



A meeting of the Parish Council was held in Bratton Fleming Village Hall on Wednesday 18 November 2015 at 7:45pm.

Present: Cllrs F Benbow (Chairman), B East, P Freeman, Ms N Henry, M Huxtable, A Kellaway, Mrs P Kellaway, M Prowse, T Shapland and G Tribe,

In attendance: 16 parishioners, Parish Clerk

92. Apologies

Apologies for absence were received from County Cllr R Edgell,

93. Public Participation

1. Cllr Prowse confirmed that he had enough slates to repair the bus shelter roof. He hoped that this would be done shortly.
2. Beara Down Application. It was noted that Highways were satisfied with the design of the junction.
A letter in support of the application from a parishioner had been circulated to parishioners. The parishioner considered it to be the preferred site in the village, and requested that councillors gave it a favourable hearing.
It was reported that there were a number of discrepancies in the application in relation to the number of proposed dwellings.
3. It was stressed that no-one was allowed in the Village Hall until the Cubs had finished their session at 7.30pm.

94. Declaration of Interests

Cllrs A Kellaway and Mrs P Kellaway declared an interest in planning application 60222.
Cllr Shapland declared an interest in planning application 60158
Cllr Huxtable declared interests in planning applications 60222 and 60158
Cllr Prowse declared interests in planning applications 60158, 60154 and 60155

95. Approval of Minutes of the meeting held 21 October 2015

The minutes of the last meeting were agreed and signed as a true record.

96. Matters Arising from Minutes of meeting held 21 October 2015

- Min 78.3. Cllr Prowse reported that the hedge between Homer Close and Church Close was the responsibility of North Devon Council, and had been inspected by the Parks Department. They were willing to speak to neighbouring residents if necessary.
- Min. 88.1. Cllr Prowse reported that the work on the Millennium Green Play Area had not yet been carried out as the contractor was unwilling to carry out the work during the recent wet weather. Work would commence as soon as there were a few dry days.
- Min. 88.4. Concern had been raised that dogs were not be allowed on the Millennium Green or Community Woodland. It was explained that as long as the owner had control of the dog, it could be let off the lead. It was uncontrolled dogs that were causing a problem. It was agreed to place an explanation in the Bratton Fleming News.

97. Planning

1. Applications:

- 60140 Erection of conservatory, 1 Peters Close Bratton Fleming
It was resolved to recommend approval.
- 60154 Prior approval for change of use of agricultural building to one dwelling (class q(a)(b)) Pennyall Farm Mill Lane Bratton Fleming
Cllr Prowse declared an interest and left the meeting while the application was considered.
It was resolved to recommend approval.

- 60155 Prior approval for change of use of agricultural building to one dwelling (class q(a)(b)) Barn at Lancey Brook Mill Lane Bratton Fleming
Having declared an interest Cllr Prowse remained out of the meeting while the application was considered.
It was resolved to recommend approval in principle, but to raise concerns over access to the site from the narrow lane.
- 60158 Conversion of detached garage/stable/store to form 1 unit of holiday accommodation Bragan Station Road Bratton Fleming
Cllr Shapland declared an interest and left the meeting while the application was considered.
It was resolved to recommend approval.
- 60208 Prior approval for change of use from agriculture building to one dwelling (class q(a)(b)) stone linhay (barn), Rye Park Bratton Fleming
Cllr Prowse declared an interest and left the meeting while the application was considered.
It was resolved to recommend approval.
- 60222 Outline application for erection of up to 40 dwellings (all matters reserved except access) Beara Down Farm Grange Hill Bratton Fleming
Cllrs Huxtable, Kellaway and Mrs Kellaway declared an interest and left the meeting while the application was considered,

Concern was expressed that the proposed access to the Recreation Ground would cause difficulties for users of the composting facility. It was thought that trees would need to be removed to create the access. The closure of the present access could result in an increase in fly tipping as the site would not be seen from the road.

It was noted that the applicant had not carried out any public consultation, which would be expected for an application of this size. Consequently parishioners had not been given the opportunity of expressing their views.

