

## EAST BUDLEIGH with BICTON PARISH COUNCIL

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### Minutes of the East Budleigh with Bicton Parish Council Meeting held on 28<sup>th</sup> March 2023 in the Village Hall

**RISK ASSESSMENT BY CLERK** – All checked

**PRESENT** Cllr Derek Wensley (Chair), John Tresidder, Cllr Angie Canning Attended( from 5.30 pm), Cllr. Heather Houston, Cllr. Jim Carter, Cllr. Cathy Moyle, Cllr. Louis Allan, Cllr. Jim Ferrers, District Cllrs. Tom Wright and Alan Dent and County Councillor Christine Channon.

**APOLOGIES**, District Cllr Paul Jarvis.

The minutes of the Parish Council Meeting held on 28<sup>th</sup> February 2023 were approved.

#### **DECLARATIONS OF INTEREST/DISPENSATION**

**COUNTY COUNCILLOR'S REPORT** – Cllr. Channon agreed to grant East Budleigh two new grit bins from her locality budget. 9.4 million pounds has been granted by the Government for vital highway maintenance across the country. Potholes should still be reported. DCC have employed an extra team of road menders.

**DISTRICT COUNCILLORS' REPORT** – Cllr. Wright. Work continues to fit a pump to the new sewerage pipe. The Local Plan is on hold for the moment

Cllr. Wensley thanked the district Councillors Alan Dent, Tom Wright and Paul Jarvis for their invaluable support over the years and wished them a happy retirement. County Cllr. Channon also said they had been a good team to work with.

Cllr. Dent said the Longboat Café is applying for planning permission to update its building. The Old Creamery in Budleigh is to be converted to a five bedroom residence. The Old sorting Office is to become a high-end antique centre. There are major changes taking place with the Senior Management Team.

Cllr. Wensley remarked on the sad passing of Councillor David Pratt who was a previous Chair.

#### **ITEMS FOR DISCUSSION**

**Salem Chapel:** The East Budleigh History Group held a meeting on 27<sup>th</sup> March to discuss ideas for saving the Salem Chapel for the future. Ms. Maria Malinowska hopes to submit plans to make it a Heritage Centre, with financial support from the Friends of the Friendless Churches. She is

circulating a questionnaire to local residents to assess interest for the idea. A meeting will take place in the SWR pub on 24<sup>th</sup> April at 7.0 pm to discuss the results. Cllr. Wensley confirmed that the Parish Council would be keen to retain it as a parish asset. County Cllr. Channon said there is a valuable clock in the Salem Chapel, which belongs to the Parish and should be safely retained. HCT are appointing administrators to oversee the appointment of surveyors and other contractors.

**Football Pitch:** The Football Club has rejected an application for a Junior League to use the pitch on the Recreation Ground, citing overuse of the pitch, which is also used by a girl's group and Saturday football teams. The Council expressed disappointment. It was agreed to monitor the use of the pitch with a view to re-visiting this decision in due course.

The Clerk reported that the fitness group, previously run by James Buckingham and now to be run by Sophie, will use the Recreation Ground in the Summer on payment of a £5 fee per day, to the Parish Council.

**Exterior Lights on the Toilet Block.** Councillors agreed to check the illumination to see if the Car Park lights are sufficient (N.B. after the meeting, two Councillors checked the situation and reported that insufficient light was illuminating the entrance to the gentlemen's toilet. Repairs will now be carried out under Health & Safety requirements).

**Election Update:** All nomination papers received from Councillors will be submitted to EDDC at Blackdown House on 30<sup>th</sup> March 2023. Results will be announced on 4<sup>th</sup> April 2023. If more than 10 nominations are received, an election will take place on 4<sup>th</sup> May 2023.

## REPORTS

Chair – Cllr. Wensley: Cllr. Wensley attend a LORP meeting. Water will be released gradually into the new area, to give wild species time to re-locate. South Park Farm carpark is owned by CDE, so will set parking charges. The EDDC permit cannot be used. Cllr. Channon said a temporary fix has been made to the bridge above the River Otter at Clamour Bridge, for the Summer season. A permanent solution is still required. Cllr. Wensley will monitor discussions on the Local Plan. Councillors have had sight of preliminary plans to improve the Village Hall accommodation, potentially working with the Community Shop to extend at the rear.

**Village Matters & Correspondence.** See report on the website

**P3 Report** – See report on the website

**Shop/Resilience/Climate Emergency:** See report on the website.

**Traffic/ Coronation:** Cllr. Houston said plans for the Coronation event were progressing. The SWR pub will be offering food. Approval is awaited to block the Highway during the Street Party.

**Village Hall:** See report on the website.

**Community Pub:** See report on the website.

**Local Liaison:** Cllr. Moyle said the “Warm Welcome” at Seachange is not sufficiently advertised. The Clerk suggested Seachange be advised to post notices in the Parish and in the VIP room.

**Kersbrooke:** Cllr. Carter reported a gradual change of population in Kersbrooke.

**Yettington:** See report. The new light fixture is working well. Permission was given to drill a hole on the phone box to access its permanent fitting.

**Planning:**

**Ashfield 23/0596/FUL**

The Parish Council objects to the proposed development.

The proposed significantly sized development to the fore of the existing building line, is outside the Built Up Area Boundary as defined in the Neighbourhood Plan. Policy D1 refers - see below. The whole area is in the East Devon AONB and the proposed development is adjacent to the setting of the important Salem Chapel Grade 2\* listed building, categorised as an Asset of Community Value.

Neighbourhood Plan Policy D1 Section 14.11 states:

- the tighter boundary is in accord with Strategy 6 and paragraph 6.22 of the Adopted East Devon Local Plan which states ..... “In a number of cases Built-up Area Boundaries cut across the rear gardens of properties, rather than following defined garden areas or property boundaries. This is to ensure that inappropriate ‘back land’ development does not occur and lead to urban sprawl on the edge of settlements. Furthermore, the rear gardens of properties, especially large gardens, can be more akin to the open countryside in character, rather than the built environment and also can provide a ‘soft’ landscape edge to settlements”

Neighbourhood Plan Policy D1 Section 14.12 states:

“The Built-up Area Boundary distinguishes between the main built-up area and the countryside; in the countryside development will only be acceptable in specific and exceptional circumstances. .... These restrictions are particularly important given that the whole of the Parish is located in an AONB”.

**Lower Otter Restoration Project – Budleigh Brook 23/0501/VAR**

The Parish Council is curious that if this shorter and temporary route for the brook is deemed to be the preferred solution, then why was it not proposed for the original plan, particularly as it is a significantly less expensive solution? The concern is that there may have been some advantageous aspect of the original design that is now being lost. In particular has the revised modelling been evaluated to ensure that there is no degradation to the scheme landscape, environment and fluvial mechanics within the area concerned.

**Accounts and Finances:** Monthly transactions approved. Financials Reports approved.

**Topics Raised by Councillors and Members of the Public:** None

The meeting closed at 6.45 pm

Date of Next Meeting: **Village Hall on 25<sup>th</sup> April 2023 at 5.0 pm**