



Minutes of the Parish Council Meeting held on Tuesday 22nd February 2022 at 7.45 pm. at Bridgerule Village Hall.

Present: Vice-Chairman: Cllr K. James
Councillors: Cllrs J. McDougall, S Cholwill, C. Houghton, B. Beadle, K Bowditch
In Attendance: Clerk.
Public x 2

Apologies: Cllrs. D. Hale, S. Hillier–Chowill, F. Cogdell.

Declaration of Interests: The chairman asked that interests be declared as they arise.

2860. Public Session: 2 members of the public wished to address the council on a planning matter. One of the applicants spoke regarding future plans for the property owned, which had been purchased in 2003. The applicant said that circumstances had changed for them in 2019, personally, ash dieback and the Covid pandemic and this was the reason for applying for the new development. The chairman asked if the council would be in agreement to move the planning discussion forward on the agenda. All councillors present in favour .

2861. Planning : 1/0119/2022/FUL. Conversion of Barn to residential dwelling, Land at Grid Reference 229457 102695, Pyworthy, Devon.

The applicant said that provision had been made for Bats, currently 12 species were living in the vicinity of the barn and woods at Dux Woods and would enhance the bats environment further. Consultation had taken place with TDC Planning and an architect had designed the conversion to resemble a stone barn. Local stone, materials, and labour would be used for construction. The development would have no impact on roads or neighbours and they felt it was compliant with the planning policies of TDC. KJ asked for details on the curtilage of the barn and was explained by the applicant. KJ abstained from voting on the application.

“ The council support the application, 5 votes for, 1 abstention.

2 members of the public left the meeting at 8.01pm.

1/0074/2022/REM. – Reserved Matters application for appearance, landscaping, layout and scale approval pursuant to planning approval 1/0641/2022/OUT – 5 dwellings, Land Adjacent to Carn Venn, Bridgerule, Holsworthy. It was noted that one of the proposed properties had close proximity to an existing working business and concerns made regarding Mill Road and the potential parking of construction vehicles along the road during the construction period. Comments to be sent to TDC.

“ The council have noted the Reserved matters for the application. The council has concerns regarding the possible parking of construction vehicles on the road known as Mill Road, whilst the construction is underway and the close proximity of one of the proposed dwellings to a working business nearby. “

1/1157/2021/FUL – Amendment, Extension to dwelling and alterations, Newacott House, Bridgerule, Holsworthy, Devon. EX22 7EA.

“ The council has no objections to the application”.

1/0097/2022/FUL – First Floor extension over single storey ground floor side extension, Borough View, Bridgerule, Holsworthy, Devon. EX22 7EF.

“The council has no objections to the application”.

1/0047/2022/FUL – Conversion and extension of existing barn to form a self-contained holiday letting unit, Barn at Little Bridge Farm, Bridgerule, Devon.

“The council support the application”.

SC asked for an explanation of the term Q3. The chairman said that it was a term that referred to an automatic right to convert a barn redundant from use for at least 10 years, and it must be structurally sound to qualify. Conversion under Q3 did not cover extensions, which required full planning permission. He also made reference to the Mansell decision. He also provided further explanation of the term Curtilage, which is road or land or driveway adjoining developments.

2862. Police Report - Nothing to report.

2863. County Councillors Report – Nothing to report.

2864. District Councillor’s Report -Nothing to report.

2865. Council Meeting Minutes – Minutes of 18th January 2022 agreed by all councillors present and signed by the Vice-chairman as correct. Proposed 1st SC, 2nd KB, all councillors in favour.

2866. Matters Arising : JM asked for clarity when using initials, and would be referred to as J MD going forward, for minuting accuracy.

2867. Accounts and accounts due for payment: Finance sheets had been circulated and given to councillors.

Items due for payment this month were,

£36.00 for DALC, councillor courses,

£ 76.01 - Clerks expenses, Antivirus subscription and Printer Ink,

£48.00 – PKF Littlejohn , auditors administration charge late payment.

Current account balance agreed as at 26th January 2022 of £34,144.39.

This included grant/donation from Village hall towards new Playpark equipment of £26, 788.58.

Proposed 1st KJ, 2nd J MD. All councillors in favour.

Clerk had prepared a letter for transferring £9250 from the Business Reserve account to the current account in readiness for the 2nd invoice from Playforce ID Verde when received.

