

# **WINKLEIGH PARISH COUNCIL**

## **The minutes of the meeting held on Wednesday 22<sup>nd</sup> February 2012, 7030pm in Winkleigh Community Centre**

Present: Cllrs Bowers, Knight, Stutt, Turner, Cooper, Gledhill, Watson, Hodgson, Griffiths & Flockhart. 12 members of the public.

Apologies: District Cllr Lausen, Sandra Brown : Devon & Cornwall Police

The minutes of the meeting held on 11<sup>th</sup> January 2012 were confirmed and signed as a correct record.

The minutes of the meeting held on 25<sup>th</sup> January 2012 were discussed and one minor amendment was made.. Cllr Watson requested that further clarity was given to the statements she made regarding b) Wind Turbine Applications on 25<sup>th</sup> January – Cllr Watson agreed to make the statement again at this meeting to be included in these minutes. The minutes of 25<sup>th</sup> January 2012 were then confirmed and signed as a correct record.

Cllr Watson requested that it be formally recorded in the minutes that she believed that on 25<sup>th</sup> January the Parish Council were discussing a Policy for all wind turbines and that she had strong reservations and concerns about the recommendation to use a S106 to secure finance from this type of development as it is inappropriate and in this instance can not be used in the way suggested, she also asked that it be formally recorded that she believes there is community benefit from renewable energy.

1.2.12 There were no declarations of Interest in matters to follow.

Public Period

2.2.12 Reports :

**Faster Broadband Services** : Cllr Flockhart updated the Council on the requirements for faster broadband services in the Parish informing the PC that DCC's economic development team have advised that surveys are ongoing to ascertain the current levels in the region and establish the level of need. Cllr Flockhart advised that if Winkleigh wants to be involved then they need to encourage community involvement to lobby. Following discussions it was agreed that Cllr Flockhart would further investigate promoting this initiative.

3.2.12 Clerks Reports:

The Clerk formally advised the Council of the resignation of Catherine Kenny from the Parish Council. Cllr Watson asked that the Parish Council write and thank Catherine Kenny .Cllrs were advised that notices were in place advising the community that there is a vacancy and that an election would be called if 10 electors of the Parish wrote to TDC by 23<sup>rd</sup> February 2012 requesting an election. The Clerk advised Cllrs that should an election not be called , the Parish Council could then co-opt an additional member. The Clerk read out a draft notice of a casual vacancy to be filled by co-option should there not be an election – **It was proposed by Cllr Hodgson that should there be no election called the draft letter would be adopted and posted in conspicuous places in the Parish to advertise the vacancy – 2<sup>nd</sup> Cllr Griffiths: A.I.F: MOTION CARRIED**

The Clerk advised that it had been reported to her that the new litter bin at the Lay-by on the A3124 near Berners Cross was overflowing with rubbish and it had been queried if TDC were aware of its new location. Cllr Flockhart had advised that she had collected a lot of the rubbish on this occasion.

The Clerk advised that TDC had installed the bin in this location and that it is on the list for collection on Thursdays. TDC were to investigate and confirm that all was in order. The Clerk suggested that if this is the case and the bin is being emptied on Thursdays and overflowing by Tuesdays that Cllrs keep an eye on the issue here as it may be that the bin is very well used and alternative measures are required.

The Clerk advised that it had been reported to her that Mr Penny who was employed by TDC to action the additional street-cleaning service to the village had left at the end of 2011. Cllrs queried why the PC had not been advised of this situation and instructed the Clerk to investigate.

The Clerk read out the Police report e-mailed by Sandra Brown with her apologies for the meeting. A copy would be posted in the notice boards.

#### 4.2.12 Letters from Parishioners

The Clerk read out a letter from Mr Marshall requesting that the Parish Council consider investigating provision of basic first aid training to the community through Wallingbrook Health Centre ( or another body). Cllrs discussed. Cllrs Knight & Flockhart agreed to take the request to the next PPG meeting but it was stressed that Wallingbrook may not be the most appropriate source for this training. It was agreed that Cllrs would investigate and bring information to the next meeting. The Clerk was instructed to contact Mr Marshal and ask if he had any more information that would assist with this matter.

#### 5.2.12 PLANNING

##### A) Returned from TDC

- a) [1/1227/2011/AGR](#): Agricultural building, Higher Punchardon Farm, Winkleigh : **REFUSED**  
Cllr Griffiths advised that this refusal had been challenged by the applicant and that TDC had refused this in error as they had not read the details of the application form. The Clerk advised that she had received confirmation of Cllr Griffiths' statements and that TDC have now APPROVED this application.
- b) [1/1087/2011/LBC](#): Removal of internal wall, Smythen Hill cottage, Hollocombe: **GRANTED**
- c) [1/1145/2011/FUL](#): Change of use to provide an extension to site, Tawmix Timber produced Ltd, Unit 2 Winkleigh Airfield: **GRANTED**
- d) [1/0818/2011/FULM](#): Erection of six additional poultry buildings& provision for associated infrastructure including feed bins & hardstanding, Winkleigh Farm, Winkleigh Airfield: **GRANTED**
- e) [1/0005/2012/AGR](#): Poly tunnel and pole barn, Land at Worthy Farm, Winkleigh : **GRANTED**
- f) [1/1204/2011/FUL](#): Retrospective application for siting two portable buildings for office/storage/distribution purposes, Beechlea House, Winkleigh : **REFUSED**

