

MINUTES

ORDINARY MEETING OF THE PARISH
COUNCIL at the MEMORIAL HALL
on 17th January 2023 - 7.30pm

PRESENT: Cllrs. B Nelson (Chairman), Mrs E Bradshaw (Deputy), N Howgill, R Dunford-Brown, C Ledward, V Game, Mrs J Rock and Ms S-A. Bird

IN ATTENDANCE: Mrs J. Henderson (Clerk), EDDC Cllr P Skinner, and 16 members of the public.

AGENDA

- 1. Apologies accepted by the Council:** None - The Chair informed the Council that Cllr Powell had now stepped down, due to moving from the parish. In his absence, he was thanked by the Chair for all his hard work, especially relating to the very successful Repair Cafe (which he will continue with) and particularly the great achievements on the River Tale.
- 2. Members to declare any interests:**
Resolved: None declared
- 3. To receive and sign the minutes of the last meeting held on 15.11.2022:**
The Chair is yet to contact Devon Ecology Society and The River Trust, as due to item 10, this agenda was kept deliberately short to enable more time for debate. Cllr Dunford-Brown was also thanked for following up with Lucy Jefferson, who presented at the November PC meeting in relation to available funding for water attenuation.
An error was pointed out in the previous minutes, item 11 - should read Steve Chipperfield and not Steve Carpenter.
High Vis Jackets and red bags were handed out to Cllrs, as this is the month agreed in the previous minutes, for the Litter Pick Campaign in the parish. Streetscene will come and collect the Red bags from outside your gate if notified. This is specifically for litter collected from the roadsides.
Resolved: that they were a true record of the meeting's decisions.
Proposed Cllr Ledward, Seconded Cllr Rock
- 4. Tribute to former Devon County Councillor, Paul Diviani**
The Chair remembered 'a remarkable Councillor, who will be sorely missed by all' and went on to share some fond memories of the late Paul Diviani.

Evelyn Bowles, ex Parish Councillor, had also passed away recently and the Chair explained how she had been instrumental in the creation of Lawrence Close and the housing there, as well as many other community initiatives.
- 5. Matters arising:**
Resolved:
 - i) May Elections - the Chair reminded everyone, Council and public, of the forthcoming May elections and to consider nominating or standing themselves, encouraging all to think about joining the PC.

ii) The Coronation - Cllr Bradshaw volunteered to take the lead in this initiative and organise a group to arrange the celebrations, which the Council would support by way of some funding.

iii) Go Pro costs - Cllr Ledward advised the cost would be in the region of £180 inc VAT
Proposed: Cllr Game, Seconded: Cllr Bradshaw

6. Correspondence:

Resolved: None received not already circulated to members

7. Public discussion, Reports, DC, EDDC, Police:

Other than the Local Plan, there were no questions from the public and no reports that hadn't already been circulated.

EDD Cllr Skinner will reserve his report for taking questions during item 10.

8. Finance:

i) to approve retrospective payments,

Proposed: Cllr Bradshaw, Seconded: Cllr Game

ii) and bank reconciliation

Proposed: Cllr Game, Seconded: Cllr Bradshaw

iii) church grant for maintenance/grass cutting request

Proposed: The Chair initially proposed £150 toward maintenance for the PCC, due to general inflationary costs and a restricted precept. However after hearing the PCC member present, request further consideration of the original sum (£350), the Council agreed with the PCC member to defer the decision until the next meeting in March, for further debate and also requested their latest accounts.

9. Planning - report Cllr Bradshaw

22/2592/CPE Bowerwood Farm, Broadhembury - No objection

22/2686/VAR Maglea Barn, Kerswell - Noted

22/2570/FUL The Bothy, Dulford - Support

22/2672/FUL Broadhembury Barton - Support

22/2414/FUL Blackdown Barn, Kerswell - No objection

22/2726/FUL Wishes, Broadhembury - Support

22/2697/FUL Pitney Water Storage Tank, Broadhembury - Support

22/2420/PDQ Barn at Kerswell - No objection

22/1932/FUL Land at Hanger Farm - Supported

22/2389/PIP 1 Colliton Cross, Broadhembury - Not Supported

10. Response to East Devon's Local Plan:

CLT member, Rob Phillips, was invited to speak by the Chair, and gave an overview why the CLT did not support the EDLP and referenced their response letter attached to the agenda.

