating to Rockbeare Parish.

The Chairman also engaged in a meeting with Helen Selby and her colleague, Julie Ferguson, at the Highways depot on Sowton Industrial Estate, on Tuesday 3rd March 2020.

The following matters were discussed at both meetings:

1. Is there an available map of 'Greywater pipework in the village (for reference)? – the response from the DCC Officers was that there were "none known of";
2. Is it possible to have a drainage pipe laid laterally to Clay Hill in order to assist drainage?
3. Could we have a Grit Bin at the bottom of Clay Hill for icy conditions? - It was agreed that Cllr Bloxham would assist with this matter.
4. Weight restriction signs for Westcott of Maximum 7.5 tons - It was agreed that Cllr Bloxham would assist with this matter.
5. Vehicle Activated Signs desirability, do we really want them? - Julie Ferguson provided relevant information in relation to this matter, which is discussed at para. 500.1.
6. Pavement outside the Rectory/ Vicarage and poor condition, contractors' vehicles parking there – Helen Selby agreed to look into this matter

There should have been an Airport Consultation and a Police Liaison meeting in the interim but for obvious reasons were cancelled.

It was **agreed** that the Clerk would write to Cllr Bloxham in order to thank him for all of his work, supporting the village and the provision of relevant information during the recent lockdown period.

495.2 Councillor Resignation

The Members received the resignation of Cllr. Jonathan Allen from membership of the Parish Council. It was proposed by Cllr Wollen, **seconded** by Cllr. Brodie and resolved that the Clerk should write a letter of thanks to Cllr Allen, for his long service and significant contribution to the Parish and its Council. **Unanimous.** Carried.

496.0 PROJECT OPPORTUNITY

496.1 The Clerk advised the Members that the sum of £4,900, as a CIL payment. During the course of a conversation held with the EDDC CIL Officer, the Clerk learned that a substantial sum of money had been earmarked for village open space/ activity improvements, several years ago. Due to the inability to conclude negotiations, the monies could not be issued. The incumbent Clerk was unaware of the discussions which had taken place and asked if the sum were still available and if it could be used to purchase property. It was **agreed** that the sum was still available and that the Clerk would raise the matter with the Parish Council.

Members discussed the potential opportunities that could be made available to Parishioners, should a suitable project be identified. Cllr Readman stated that the provision of suitable outdoor/ sporting facilities reflected a stated objective in the Rockbeare Neighbourhood Plan.

It was **agreed** that the Clerk would seek to progress the matter and that a suitable opportunity would be sought, which would benefit the village. Appropriate correspondence is to be drafted.

The Clerk also raised the matter of the Millennium Field and the condition of the same. It was suggested that this would be re-visited after the lockdown period is lifted.

497.0 PLANNING

Planning Matter 20/0862 FUL

The following determination, by Rockbeare Parish Council Members, for this application is as follows:

Rockbeare Parish Council **opposes** this application on the following grounds:

1. The proposal set out represents more building on the 'Green Wedge'. This action will therefore violate an undertaking previously given by EDDC Planners and does not comply with the Rockbeare Neighbourhood Plan;
2. The plan allows for the creation of a tarmac road on the land, that is not in keeping and, again, encroaches on the 'Green Wedge';
3. 'Equine use' development is more easily manipulated for conversion to building land in future, as opposed to land with an agricultural tie. Therefore, the 'Green Wedge' would be left vulnerable to future development.
4. There is a risk that run off from horse manure piles would run into the neighbouring stream.

498.0 CORRESPONDENCE

498.1 Letter from Play Group (Mrs Rebecca Peek) – request to reinstate the previous agreement whereby the Parish Council met 50% of the costs of the hall hire. The group has recently been resurrected and is very well attended. Also, would it be possible for the Parish Council to provide a grant for equipment? It was **agreed** that the Clerk would again request that the appropriate proforma is completed and submitted to the Clerk.