##### B) New Applications

- a) [1/0011/2012/FUL](#): Erection of 3 wind turbines hub height 24.6m, 34.2mts to blade tip, Land at Winkleigh Airfield, Winkleigh

3 members of the public had raised objections to this application during public discussion. The Clerk then read out 4 letters of objection received by the Parish Council. Cllrs were advised that TDC had received a number of objections and 11 copy letters were submitted at the meeting - all these can be seen on the TDC web site.

Cllr Watson said she felt that the PC need to be clear about hearing both sides of this argument and that she was concerned that as a community there is not enough knowledge on wind turbines. Cllr Watson stressed that peoples concerns do need investigating and agreed that in this instance she had her concerns but felt it is essential to have a full discussion. Cllr Stutt agreed that more detailed information is required. Cllr Gledhill stated his disbelief that TDC do not have a Policy on Wind Turbines especially regarding the appropriate distances from dwellings – Cllr Bowers agreed that TDC's lack of Policy was of concern. The Clerk explained that TDC had issued a draft Wind Turbine Policy but that as it was part of the Core Strategy Documents which were not approved for adoption by the Secretary of State TDC are in the position that they have to be guided by the National Policy. Cllr Hodgson stated that he felt that Winkleigh PC's role is to put forward the community's views and not

get too involved in TDC's Policies. Cllr Cooper raised concerns that he had been advised that should this application be approved and the development went ahead then in the future should the landowner wish to erect larger turbines to replace the existing they would not need further planning permission to do so – it was agreed that this statement needs further investigation and clarification. Cllrs discussed at length. The Chairman then read out a draft letter of objection to the application for Council consideration. Cllrs discussed at length following which **Cllr Hodgson proposed that the Parish Council refuse the application indicating the main points as being :**

- 1) Development too close to dwellings, road network and businesses:
  - i) with the potential to cause damage in the case of failure.
  - ii) Concerns of noise in neighbouring dwellings and businesses
  - iii) Concerns of detrimental effect of flicker from the turbines.
- 2) Visual impact on local residents and the surrounding area
- 3) Potential detrimental impact on over-wintering birds ( inc plovers and lapwings).

Further to the above 3 points with the extracted sections as agreed the remaining information from the Chairman's draft would be included . This would be the formal response of Winkleigh Parish Council – 2<sup>nd</sup> Cllr Gledhill: voting 8 for, 0 against, 1 abstention : MOTION CARRIED .

Following discussions Cllr Hodgson discussed requesting a S106 agreement to be tied to this application. Cllr Watson responded that as previously stated in connection with this issue Section 106 agreements can not be used in this way they as are a legal instrument to offset the financial burden of a development not visual amenities, that she believed that renewable energy does bring community benefit ( though does have concerns on this particular application) and that many applications have a detrimental effect on visual amenities but the PC does not try to secure S106 on these which appears to isolate wind turbines above other types of development. **Cllr Hodgson proposed that should the district council be minded to approve the application No 1/0011/2012/ful then a section 106 agreement must be entered into with the applicant to donate a percentage (exact figure to be agreed) of the gross revenue generated each year to the parish council. This sum of money would be as part compensation to the community for the general loss of visual amenity to the area.- 2<sup>nd</sup> Cllr Gledhill : voting 2 for, 6 against, 1 abstention: MOTION FAILED.**

At the end of this discussion Cllr Gledhill proposed that due to the distraction of excessive noise from the main room at the Community Centre the PC do not pay the full fee to the Centre for the meeting – 2<sup>nd</sup> Cllr Cooper: voting 3 for, 4 against, 2 abstentions : MOTION FAILED.

#### **6.2.12. FINANCE**

The following payments were presented for authorisation:

Greentrees Arboricultural Services Ltd ( Felling of beech tree @ Cemetery)	£ 1020.00	chq 1443
N.Bullen ( Clerks Salary + Expenses Feb 2012)	£ 531.61	1444

**It was proposed by Cllr Hodgson that the above payments be authorised – 2<sup>nd</sup> Cllr Griffiths: A.i.f: MOTION CARRIED.**

#### **7.2.12. Current business matters**

##### **a) Discussions on Clerks Reports**

It was agreed that the Clerk would clarify the position with the telephone kiosk in Hollocombe for further discussion at the next PC meeting.