The site, on the edge of the village, would result in an increase of traffic to the school, shop etc.

It was noted that the application did not comply with either the current or emerging Local Plan.

Cllr Freeman proposed deferring making a recommendation until public consultation had taken place. There was no seconder.

Cllr Prowse proposed that the application should be recommended for refusal due to the lack of Public Consultation. Seconded by Cllr Shapland. Six councillors in favour of recommending refusal.

2. Decisions

1. Approval:

57459 Erection of new dwelling Sentry Cottage Bratton Fleming

2. Refusal:

59712 Outline application for erection of 25 residential dwellings at land off Grange Hill/Benton Road Bratton Fleming

60016 Prior approval for change of use of agricultural building to one dwelling (class q(a)) at hill top field Grange Hill Bratton Fleming

3. Notice of Appeal:

58900 Outline planning permission for one dwelling & associated land off Haxton Lane Bratton Fleming

98. Correspondence

1. NDC advised further consultation on the Local Plan on wind turbine sites, and affordable and starter home sites. The government was promoting starter homes which would initially be available at reduced costs.
It was noted that the government was challenging the recent court decision regarding the size of development requiring affordable homes.
2. A parishioner enquired the location of the Tithe Map. It appeared that it had been withdrawn from the Record Office by a 'responsible person'- possibly a parish councillor some time ago, and had not been returned. The identity of the person was unknown. It was agreed to ask for information through the Bratton Fleming News.
3. DALC Newsletters

99. Highways

Cllr Benbow reported that letters had been written to Peter Heaton-Jones MP regarding the closure of the Barnstaple road and the repeated closures on the A399. These had been acknowledged. The Federation of Small Businesses were meeting DCC regarding the number of road closures, and the effect this was having on the business community.
It was reported that the gully near Sheltercombe needed clearing.

100. Emergency Plan

Cllr East suggested that the Emergency Plan should include neighbouring parishes. It was agreed to approach parishes in the Rural Alliance.

101. Neighbourhood Plan

Cllr Benbow reported that the application had been submitted to NDC. Although no formal confirmation had been received, it was understood that it had been agreed.
He hoped to have proposals for a Steering Committee available for the next meeting.

102. Reports

1. District Councillor's Report

Cllr Prowse reported that the Planning Committee had refused the application for housing between Crookmans Corner and Waytown.

Although approved planning applications exceeded the five year housing supply, many were still awaiting S106 agreements to be signed, and therefore could not be included for the Local Plan.

2. County Councillor's Report

None. County Councillor not present.

3. Composting Group

Cllr Shapland reported that receipts during the past month had been £102 for the use of the chipper in Combe Martin.

A claim for 10.44 tonnes of material had been submitted to NDC, but no payment had yet been received.

A payment of £100 had been made to Mr Symons for taking the chipper to Combe Martin.
The balance currently stood at £9532.67.

4. Woodland Group

Cllr Shapland reported that the bridge sections were on order.

Two new seats had been placed in the Woodland, one of which had been donated/

5. Chairman's Report

The footpaths in the village were currently looked after by the Bridleways and Footpath Group. The group was currently looking for a new chairman. Anyone interested should contact Mr Steele.

In recognition for his long service as a parish councillor, it was agreed to invite Mr Ridd-Jones to formally open the play area on the Millennium Green, which would be followed by a reception.

103. Finance

1. To Set the Budget for 2016/2017

A draft budget was circulated to councillors. This was agreed without change.

2. To agree the Precept and Parish Grant for 2016/2017

It was agreed that the Precept should not be increased, but to remain at £11500, and to request the maximum Parish Grant of £1031.

3. Community Benefit Application

Cllr Benbow was authorised to sign the application on behalf of the parish council.

4. Payments:

1. Clerk's Salary & Expenses	£150.71	Cheque No. 963
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The account was agreed for payment.

104. Items for consideration for the next Agenda.

The Queen's 90th Birthday.

105. Date of next meeting: Wednesday 16 December 2015

There being no further business, the meeting closed at 9:15pm.