498.2 Marsh Green Village Hall – The electricians' account has been paid. However, there was a request for a fresh cheque to be made out to the electrician personally (not the business). The Clerk queried this request, in light of the invoice having been submitted on a business invoice. It was **agreed** that Cllr Please would speak with the MGVH representative and clarify matters.

498.3 The Clerk advised the meeting that she had been contacted by the Primary School Secretary, who asked about the status of the grant for the new gardens at the site. The Clerk advised the Members that the costings had been confirmed. It was **agreed** that the Primary School Headteacher could proceed with the project and that the sum of £5,000 (as previously agreed) would be made available by the Parish Council.

499.0 BUSINESS & FINANCE

499.1 It was **proposed** by Cllr. Please, **seconded** by Cllr Franklin and RESOLVED that the schedule of invoices for payment would be approved. Unanimous. **Carried.**

500.0 UPDATES

500.1 **Speed Signs** – Chairman met with Helen Selby and Julie Ferguson to discuss the installation of the speed signs, in the village. After discussions, it became clear that the signs were unlikely to address the problems of speeding and, indeed, may exacerbate the situation. It was **proposed** by Cllr Franklin, **seconded** by Cllr Please and RESOLVED that the Parish Council would not proceed with the installation of speed signs in the village. Unanimous. **Carried.**

The Meeting closed at 20:20 hrs.

Next Meeting: Wednesday 17th June 2020

The Meeting Closed at 20:35 hrs

PLANNING APPLICATIONS

Reference	20/1046/CM
Alternative Reference	DCC/4181/2020
Application Validated	Thu 21 May 2020
Address	New Ford Farm Quarter Mile Lane Marsh Green Exeter EX5 2EU
Proposal	County matter application for the removal of earth banked slurry and dirty water lagoons, the construction of a replacement above ground slurry, slurry reception pit and associated works
Status	Awaiting decision

Reference	20/0990/FUL
Alternative Reference	PP-08715246
Application Validated	Fri 22 May 2020
Address	Cedars Lodge Cedar Court London Road Rockbeare Exeter EX5 2EA
Proposal	Alterations to approval 19/2387/FUL to change external materials to provide cladding and changes to fenestrations. Construction of porch and provision of render and cladding to main house
Status	Awaiting decision

Reference	20/0907/CPE
Alternative Reference	PP-08683911
Application Validated	Mon 18 May 2020

Address	Land Lying To The South Of 8 Grange Cottage Rockbeare
Proposal	Certificate of lawfulness to establish use of the land as domestic garden
Status	Awaiting decision

Reference	20/0855/FUL
Alternative Reference	PP-08633206
Application Validated	Thu 21 May 2020
Address	1-4 (Inclusive) Cedar Court London Road Rockbeare EX5 2EA United Kingdom
Proposal	<p>Alterations to existing roof including new roof deck and raising height of the roof</p> <p>These properties are a recent development of detached homes completed around 2016/17. They have developed design/construction defects in the flat roofs which has resulted in damage due to interstitial condensation in the 'cold roofs'.</p> <p>We have been appointed by each of the owners in conjunction with the building warranty insurers to resolve the issues.</p> <p>The existing cold roof system has failed and we need to remedy the defect by adding a layer of insulation roof decking and single ply roofing on top of the roofs to create warm roofs and thus avoiding the current issues. It is impractical to resolve the issues with the existing installation.</p> <p>In terms of appearance changes to the building the existing fascia's and roof covering and detailing will be the same but the overall roof will be thicker by the depth of the insulation and additional plywood roof deck with likewise increase in fascia depth.</p> <p>We anticipate an increase of approx. 150 to 180 mm.</p>
Status	Awaiting decision

Reference	20/0609/FUL
Alternative Reference	PP-08573616
Application Validated	Thu 19 Mar 2020
Address	Lower Upcott Milking Parlour Marsh Green Exeter EX5 2HE
Proposal	Alterations and extension to existing detached outbuilding in order to create annexe
Status	Approved
Decision	Approval with conditions
Decision Issued Date	Wed 10 Jun 2020