

OAKE PARISH COUNCIL

Minutes of the Oake Parish Council meeting held at the Oake and District Hall, on Thursday, 11th September 2014 at 7.00pm

1. PRESENT

Councillors: A Dyke (Chairman), C Bishop, Mrs S Woodbury, Mrs F Dunn, I McMath & D Roots. In attendance: Jill Loader (Clerk), SCC J Hunt (part-time), Heidi Davis, Consultant from First Steps Homes and Jo Humble from TDBC Housing Enabler and 11 members of the public.

2. **PUBLIC SPEAKING TIME** - 3 members of the public highlighted their concerns regarding planning application 27/14/0019. Noise from dogs barking, the increase in traffic along the narrow lanes and the disturbance of the quiet rural village of Hillfarrance was noted. Other issues were raised regarding property value, the mix of dogs and cats may not be appropriate and little potential economic value to the area.

3. **APOLOGIES:** Cllr J Sharland

4. **DECLARATIONS OF INTEREST/DISPENSATIONS** – Cllr C Bishop declared an interest in all planning issues stating that if he says anything in respect of planning issues he reserves the right to alter that opinion when the application is put to the planning committee and the full facts are available. Cllr S Woodbury declared an interest in agenda item 5a – planning 27/14/0019.

5. **SPECIAL PRESENTATION TO CLLR BISHOP** - The Parish Council presented Cllr Bishop with garden gift vouchers in recognition to his long service and recent award given by TDBC for the Freedom of the Borough. Cllr Bishop has served for over 50 years and he thanked the PC for the unexpected gift.

6. **HOUSING NEEDS SURVEY PRESENTATION** - Both Jo Humble and Heidi Davis outlined the findings of the recent HNS report. The response rate had been 30% which was a good return. 10 potential applicants had been identified wanting to have affordable housing in the Oake area. There are different types of housing that can be offered varying from rented, owner shared or discounted schemes. Next steps would be to identify suitable sites should landowners be willing to sell. Find the best housing provider to build the properties. It was estimated that 6/8 properties plus a number of Open Market housing would be required in order to finance an affordable housing project. There are specific local connections rules that have to be adhered plus being registered on the Homefinder list. It was agreed that TDBC and First Steps Homes would investigate suitable sites and appropriate housing types and numbers before presenting further information to the PC.

7. PLANNING APPLICATIONS RECEIVED FOR DISCUSSION

a) **27/14/0019** – change of use of agricultural land and erection of 10 dog boarding kennels and 1 isolation kennel at Fiveoak Cattery, Higher Knapp Farm, Hillfarrance. After discussion, the PC voted by 4 votes with 2 abstentions to object to the planning application for the following reasons:

- concerns regarding the potential level of noise with dogs barking at different times of the day.
- The properties within close proximity to the proposed application which will be subject to noise disturbance when owners drop off and collect their animals. The type of design of some of the closer properties will be affected more than others.
- Hillfarrance is a quiet rural village where people have come to live and not be disturbed by irregular noise levels.

- The treatment plant for all waste products is being discharged in the stream subject to the Environment Agency's approval. There doesn't appear to be any correspondence between the applicant and Environment Agency to satisfy potential pollution into the water course to date.
- More detailed information is required on the drainage of waste to resolve concerns should the Environment Agency not accept the initial proposal.
- There appears to be no evidence of adequate landscaping being proposed with this application.
- The lanes in Hillfarrance are narrow and there are concerns that increased traffic may have an impact on villagers walking, riding and cycling around the lanes. This would have to be addressed by the Highways Department to satisfy safety issues.

b) **27/14/0021** – Erection of a single storey rear extension at 2 Bridge Cottages Oake – the PC voted unanimously to support this application.

8. **MINUTES** - The minutes of the meeting held on the 10th July 2014 were circulated and signed by the Chairman as being a correct record.

9. **MATTERS ARISING**

- a) Replacement Tree position – The PC agreed the tree could be placed to the north of the village hall. TDBC contact to liaise with Cllr Roots for final position.
- b) Hillfarrance Bridge repairs – Cllr Dyke to continue to liaise with Mr Essex to find out when these repairs would take place.