The Chair briefed members of the public on the facts surrounding the EDLP in relation to the Parish, specifically 10 new houses, the redrawn boundary (see map) and invited them to speak.

Speaker 1: Main concern was around an inadequate infrastructure unable to support further housing in East Devon generally, listing transport, sewerage, education and medical needs.

Speaker 2: Main concern was sewage and sited similar problems in Kerswell where development ended up on the main sewage system causing many issues for the village.

Speaker 3: Broadhembury was an amazing heritage asset and felt further building would be detrimental to the layout of the site.

The Chair invited EDD Cllr Skinner to speak:

EDLP (312 pages) was the result of many years work to get it to this point of going to the public for consultation. This was an opportunity for parishioners to have their say and Cllr Skinner felt that choice was important in this process and it was not for him or other Officers to say what should happen and where, but to help drive the consultation process to bring about the results of a community response to the proposals contained within the EDLP.

Cllr Game questioned the phrasing of some of Cllr Skinner's statements and pointed out the settlement boundaries had been moved by EDDC, meaning there was no need to have affordable housing, something the PC and CLT had identified a need for. This demonstrated a conflict between what EDDC were driving for and what the community would like.

Cllr Skinner agreed this was right, but through the consultation process, the issue could be raised and fought for and reiterated the importance of getting the PC's points within their response to the consultation.

Speaker 4: Questioned whether the other sites had been withdrawn

The Chair explained this wasn't quite how it worked, that the sites stay on the table, but not as the preferred sites that the planners want at this stage.

Cllr Skinner reiterated again this was a consultation process and for everyone to get their points in to EDDC and that he had no personal agenda.

Cllr Game expressed concern at the consultation response possibly being ignored.

Speaker 5: Questioned who changed the boundaries?

Cllr Skinner said he wasn't in favour of boundary lines as it tended to drive housing into those areas, ignoring other sites, and it would've been the Officers who draw the lines where they deem appropriate, in order to bring in opportunity.

CLT member Rob Phillips said the reintroduction of this settlement boundary line had generated a lot of feeling amongst the community. He went on to point out that the site had been previously rejected in 2016 by 60% of respondents, the CLT polled its members in 2021 with 85% objecting to the site, even for affordable housing. However EDDC are aware of a landowner that wants to work with the CLT with regards to affordable housing.

Due to Landowner Confidentiality - the CLT can't divulge where that site would be. However, the CLT can not act without community support.

Cllr Dunford-Brown asked if the PC knew what the parish wanted in terms of housing.

The Chair reminded the Cllr that an independent survey was carried out about 18 months ago, that showed four affordable dwellings were required.

The Chair asked the Parish Cllrs to vote if they were in favour in principle to support development on the site discussed.

Resolved: 3 votes against, and 5 abstained

The Chair advised he would draft a letter reflecting these views on behalf of the PC and circulate to Cllrs before sending to EDDC. This would also include the issue about not being able to agree to any further housing development due to discharges into the River Tale, as any housing within the parish would have to be connected to the mains drainage.

Speaker 6: Are the Council not in favour of affordable housing?

Chair: Yes, in principle.

Speaker 7: Did the EDLP page 107 grouping of parishes, mean that Broadhembury could satisfy its affordable housing need in another parish?

Chair: Yes, in theory, but not really meant to outsource your housing problem to another parish and also that part of the local plan will become defunct, in favour of the service village concept.

11. **AONB** - no other business to report.
12. **DATE OF NEXT MEETING: 21st March 2023 at 7.30pm**

The Meeting was closed at 8.32pm.