

Abbotsham Parish Council

Minutes of the meeting of the Abbotsham Parish Council held on Tuesday 16 May 2023

Present: Councillors Lewis-Barclay (Chair) Lilly (Vice Chair), Mullins, Wilson, Tolley, Walton, Davey-Potts

1. Apologies – none

2. To Register Members New Interests – all new forms received

3. Items raised by members of public – none

4. Declarations of Interest in Items on the Agenda and Minutes

4.1 Declarations of interest by Councillors within agenda – none

4.2 Minutes of previous meeting held on 18 April 2023 to be approved – all agreed

4.2.1 Matters arising not covered by Agenda – bank account cheque signatory – agreed Dominc Lewis- Barclay to be added, Philip Marlow to be removed and Sharon Lilly and Martin Wilson to remain

5. Presentation by Helen Smith – Head of Planning – referred to letter of 10 February.

Where the Council are – district elections, leader and deputy leader remain the same as last year

Fully resourced with exception of 1 officer, national shortage of planning officers.

There isn't a freeze on recruitment, but vacancies need to be justified. Structure for the year decided. Not relying on agency

Planning policy team – strategic, monitoring housing delivery, SPD affordable, rural worker, working with ND Council

Development management team – deal with applications

Two enforcement officers half each over the district. Not a statutory requirement, not everything can be enforced

Building control – regulatory, dangerous structures, competitive market and can set their own fees

Conservation officer – knowledge on listed buildings and conservation areas

No tree officer – some dealt with by officers, other circumstances outsource to an expert

Landscape impact – outsourced

Ecology – DCC ecology, with biodiversity net gain

Can issue breach of condition notice or enforcement notice

How big developers getting away with having to provide a school/primary school –

Policy requirement for new primary school – Daddon Hill, Clovelly Road and

Torrington, contributions or providing land. Not for district council to force them to build a new school. DCC Education – to progress the building of new school.

Daddon Hill – timescale for education to spend money if they don't use it then it goes back to school. Out of planning control to make developers or services to action.

What can we do if health service isn't providing new services? Section 106 and amendments – don't have to accept a request in first 5 years. At planning officer discretion, but can be judicially reviewed.

Tilted balance when 5yhls was in place

5year housing land supply announced on 28 April – based on current application with approval and applications in the system. NPPF not relevant for 5yhls

Public Inquiry in July that will challenge the 5yhls, decision expected at the end of August

Government changes now coming 'in due course'

Council feel that they have an up to date plan. Will be reviewing at end of October. Lot of work being done currently. Doesn't need a full review. Partial review will be progressed, scope of work to be decided.

May be progressing with climate change policies. Not clear scope of work. Government ever changing picture.

Philip – would have been useful to have had plan in 5yhrs updated document Development boundaries to be changed in review.

Where is the green wedge – between Bideford and Northam

Partial review/full review – parish councils will be consulted

Viability reports would be outsourced to Valuation Office

Full review may change 30% affordable – could go up or down

Parish council – consultee, statutory consultee – accepts that we feel we are ignored, all responses considered but not all acceptable. Would try and work with developer. Some developments provide funding for projects in the parish.

Our comments are important.

XLinks – one off unique proposal – for planning officers how is it going to work, no application before the council yet. Appointed landscape expert to help consider the impact. Consider where the cable is going so that it doesn't stop development on allocated sites. Will provide 8% of energy supply. National significant infrastructure projects – Secretary State – triggers not currently met so potential that TDC will determine the application. Converter station going to be the major impact but that is local impact and will be balanced against national benefit

Community benefits from XLinks not clear, they don't have to offer anything.

6. Report by Councillor Philip Pennington or Robert Hicks

Not present - No report sent

7. Report by County Councillor Jeffery Wilton-Love

Not present – no report sent

8. Planning

- 8.1 1/0358/2023/FUL - Erection of 1no. dwelling (Variation of condition 2 of Planning Application 1/1269/2022/FUL) Springfield, Abbotsham, Bideford, Devon – no objections
- 8.2 1/0380/2023/FUL - Construction of 4 bedroom detached dwelling, with associated access, parking, amenity space and landscaping. All matters reserved. (Removal of condition 7 of Planning Application 1/1134/2021/OUT) Land Adjacent Hill House, Abbotsham – new bungalow at 10 Rickards Green showed a footpath – property built and footpath has not been provided (report to enforcement) – no objections
- 8.3 1/0386/2023/REM - Reserved matters application for Access, Appearance, Landscaping, Layout and Scale pursuant to planning approval 1/1134/2021/OUT Land Adjacent Hill House, Abbotsham, - no objections
- 8.4 1/1246/2022/FUL - Change of use from agricultural field to allow erection of one dwelling tied to business, erection of a store and creation of camping pitches (Re-submission of 1/0547/2022/FUL) (Amended Plans) Land Adjacent To Countrylife Cottages, Westward Ho!, - no objections
- 8.5 1/1015/2014/OUTM- Outline Planning Application for the construction of up to 750 dwellings including affordable housing, 50 bed care facility, a local centre, a primary school, new highway infrastructure including new access points onto Abbotsham Road and the A39, areas of formal open space, green space and landscaping, drainage and attenuation infrastructure (amended drainage, highways, ecology, EIA position, S106 heads of terms) Land North Of Clovelly Road, Abbotsham, - Approved
- 8.6 1/1240/2022/FUL - Extension and alterations to property, single storey garage extension, erection of PV solar display, swimming pool and tennis court Old Racecourse, Abbotsham, Bideford, EX39 5BH - Approved

9. Clerks Report

- 9.1 XLinks – route through parish – reminder of event on 17 May -Dominic attended the parish, no changes other than shown on plan. Destruction down Abbotsham Court – potential 6 months drilling through rock, compound behind St Helens,

they don't think there will be much disruption, shown in case they need it. Haul Road will be in place until they pull the cable through 1 to 2 years, visual impact. 300 people will be working on it. Important thing for us, what can we get. We should say what we want – community benefit – village hall solar power panels and battery packs and levelling of existing playing field – hello@xlinks.co before 31 May (cc Dominic)

- 9.2 Co-option of councillors – 1 vacancy update on website
- 9.3 Defibrillators – Heated box for Thatch – ordered and due to be delivered
- 9.4 Rubbish in front of substation – remove off agenda.
- 9.5 Review speed signs – clerk to contact supplier to discuss the potential for adding solar panels

10. Chairs Report

- 10.1 Abbotsham Volunteers – met on Saturday removed fencing that separated play group area, plastic grid or gravel to make more parking. Asking DCC HW to paint white line outside entrance
- 10.2 Village Fete – No responses from anyone for helpers, school not co-operating, Sarah will go to school to ask raffle tickets to be sent out. Jenna going to ask parents to volunteer, cakes needed for cake stalls

10 Finance

- 10.1 Clerks half yearly expenses £45 – cheque 655
- BHF - £574.99 for defibrillator – cheque 656
- 10.2 Remittance received from TDC - £4250

12.0 Correspondence

Round Robin Items – emails sent

- 13.0 **Any Other Business** – Sharon – decision about not going to need wheelie bin, her neighbour cuts grass, Frank doesn't cut the grass now. Can we agree to renew – all agreed

14.0 Items raised by Councillors for inclusion on the next agenda