



A meeting of the Parish Council was held in Bratton Fleming Village Hall on Wednesday 14 December 2016 at 7:45pm.

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

In attendance: 13 parishioners, Parish Clerk.

104. Apologies

Apologies for absence were received from Cllrs Ms N Henry and County Councillor R Edgell.

105. Public Participation

Objections were raised over the planning application at South View. The lane leading to the existing properties was considered unable to cope with construction traffic that would need to use it. The access onto Beara Lane and the main village street were considered dangerous due to restricted visibility. The site was considered too small to accommodate building materials during construction. Any additional dwellings was considered detrimental to wildlife unless measures were taken. It was noted that the developer claimed that he had right of access over the lane.

Concerns were expressed that safety for pedestrians had not been sufficiently address in the Benton Road application. Although the revised application had included a pavement along Benton Road, it was noted that it ended right on the dangerous bend at Sentry Cross. Flooding to neighbouring properties had not been addressed, and could be made worse by the proposed pavement on the existing grass verge.

It was considered that the village was getting very untidy, with cars being parked on pavements causing problems for wheelchair and pushchair users.

To increase safety it was suggested that a barrier be placed at the bottom of Grange Hill.

106. Declaration of Interests

Cllr P Kellaway declared an interest in planning application 61489.

Cllr A Kellaway declared an interest in planning application 62139.

Cllr Prowse declared a personal interest in planning application 62005.

107. Approval of Minutes of the meeting held 16 November 2016

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

108. Matters Arising from Minutes of meeting held 16 November 2016

The Footpath Warden had responded, stating that he was unable to justify expenditure to a non-stock gate on the footpath from the church.

It was agreed to reply stating that the gate needed replacing as a safety issue.

109. Planning

1. Applications:

61489 Outline application for the erection of 8 detached dwellings and associated infrastructure (all matters reserved) (amended plans) Land off Grange Hill/ Benton Road Bratton Fleming

Cllrs Huxtable and Mrs Kellaway declared an interest and left the meeting while the application was considered.

It was resolved to recommend refusal. The concerns of flooding to neighbouring properties highlighted at the previous application had not been addressed by the applicant. It was considered that site was too far from the centre of the village to be in walking distance, and would result in increased use of cars. Although a footpath in Benton Road had now been added, it was thought that the previous reasons for refusal had not changed.

- 62005 Conversion of agricultural building to dwelling to include the erection of 2 dormer windows & roof light (amended description) The Linhay Rye Park Bratton Fleming.
Cllr Prowse declared a personal interest.
It was resolved to recommend approval.
- 62063 Sub-division of one dwelling to form two dwellings, Landview Bratton Fleming
It was agreed to defer a decision until the next meeting, and to request clarity on the right of access from the road to South View.
- 62139 Outline application for the erection of one dwelling with associated parking (all matters reserved) 11 South View, Bratton Fleming
It was agreed to defer the item to the next meeting, and to seek clarity on ownership of the road, and right of access over it.
- 62142 Creation of campsite with access track & five caravan pitches, erection of storage building, erection of bin / recycling area & other associated works, Kipscombe Bratton Fleming
It was resolved to recommend refusal due to the site being unsuitable, being accessed by a narrow lane with few passing places.
- 62164 Erection of two shepherd huts for holiday accommodation, Rye Park House Rye Park Bratton Fleming
It was resolved to recommend approval, subject to the provision of necessary facilities.

2. Decisions

1. Approval:

- 61961 Change of use of land from agricultural to residential at 1 Chelfham Barton Cottages Chelfham Barnstaple

110. Correspondence

1. An email had been received from Braunton Parish Council requesting support in its appeal to retain a military presence at Chivenor. At present the MOD were proposing to close the base by 2027.
It was agreed to write a letter of support, noting that the base should be retained for strategic use.
2. Details had been received from NDC regarding its 'Recycle More' scheme. Bratton Fleming had been included in the trial area for the three weekly collection of the black bins, this would commence in June 2017.
3. Notification had been received from Kier of a Road Closure from Distant Point to Bratton Cross, 13-17 March 2017. Noted.
4. An invitation had been received from South West Heritage Trust to an event at the North Devon Record Office on 18 January to thank those who had made donations to retain the facility in Barnstaple. Noted.
5. A letter had been received from the Bratton Fleming Relief in Need Charity to notifying that the term of office of the two parish council nominated trustees was ending. It was agreed to re-nominate Cllr Huxtable and Mr A Ridd-Jones as trustees. Both had expressed a willingness to continue.
6. DALC Newsletter. Noted.

111. Air Ambulance Landing Site

A quote for £6039.35 + VAT had been received via Devon Air Ambulance for installing the floodlight for the night landing site. It was agreed to approach other councils for donations, and to call a meeting prior to the next Rural Alliance meeting. It was agreed to move the tree as requested.

112. Highways

Concern was expressed that the current planning application for phase 2 of the Wain Homes site in Goodleigh Road could result in a further road closure.
Cllr Prowse had been in contact with the planning officer concerned, and had expressed the need for planning conditions to be included in order to prevent the problems experienced with the previous application.

113. Road Warden Scheme

The Chairman reported that minor repairs could be carried out by parish councils under the Road Warden Scheme. He was not happy with this, especially in terms of Health and Safety. It was agreed that the best alternative was to employ a lengthsman by using the Community Fund, or through DCC.

114. Reports

1. District Councillor’s Report

Cllr Prowse reported that the Local Plan Enquiry had finished. The inspector had stated that a larger buffer was required to the five year housing land supply.

Bratton Fleming had been included in the Recycle More trial area, which would see a three weekly collection of the black bins as a means to increase recycling. The areas had been decided by Cllr Cann without consultation with ward members.

The public consultation by DCC to proposals to reduce rates paid to composting groups was due to end shortly. The information had been widely circulated. It was hoped that everyone would register their concerns and objections.

Everything was now ready to get things moving with regard to relocating the shop,

2. County Councillor’s Report

None – Cllr Edgell not present.

3. Composting Group

Cllr Shapland reported that a payment of £870.72 had been received for 5.2 tonnes material removed from site in August, 5.8 tonnes in September, and 3.92 tonnes in October.

Payments made during the past month had been £240 for work in the Community Woodland. The balance currently stood at £12438.37.

It was reported that some of the other groups were considering finishing following the announcement from DCC of the proposal to cut credits from £57 to £25 per ton.

4. Millennium Green

Cllr Shapland reported that the Baptist Church had made a donation of £171.18 towards the play area.

5. Woodland Group

Nothing to report.

6. Chairman’s Report

The Chairman reported that he was keen to continue with establishing the village shop at the Millennium Green.

115. Finance

1. To agree Precept for 2017/2018

It was noted that the Parish Grant may be discontinued after the next financial year.

Cllr Prowse proposed increasing the Precept to £12000. Seconded by Cllr Shapland. All in agreement.

2. Payments:

1. Clerk’s Salary & Expenses	£115.72	Cheque No. 1018
2. Mr A Kellaway	£138.00	Cheque No. 1019

The two accounts were agreed for payment.

116. Items for consideration for the next Agenda.

Air Ambulance Landing Site.

117. Date of next meeting: Wednesday 18 January 2017

There being no further business, the meeting closed at 8.56pm.

Signed
Chairman

Date