

Minutes of the Berrynarbor Parish Council meeting held on Tuesday, 14th June 2022 at 7pm in the Manor Hall, Berrynarbor

Present: Cllrs A Coppin (Chairman), G Bacon, S Barten, J Beer, M Johns, B Joyce and J Latham (from minute no. 2206/03)

Mrs V Woodhouse, Parish Clerk.

8 Members of the public

Landowner and agents for the proposed development on land off of Pitt Hill

2206/01 **Apologies**

Cllrs A Stanbury, A Burch, Devon County Cllr A Davis and North Devon Cllr F Tucker.

2206/02 **Declarations of Interest**

None.

The Chairman proposed and it was unanimously agreed to open the meeting to public participation then bring forward the presentation on the proposed development of the land off of Pitt Hill followed by another public participation session. No one indicated for public participation at this point in the meeting.

2206/03 **Presentation on proposed development of land north of Pitt Hill in line with the Parish Council's adopted policy for pre-planning application meetings with developers**

The owner of the land explained that the main aim of the session was to gain the community's feedback. They had developed small scale sites in the local area and are interested in meeting local need. The Local Plan states that there is no development boundary and the Parish Council wishes to consider each application on its own merits, the developers would like to add value to the village and ensure development is in keeping, it was noted that a lot of the housing need data was out of date.

Cllr Latham entered the meeting.

The developer was asked if there would be enough parking on site for the development, it was agreed that this would be looked at in the design.

Members raised concerns about access as the site is right on a bend and the question was asked of how the development would be in keeping with the area which is in a Conservation Area. Members were informed that a character appraisal had been carried out and the development can be designed to be in keeping with the area. Members did feel that the style of the houses in that area would be important.

It was noted that the site is around 2/3 acres and the developer hoped to build around 7/8 houses on the site with 2-4 bedrooms they were unsure on the element (if any) of affordable houses.



Members were concerned about the loss of habitat in that area, an ecological report has been carried out and the site will be natural as much as possible with the use of hedges instead of fences for example. It was noted that the development of the site would take around 2/3years.

It was noted that renewable elements such as hidden roof solar and car charging points would be incorporated into the development.

It was noted that the village is traditionally ribbon development, concerns were raised again over parking, ensuring the development is in keeping, the size of the site for 7/8 houses and sustainability.

2206/04 **Public Participation**

Members of the public raised concerns about access, sewage, types of houses and again ensuring they are in keeping, they were supportive of the need for affordable houses in the village for local families and felt the proposals should include some.

2206/05 **Minutes**

It was **resolved**, with no votes to the contrary, to approve the minutes of the meeting held on Tuesday 10th May 2022 as a correct record.

2206/06 **To receive reports from:**

- Police
It was noted that the report had been circulated.
- County Cllr Miss A Davis
None.
- District Cllr J Tucker
None.
- Play Area
Cllr Bacon reported that the climbing frame in the Recreation Field had only received one coat of treatment where as the others had received two. It was agreed to check.
- Manor Hall
Cllr Johns reported that the AGM would be held tomorrow (15th June 2022) and the boundary issue which was ongoing had been referred to another Committee member.
- Footpaths
New fencing had been erected on F16.
- Dog Exercise Area



A query was raised about the dog bag dispenser, Cllr Beer would pursue with Cllr Burch.

- Grit Bins/Road
None.
- Meetings/Events attended by Councillors/Clerk
Cllr Beer reminded everyone that defibrillator training was taking place in the Manor Hall on Thursday.

Cllr Coppin had met with two property owners and South West Water with reference to the "smell" and the stream had been inspected, SWW had asked the property owners to inform them when the "smell" was present so they could investigate further.

2206/07 **Planning & Planning Correspondence**
75391 Demolition and rebuild of garage, kitchen and utility to include extension to kitchen and raising of roof level at Venture Cottage 76 Sterridge Valley Berrynarbor
Applicant:
Mr and Mrs Reynolds
It was **resolved**, with no votes to the contrary, to recommend APPROVAL.

2206/08 **Payments and Receipts**

PAYMENTS

20. June Salaries	£431.18
21. HMRC PAYE June	£107.80
22. HMRC Interest	£1.16
23. Zoom Monthly Fee, May	£14.39
24. Zoom Monthly Fee, June	£14.39
25. Toilet Cleaning Supplies	£47.96
26. Tesco Mobile, Phone Charge May, 2022	£10.50
27. Public Toilet Cleaning, May	£100
28. Gallagher, Insurance	£1,440.09
29. Source for Business, Public Toilets Water	£75.73
30. A Stanbury, Paint and Brushes for sign	£39.95
31. A Davis, Jubilee donation	£656.51
32. P Bridle, Jubilee donation	£1,245.94
33. British Gas, Electricity Toilets	£56.67
34. Julie Snooks, Internal Audit	£225.00

Payments total:

£4,467.27

RECEIPTS

9 th May Lloyds Interest	0.10
9 th June Lloyds Interest	0.11



NDC, Public Toilet Grant	£702.00
HMRC VAT Repayment	£4,070.71
Receipts total:	£4,772.92

It was **resolved**, with no votes to the contrary, to approve the payments and receipts.

- 2206/09 **To consider request from resident to purchase wooden pavilion from Watermouth Cove Camp Site to be sited on Parish Council land as part of the Bouledrome Project**
Members considered the request and felt that other prices/quotes should be sought to ensure best value for money, it was noted that the facility is not yet in situ and the popularity of such a facility unmown and **resolved**, with no votes to the contrary, to deliver the facility, see how popular it is and then consider the purchase and siting of a pavilion.
- 2206/10 **To consider request from Go North Devon for funding**
It was **resolved**, with no votes to the contrary, to ask how many people from Berryarbor parish use the service.
- 2206/11 **Annual Governance Statement 2021/2022**
It was **resolved**, with no votes to the contrary, to agree the Annual Governance Statement detailed in the Annual Governance and Accountability Return 2021/2022.
- 2206/12 **Accounting Statements 2021/2022**
It was **resolved**, with no votes to the contrary, to agree the Accounting Statements contained within the Annual Governance and Accountability Return 2021/2022 along with the Internal Auditor's Report 2022.
- 2206/13 **Annual Governance and Accountability Return 2021/2022**
It was **resolved**, with no votes to the contrary, to agree the Annual Governance and Accountability Return 2021/2022 and submit to the External Auditor.
- 2206/14 **Berryarbor Car Park**
Members were informed that a standalone insurance policy to cover the risk of subsidence is not possible, insurance for subsidence only relates to buildings are not land, the PC would be insured for public liability but not to repair if the bank should subside. Members did not feel the PC could accept that level of risk and it was resolved, with no votes to the contrary, to refer back to NDC and explain that this is not a risk the PC can tolerate, NDC needs to remain responsible for the bank and the PC will only accept a lease that negates this liability from the PC, it was further agreed to pursue the freehold of the toilets.

Meeting ended at 7.59pm.



Signed.......... Dated:.....12/7/23.....