Proposed transfer 1st J MD, 2nd CH, all councillors in favour. Letter signed by signatories.

2868. Correspondence : Clerk had received letters of thanks from the recipients of the Council’s Charitable Grant fund 2021, the Village Hall, Bridgerule Parochial Council, Friends of Bridgerule School and Devon Rural CAB.

Torrige DC regarding 2 cases of Avian Flu reported in the area in January,

Holsworthy Rotary Club with a poster and information on its proposed Young person’s award,

Holsworthy Motor Club’s Motor Trial, advance notification of passing through Bridgerule on 27th February,

Both posters for above displayed on Hall notice board.

Letter from resident re Bailey Terrace, Bridgerule. Clerk to respond to resident following discussion by council.

2869. Accounts for financial year 2020-2021: Clerk to prepare draft accounts and send to Accountant to finalise. Any additional hours worked by clerk on preparation to be submitted after end of April. Both costs approved, 1st KJ, 2nd SC, all councillors in favour.

Duplicate bank statements for the period April 2020 and March 2021 to be requested from the bank, costs of these to be paid from Current Account, letter requesting this signed by signatories.

Proposed, 1st J MD, 2nd BB. All councillors in favour.

2870. Playpark Update – new equipment will hopefully be fully installed by April. Annual Inspection is due in April, so will need to be re-arranged. Clerk to contact ROSPA.

2871. Land at rear Corner, Southfields : A proposal to purchase land owned by the council had been received. After discussion it was agreed that any conditions on its use need to be checked, KJ will arrange this from property deeds, and it was decided that the council did not wish to sell the land at present. Proposed 1st KJ, 2nd KB, all councillors in favour. Clerk to inform proposer.

2872. Highways : Clerk had received notification of a road closure from Borough Cross to Littlebridge Cross, commencing on 21st March to 4th April. Potholes reported at Dux Cross to Furze Cross, Furze Cross to Bounds Cross, Newacott Cross to Merrifield Cross, Bevills Hill to Tackbeare. Missing Cat's eyes at Woody Park Hill. Clerk to report to Highways. CH queried the pavement near the new development which reduces road width between Borough Cross and Littlebridge Cross, KJ to visit site. Ongoing problems with parking on the road near the new development at Borough Cross were discussed.

2873. Village Hall – nothing to report.

2582. Bungalow at the Green: - It had been noted that a bungalow on the Green had been vacant for almost a year, it is believed the property is owned by Westward Housing Association.

2583.Sports Hall/Playing Field Update: - KJ had arranged a meeting regarding potential development funding at the end of February. The school has the remainder of a 99-year lease to use the field. The parish council is not responsible for parking in the school area, although acknowledging problems exist. It was agreed to defer the Playing Field/Sports Hall to later in the year to discuss further options and when funds allow.

SC said that there were problems with parking at the Chapel Carpark, particularly on a Sunday morning and Monday evenings. A notice was to be displayed asking residents to avoid parking there on those occasions as the Carpark was owned by the Chapel and was private land.

2874. Jubilee Tree update : It was agreed to purchase a Weeping Willow tree this month, to be planted in the Riverside area, permission by the landowner had been granted. Siting for two flowering cherry trees was discussed and possible sites in the village would be explored by councillors.

2875. Chairman's Report : Nothing to report.

2876. Clerks Report: New website up and running, a few initial issues have been resolved. New photographs had been used to promote the village. A new page for planning information will be added, to post updates about applications granted permission initially, posting just before council meetings. 9 contacts have been made through the website since becoming live since 26th January. An interim budget sheet had been prepared for Jan- end April and circulated to all councillors. The parish mobile phone has proved difficult to use and needs frequent top-ups, so Clerk to trial use of own number for contact for 2 months.

2877. Exchange of Information: KJ reported some storm damage at Northam following last week's storms DH will donate some timber and build a bonfire on his hill to light on June 2nd, as part of the Jubilee Beacons national celebration.

CH asked if it would be possible to organise a Street party for the village, SC asked if there is any possibility of some funding towards this from TDC? KJ to find out. Options on where to site it were discussed. Volunteers to assist with this would be welcomed and could be sought by means of posters and the websites. To agenda Jubilee Street party/Jubilee lunch for next month.

2878. Meeting Closed. 9.25 p.m.

Date of next meeting : Tuesday 15th March 2022 at 7.45pm.

Signed by Meeting Chairman :.....

Date of signing :