

# Abbotsham Parish Council

Minutes of the meeting of the Abbotsham Parish Council held on Tuesday 26 March 2024

**Present:** Councillors Lewis-Barclay, Lilly (Vice Chair), Reed, Mullins and Wilson  
Cllr Pennington (TDC)

**Apologies** – Jenna Tolley, Claire Davey-Potts,  
Not Present - Sarah Walton.

## **1. To Register Members New Interests -**

### **2. Items raised by members of public – 20+ members of public present regarding Certificate of lawfulness for The Big Sheep:**

(a) Hugh Lawrence talked about tyres in the parking area of Big Sheep

(b) Phil Marlow spoke about the certificate of lawfulness for the application and the fact of camping needed to be continuous for 10 years and the fact that they had not done so.

(c) Hugh Lawrence said that there was a feeling of miss trust and the fact that the big sheep was an Agricultural themed park.

(d) The overflow car park has never been used for camping apart from one occasion when the was a commercial enterprise for selling tents. No one camped there.

(e) Phil Marlow mentioned that the land from the bridge to the village should have a footpath but we were informed that the land was part of the Turner trust and no9t the Big Sheep.

(f) Many residents spoke of there being problems with noise over the years.

(g) Paul Austin talked about the problems with traffic at the bridge to the entrance area but there were also problems in the village particularly at morning and evening drop off and collection times for the school.

(h)The only caravan dwellers have been the seasonal, shepherd or staff that was within the 28 day law.

## **3. Declarations of Interest in Items on the Agenda and Minutes**

3.1 Declarations of interest by Councillors within agenda –

3.1.1 Minutes of previous meeting held on 20 February 2024 to be approved –

3.1.2 Matters arising not covered by Agenda – defibrillator – update from Tony, parish council to take on ownership of the defib at The Thatch

## **4. Report by Councillor Philip Pennington or Robert Hicks**

Council tax increase

Levelling up, part of 20 councils that are in the funding, time scales are tight, difficult to achieve anything within time frame

Middle dock Appledore – works progressing on maritime centre

Creamery at Torrington – demolition of buildings

Change of use of land – Plan covers both ND and Torridge, land used already, where are they going to build for 2031 onwards? Is a new town required? Would like little more development around the villages surrounding Bideford.

## 5. Report by County Councillor Jeffery Wilton-Love

Not present – no report sent

## 6. Planning

- 6.1 1/0141/2024/FUL – Proposed rear extension and alterations, The Cottage, Abbotsham – no objections
- 6.2 1/0170/2024/FUL – Single storey extension including replacement of conservatory, Herons Shaw, Westward Ho! No objections
- 6.3 1/0989/2023/FUL – Proposed erection of 2no holiday lodges (amended description and type of application), Duck Haven Stud, Cornborough Road, Westward Ho! – no objections
- 6.4 1/0183/2024/REM - Reserved matters application for access, appearance, landscaping, layout and scale for 1no. dwelling pursuant to application 1/0972/2022/OUT Land Adjacent Bowood House Abbotsham – no objections
- 6.5 1/0204/2024/CPE - Certificate of existing lawful development for the use of land as a mixed use adventure park, caravan and camping site, The Big Sheep Abbotsham Bideford - recommends refusal of the certificate of lawfulness for existing use. We would refute Richard Turner's declaration for the following reasons:

The overflow car park has not been in use constantly for 10 years for camping and caravans.

The exhibits 6-22 all confirm farming activities

Item 30 states a number of staff have used campervans. This was within the 28 day permitted development and not been used continuously for 10 years.

Item 31 - 39 has not met the continuous use for 10 years

When the Parish Council previously raised the illegal presence of the caravan (exhibit 25) we were told that it was the Shepherd's caravan and was only used intermittently during lambing. This is certainly not the basis for stating the existence of a camping or static caravan site.

Under the planning section of the declaration 1/1012/2020/FULM The Ultimate Adventure Park is on agricultural land and was granted temporary planning. The camping facilities was granted on a temporary basis which presumably is now lapsed.

The attraction of the village of Abbotsham is its unspoilt nature. We would have noticed any camping and caravans around the village (within the red edge) over a period of 10 years and would have reported this use to the enforcement team had this use occurred. We would have noticed the escalation in noise and traffic had there been regular overnight holiday makers.

We request that the planning department refuse the submitted certificate of lawful development as we feel that it would encourage the current or future owners to develop the site as either a holiday park or housing development. As commented above items within the applicant's statement are disputed.

- 6.5 1/0252/2024/PROW Redirection of Abbotsham Footpath No.1 under Section 257 of the TCPA | Land At Grid Reference 242647 125879 Clovelly Road

- Bideford – no objections
- 6.6 1/0380/2023 – Planning appeal for removal of condition 7 relating to footpath, Land adjacent to Hill House, Abbotsham – no objections
- 6.7 1/0086/2024/FUL - Erection of first floor extension, 14 Shepherds Meadow Abbotsham – Approved
- 6.8 1/1267/2023/FUL and 1/1268/2023 – conversion of barn to form ancillary accommodation, Shamland, Abbotsham - approved

## **7. Clerks Report**

- 7.1 Speed signs – quote for installing panels and extended pole – chase electrician
- 7.2 Road Warden Scheme – Jeff Wilton-Love – email Jeff and Tom cc Dominic, can Jeff fix potholes if we report them to him
- 7.3 Planters for village – awaiting collection
- 7.4 Letter to Rick – follow up sent – he advised he would deal with it, send copy of what was sent to Dominic
- 7.5 Road sweeping Pump Lane – now its been done
- 7.6 Heated box for Defibrillator at Race Course Bungalow – Grants
- 7.7 Grass cutting for 2024/25 – waiting for contract,
- 7.8 Street Naming – Abbots View, Hawthorn Close, Christie Drive

## **8. Chairs Report**

- 8.1 Abbotsham Volunteers – met on Saturday did Abbotsham cross triangle. Philip was doing footpath beside field. Next road by Big Sheep
- 8.2 Footpath at The Big Sheep – no update, not closed off. Martin Caddy aware of it – if its blocked then he will do something.
- 8.3 Sale of Glebe Field/church land – Graham (Diocese) wants to know more about the parish council involvement. £350 ringfenced to join Community land trust,

## **9. Finance**

- 9.1 Bank account signatories -
- 9.2 Payment of Invoices  
Payment for Information Commissioners Office £40  
Payment for PKF Audit £40  
Payment for Planters £160

## **10. Correspondence**

Round Robin Items – emails from  
Rural Service Network  
Devon Community  
Devon County Council  
Torridge District Council  
Any others  
Summary of points of interest - grant funding was mentioned for Church conservation for buildings no later than 1896  
Village Hall disability and heating closes on 31.03  
Community Library fund. But the bus stop library is working well, with plenty of books.  
Apart from Changes to bus timetable and Waste collection that was it I think.

## **11. Any Other Business**

Chase up priority traffic signs on bridge

## **12. Items raised by Councillors for inclusion on the next agenda**

Tea party for villager help – vouchers for those volunteers  
Fete – fete committee invite