

**GITTISHAM PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING
HELD ON 6TH AUGUST 2014**

Present:

Gittisham Village Ward

Cllr D Fallows (chairman)

Cllr R Hayman

Cllr Maggie Walker

Cllr S Trumper

Gittisham Vale Ward

Cllr D Valentine

Cllr M Edmonds

In attendance: Cllr Susie Bond (EDDC), Barbara Mullett (member of the public / Gittisham Gazette), Fiona Clampin (clerk); minute ref 57/14 only: Mark Harding-Rolls (head of development and planning, British Solar Renewables), Emily Ditchfield (planning co-ordinator, British Solar Renewables)

Apologies for absence Cllr E Underdown, Cllr Claire Wright (DCC), Cllr Sara Randall-Johnson (DCC), PC Clive Vickery, PCSO Phil Anning

50/14 To receive and accept apologies

Apologies were received and accepted.

51/14 Minutes

The Minutes of the meeting held on 2nd July 2014 were confirmed and signed by the Chairman.

52/14 To receive the Beat Manager's Report

There were no reported crimes this month.

53/14 To receive declarations of interest

Cllr Hayman declared an interest in item 9/14 Land West of Hayne Lane, as he is a tenant of the landowner making the application.

54/14 Reports from County Council and District Council representatives

Cllr Bond explained that EDDC's full council had passed the restrictions to public speaking at its meeting in July, although this was something she had campaigned against. It means all public speakers must be registered before the publication of the agenda. There will be a limit on the number of speakers and only those who have previously submitted a comment as part of the consultation are allowed to subsequently register to speak. Regarding the Local Plan, a report on housing numbers has been delayed and therefore the projected date of publication is summer 2015.

55/14 To approve the August payments and to note the current bank balance

It was resolved to approve the following payments:

0641	HMRC	£40.95	PAYE
0642	F J Clampin	£183.60	Clerk's fee and expenses
0643	P Sellick	£60	Gazette distribution in the Vale (6 months)
0644	Charlie Hopkins	£1,500	2 x days preparation of Hayne Lane presentation to EDDC
0645	Gittisham PCC	£25	Hire of church for May public meeting
0646	PLandscape	£70.80	2 x grass cuts in June (maintenance of play area)

Members were informed that £1,120 in donations had been received towards the consultant's costs for the review of Hayne Lane, and the current bank balance stands at £10,996.33.

56/14 To consider the following planning applications:

- a) 14/1681/FUL – The Stables Combe House Hotel Gittisham EX14 3AD Re-roofing of stable building and stone repairs to gables of the northern wing
- b) 14/1284/FUL – 1 Hamlet Cottages (land adj) Weston EX14 3PB Creation of two dwellings
- c) 14/1260/FUL – St Michael's Church Gittisham Installation of bunded central heating oil tank

Members resolved to approve the applications, with concerns noted regarding b) 14/1284/FUL – 1 Hamlet Cottages where the ground has a high water table. It was noted that one or two members had reservations about building in open countryside, as this application is outside the BUAB.

57/14 To discuss with representatives of British Solar Renewables the proposal to develop a solar farm in the adjoining parish

Mark Harding-Rolls thanked members for allowing him and his colleague to the meeting, and distributed a brochure outlining the proposal. Mr Harding-Rolls explained the background to the company, which he said had a strong farming background and was predominantly British. British Solar Renewables (BSR) is based near Glastonbury. The site has been offered to them for development of a solar farm by Combe Estate and lies at Crowpits near the Hare & Hounds pub. It covers 60 acres, 44 of which would be for the company's use. He explained that it is 500 metres from the point of connect to the grid by Western Power Distribution and therefore a convenient location. The south-facing panels would be sited 800mm off the ground to allow sheep to graze underneath. In principle the solar farm would generate 10.9mw of energy, enough to supply 3,500 homes.

The majority of members said they were in favour of solar power and this view is also articulated in the Gittisham Parish Plan. However they were concerned about the sensitivity of the location in the East Devon AONB and whether there would also be an effect viewed from the Blackdown Hills AONB. Mr Harding-Rolls assured them the visual impact was minimal, although visibility will be greater in winter when there is no tree cover. The Chair encouraged BSR to talk to the two AONBs to gauge their views on this. Cllr Trumper asked how much noise would be generated; the answer was 'quieter than a lawnmower'. Mr Harding-Rolls explained that BSR would build, own and maintain the solar farm for their entire lifetime, i.e. 26 years, during which time he was sure the technology would change and there could be the possibility of 'downsizing' the project. With respect to the timetable, the company hopes to put in a planning application in around five weeks' time. BSR had already held a public consultation in Gittisham village hall earlier that same day.

Mark Harding-Rolls and Emily Ditchfield left the meeting.

58/14 To consider the review of the planning application 13/2744/MOUT land west of Hayne Lane

The Chair reported that at EDDC's planning inspection committee (PIC) on 11th July their councillors had voted to defer the review of this application, as they needed more time to consider the late entry reports from key stakeholders such as Natural England and the NHS. Following intervention by the local MP Neil Parish, the Planning Minister has issued an Article 25 direction to EDDC. This means that EDDC cannot grant permission for this development without specific authorisation and enables the Secretary of State to consider whether he should direct that the application should be referred to him to determine.

The Chair thanked Cllr Bond for corresponding with Neil Parish MP, and also Cllr Edmonds for his work in encouraging Vale residents to donate towards Charlie Hopkins' costs.

59/14 To consider the purchase of a defibrillator for the parish

Cllr Trumper asked if it would be possible to have figures for how often these devices are used and the size of the community where they are located. There will be a public meeting on the morning of Saturday 20th September to discuss proposals for the telephone box, of which the defibrillator is one. The clerk agreed to book the village hall.

60/14 To consider progress on the modernisation of the play area, including regular safety inspections

The Chair thanked Cllr Walker for carrying out the safety inspections since the last meeting. Cllr Walker said brambles would need to be trimmed. Cllr Hayman said he would move the large sand bag onto the boules pitch, and members agreed it would be necessary to arrange a day for filling sandbags before the autumn.

61/14 To consider contracting a lengthsperson for maintaining drains and ditches in the parish

The clerk agreed to check what paperwork is needed. Matt Morgan has expressed an interest in this work and has public liability insurance. The clerk said she would also check when the next visit by DCC’s lengthspople would be. Members discussed the poor state of certain parts of the village and encouraged all residents to unblock their own drains. Failing to do so could put other properties at risk in adverse weather conditions.

62/14 To consider the recruitment of volunteer snow wardens

The Chair said he was still pursuing Roy Bird from Cypress Close, who had agreed to be a volunteer.

63/14 To consider any late entry correspondence

None.

64/14 Matters to be reported to DCC / EDDC

The clerk agreed to contact Cllr Wright regarding the drain cover between the village hall and the lodge at the corner of Combe Drive. The Chair explained that the road surface had been repaired there but the drain still does not take water.

65/14 Matters for the forward agenda

It was agreed to include planning application 13/2744/MOUT Land west of Hayne Lane, play area, parish lengthsperson and snow warden recruitment on the next agenda. .

66/14 Clerk’s Report

The clerk had received an email from a student who had damaged her car in May after driving into a pothole opposite Westgate Cottages. The student had asked if councillors had any information about this hole, as it has caused her £500 in damages to her car and she wishes to claim against DCC. The Chair said she should get in touch with Cllr Wright.

67/14 Date of next two meetings. Wednesday 3rd September and Wednesday 1st October at 7.30pm.

There being no further business the meeting closed at 2045 hrs.

Chairman.....

3rd September 2014