

MINUTES

ORDINARY MEETING OF THE PARISH COUNCIL at the MEMORIAL HALL on 19th March 2024 @ 7:30pm

PRESENT: Mrs E. Bradshaw (Deputy - chaired meeting), N. Howgill, Mrs J. Keeling, Mrs J. Rock (Minutes)

IN ATTENDANCE: 5 members of the public

AGENDA

- 1. Apologies accepted by the Council:** Apologies received and accepted from Cllrs B. Nelson, C. Ledward, S-A Bird, R. Dunford-Brown, D. Hinshelwood and Mrs J Henderson (Parish Clerk).
- 2. Members to declare any interests:**
Resolved: None
- 3. To consider and approve the minutes of the Ordinary Meeting of the Parish Council held on 16th January 2024:**
Proposed by Cllr Keeling, seconded by Cllr Howgill and all in favour.
- 4. Matters arising:**
One matter arising (Playground tree) which is already on the agenda.
- 5. Correspondence received, not already circulated to members, if any:** None received
- 6. Public session- in relation to items on this agenda. or raise issues for future consideration at the discretion of the Chair.**
BNCLT Chair gave a verbal report (Appendix A at the end of these minutes)
- 7. Reports from EDDC, DCC and Police, if any:**
EDDC and DCC reports previously circulated. Cllr Keeling - disappointed that there has been no feedback from EDDC in respect of traffic calming/speed awareness in any of their reports. Edwina mentioned that the Section 106 monies enquiry for the playground had also not been responded to.
- 8. Finance -**
 - i) To approve the bank reconciliation to the end of February 2023**
RESOLVED: Proposed by Cllr Keeling, seconded by Cllr Howgill and all in favour.
 - ii) To approve schedule of retrospective payments to March 8th 2024**
RESOLVED: Proposed by Cllr Howgill, seconded by Cllr Keeling and all in favour.
 - iii) To consider TRIP request for a donation.**
RESOLVED: It was noted that this service is servicing 18 residents in Broadhembury. All agreed to the £50 donation Proposed by Cllr Howgill, seconded by Cllr Rock.

9. **To consider costs incurred in removal of a fallen tree from Broadhembury play area, that blocked the road. NB. These costs were not authorised by the Council. RESOLVED:** Edwina announced that we had received a note* from the Clerk stating that our insurers Aviva will meet the claim for the tree removal and costs of the damage it has caused. The Clerk has the claim reference number and Cllr Bradshaw handed over the matter of quotes (fencing and bench) to Mike Drewe to progress.
10. **Planning report**
Egremont Farm, Payhembury EX14 3JA (24/0452/AGR), proposal: Agricultural building to be used for agricultural purposes - mention of the 4 executive houses
Orchard View, Payhembury EX14 3JA (24/0305/FUL) proposal: The erection of an agricultural building with solar panels - supported in principle
Lane End Farm, Broadhembury EX14 3LU (24/0264/FUL) proposal: Retrospective agricultural livestock building - supported
Knowles Wood Farm, Kentisbeare EX15 2EU (24/0023/CPE) proposal: Certificate of existing lawful use for a C3 dwelling in breach of the agricultural occupancy condition - supported
11. **A.O.B.** - no other business
12. **Date of next meeting -
21ST MAY 2024 AT 7.30PM
Annual Parish Meeting followed by
Annual Meeting of the Parish Council followed by
Ordinary Meeting of the Parish Council.**

*** Actual wording of Clerk's note as follows:**

So our insurance company - AVIVA, have come back to me late this afternoon to say that yes, we are responsible for the tree and the damage it has caused. They require photographs, invoices and quotes relating to all works required to fencing, bench and clearing etc. I understand the date it happened was 26th February.
Our Claim number is 4503078389

Meeting closed 7.51pm

Signed:
(CHAIR)

DATE:

APPENDIX A:

19th March 2024

Land west of Lawrence Close: status update from BNCLT

BNCLT has been very actively engaged with this project over the past two months.

On January 22nd we held a video meeting with the Landowner's advisers, together with Cassandra Harrison of EDDC and Jay Lambe from Middlemarch. We put an outline proposition to Mr & Mrs Pyle via their advisers.

In early February we received an approach from the Landowners with an alternative outline proposition. We were encouraged by this but also aware that our response needed a robust focus on what was possible and what was not.

At a further meeting with our advisers and Cassandra Harrison on 26th February we were able to shake down more detail, which enabled us to begin drafting a formal proposition to the Landowners. This was sent to them on March 6th.

We have yet to receive a response but are encouraged that the Landowners have engaged with us this far. We will be as flexible as circumstances allow to reach an outcome that meets each party's objectives as closely as possible.

With a positive response from the Landowners for this project, we anticipate that the community would support it too. We also know that EDDC would like to support BNCLT with initial feasibility funding for the project if terms between BNCLT and the Landowner can be agreed, and a suitable Registered Provider identified.

Contact has already been made with two Registered Providers who would be interested in progressing talks once Heads of Terms are agreed.

The key to success in providing these much-needed affordable homes to rent in our parish is a well-structured and realistic plan that acknowledges the regulatory framework. We have naturally also kept in mind the Landowner's objectives because, without their co-operation, progress would not be possible.

We do not currently know how long it will take to reach an outcome – or what that outcome might be. We will continue to keep the community updated when there is further information to share.

Steve Chipperfield (Chair)

On behalf of the BNCLT Trustees