10. **MATTERS OF REPORT**

a) **Police Report – GT021 Beat Report for August 2014.**

Crime

- 1 x Theft by employee – Hillcommon
- 1 x theft of Red Diesel – Oake – to the value of approx. £500

Calls to police

- 3 x Traffic Incidents
- 2 x Concern for welfare
- 1 x Suicidal
- 1 x Harassment/threat
- 1 x Driver under influence
- 1 x suspicious – 4x4 vehicle pulled into field and asked landowner if they could do some shooting.
- 1 x Animal – loose dog in Oake

Other

PCSO Sharon Cridlin has now finished her NHW secondment role and is now back on the Beat. However, please note she will be on leave from the 01/09 – 12/09 inclusive.

Parking issues in Nynehead/Poole area. Beat team advised and monitoring.

Summer events have been attended where possible and Adrian and Sharon look forward to getting to many more Parish Council meetings, coffee mornings and Beat Surgeries as soon as they can.

Speedwatch sessions have been held in Oake/Hillcommon and Chipley.

If any community members would like to get involved, please get in touch with the Beat Team on 101.

b) **Shop management committee update** – Fern Dunn reported the shop was going well. A new treasurer was required.

c) **Village Hall Committee** – Cliff Bishop reported a 10 year survey report had been carried out on the village hall with good results. The AGM will be held in the near future. The hall's accreditation scheme was progressing.

11. ITEMS FOR DISCUSSION/INFORMATION

a) OPC Complaints Procedure – the clerk had issued a complaints procedure which was approved. Details to be put onto the website.

- 12. a) **Minutes of Planning Site Meeting** held on 10th August 2014 at Ford Farm, Oake Green, regarding **27/14/0015/AGN** – erection of an agricultural building for the storage of grain at Ford Farm, Oake Green, Oake. The minutes were approved and signed as a correct record. The Councillors who had attended the site meeting had objected to the application.
- b) **Minutes of Planning Site Meeting** held on 26th June 2014 at Allerford Farm, Norton Fitzwarren regarding **27/14/0010** – Extension to link building and swimming pool building to provide holiday accommodation at Allerford Farm, Norton Fitzwarren. The Councillors who had attended the site meeting had objected to the application.

13. a) FINANCE

Payments

Clerks Salary - August	£200.85
Clerks expenses – July/August	£ 60.00
Grant Thornton – Annual Return	£120.00

The above payments were approved by the Parish Council. The Grant Thornton invoice would be reimbursed by TDBC due to their error of paying out the precept for 2014/15 too early. This had increased the fee band payable to Grant Thornton, which should have been nil.

- b) **Balance of Accounts at end of July** – Current a/c £6,001.15, Deposit a/c £1,779.84, NS&I a/c £1,040.85. Unpresented cheque £219.15. Balance £8,602.68
- c) **Budget vs Expenditure** – expenditure to date was within budget.
- d) **Annual Return 2013/14** – this had been returned with no major issues. One point had been highlighted where the following year’s precept figure should have been put into box 2.

14. **SCC Cllr James Hunt** – reported the Health & Well-Being Grant was available again with the minimum spend of £250 for any projects which would improve the community health and well-being. Forms should be completed and sent to him for checking before submitting. Deadline by end of October. Oake Traffic Calming Feasibility report had been completed and was waiting for the study to be checked by a Small Improvement Scheme Officer at County Hall.

15. CORRESPONDENCE FOR CIRCULATION & OTHER MATTERS

a) Cllr Bishop informed the meeting that planning application 27/14/015/AGN had been approved at TDBC Planning Committee recently. The Councillors under new permitted development rules could only comment on the design, siting and external position of the plans and could not address flooding issues. Cllr Bishop had proposed that TDBC write to the Government to allow issues like flooding to be considered and the rules to be changed.

There being no further business, the meeting closed at 8.30pm.

Date of the next Parish Council meeting: Thursday 9th October 2014.

Signed _____
Chairman

Date _____