##### **b) TDC Green Spaces**

This matter was raised on the agenda to further discuss the approach from TDC for Winkleigh Parish Council to take over a number of green spaces in the Village currently owned and managed by TDC. Cllr Stutt queried if a formal expression of interest in the old ring o' bells site had been received from a group in the village. The Clerk responded that nothing had been received to date. The Chairman stated that she had suggested at the jubilee meeting that this area be considered as a Jubilee garden . Cllrs agreed to move this matter to the next agenda.

c) Jubilee 2012

Cllr Hodgson addressed the meeting and advised that the Jubilee notes had been circulated to all and advised that preparations for the celebrations are in hand. Cllr Knight queried if there were any samples of the medallions/medals available for consideration by the Council as previously agreed. Cllr Hodgson apologised and said he would arrange for the next meeting.

The Clerk read out a letter from HM Lord Lieutenant of Devon which was an invitation to a Special Service & Garden Party at Exeter Cathedral for the Diamond Jubilee. The Clerk then read out a letter from Mrs Bullen (parishioner) asking the council to consider nominating John Turner and his wife to attend. **It was proposed by Cllr Cooper that John Turner be nominated to attend – 2<sup>nd</sup> Cllr Hodgson: Cllr Turner declared a personal interests: A.i.f: MOTION CARRIED.**

It was further proposed by Cllr Knight that the PC authorise payment of £5 per head (£10) towards the event – 2<sup>nd</sup> Cllr Griffiths: **A.i.f: MOTION CARRIED.**

Leutenancy fund ( 2 x guests at Special Jubilee service & garden Party) £ 10.00 cheq 1445

d) Cemetery Bungalow

Cllr Turner reported on the meeting of the Bungalow group advising that the group had been unanimous in its agreement to carry out repairs and maintenance advising that they had agreed an initial phase 1 of repairs and asked the Council to support their request to obtain formal quotations for consideration by the full council for the following :

- 1) Re-rendering the entire bungalow with repairs to pillars where necessary and carry out cosmetic work on the garage.
- 2) Make good the front path, front door step and back step from kitchen
- 3) Installation of mechanical extractor fans in both kitchen and bathroom
- 4) New back door ( current fan is in it)
- 5) Removal of cavity wall insulation and making good where holes made
- 6) Extension of roof and re-alignment of guttering and fascia board ( replace where necessary)

Cllr Turner advised that the Bungalow group had inspected the property and believed that previous repair works had made a noticeable improvement to the overall condition and that any future repairs would be inspected initially and then again after a period of 18 months to see the effect the repairs have had.

Cllr Watson said she felt that a long term analysis was required over the various options of the Council with regard to the bungalow and that she was concerned that the PC is still not discussing the long term future of the bungalow. Cllrs discussed at length both the immediate issues at the bungalow and the need for a long term plan. Cllr Turner responded that the immediate issues at the bungalow need addressed and **proposed that the Parish Council request individual quotes for the items listed 1-6 above for consideration by the full council – 2<sup>nd</sup> Cllr Gledhill: A.i.f: MOTION CARRIED.** Cllr Gledhill stated that the PC have already agreed to get quotations and should be working on repairing the bungalow . Cllr Stutt stated that he was concerned that not enough information was available to make this decision .Following discussions **Cllr Hodgson proposed that this PC for the foreseeable future continue to maintain the cemetery bungalow and complete repairs were necessary – 2<sup>nd</sup> Cllr Gledhill: voting 7 for, 2 against: MOTION CARRIED.** The Chairman thanked the Bungalow group for their work.

## 8.2.12 NEW BUSINESS

a) Planning Issues

Cllr Gledhill updated Cllrs on the issues regarding two agricultural applications for Worthy Farm discussing planning policy at TDC with particular regard to the determination of AGR applications and the Parish Council's participation in consultations. Cllr Gledhill **proposed that the PC formally request that the Chairman/Vice-Chairman of the Plans committee attend a meeting with the PC along with a planning officer to address specific queries with the Parish Council – 2<sup>nd</sup> Cllr Stutt: voting 8 for, 0 against, 1 abstention. MOTION CARRIED.**

b) A new Parish Plan

Cllr Flockhart queried if the Parish Council should consider production of a new parish / neighbourhood plan for the Parish advising that the current Parish Plan is over 5 years old and that Winkleigh has grown and changed dramatically since its publications. Cllrs discussed. Cllr Stutt suggested that a number of Cllrs get together to consider this and come to the next meeting with more information.

## PUBLIC PERIOD II

### 9.2.12. Late Items at the Chairman's discretion

Discussions on the cemetery grounds to be raised on the next agenda

Ditch opposite Coldicott reported as needing attention as causing large puddle in the road.

### 10.2.12.LETTERS AND CORRESPONDENCE.

- a) The Clerk read out a letter from the Citizens Advice Bureau thanking them for the Parish Council's pledged donation of £100.
- b) The Clerk advised that the date has changed for the next TAAG meeting and that this will now be held on Tuesday 17<sup>th</sup> April 2012, 7pm in the Town Hall, Torrington.

There were a number of magazines and information leaflets available for Cllrs

There being no further matters to discuss the meeting was declared closed at 10.19pm