

THE MINUTES OF FARRINGDON PARISH COUNCIL MEETING
held on 20/07/2021 at the Farringdon Village Hall

Meeting started at 8.00 pm

1. **Attendees** *Chair J Hutchings, Vice Chair N Hodges Cllr B Pearce Cllr A Hill . Clerk A Sayers , 2 members of the public*
2. **Apologies of absence** *District Cllr E Rylance, Cty Cllr S Randall-Johnson Parish Cllr J Chanot*
3. **Declarations of interest in items on the Agenda** *none*
4. **Questions from the Public (15 mins only).** *Members of the public participated*
5. **Reports** *None submitted*
6. **Report from Chair** *none*
7. **To confirm the Minutes of the 16/06/21**
PC approved minutes and Chair J H signed off

8. **Planning –**

- a. **21/1719/PDR Proposal: Change of use from agricultural to flexible commercial use (class B8)**

Location: Rosamondford Farm Perkins Village EX5 2JG

Applicant: Mr S Slade Rosamondford Farm Perkins Village EX5 2JG

The PC reviewed the application and concern was raised that the location was not suitable for a transport hub and would have a major negative impact on local residents. Strong concerns regarding this application had also been submitted to the PC by several local residents. The road was far too narrow. The application did not comply with the Farringdon Neighbourhood Plan Policy Farr 6 . It was agreed that a site visit would be useful to confirm the concerns re transport access. Councilors to arrange and advise. Clerk advised that she had been in contact with the Aylesbeare Parish Clerk re the application. It is understood that Aylesbeare PC supports the concept of farm diversification but cannot support this application because of the doubt over the number of vehicle movements caused by the undefined new uses. Aylesbeare PC is also concerned that storage operations would require additional hardstanding for an unknown quantity of vehicles to park and to allow turning. The lane to the farm is extremely narrow and has limited width, poor alignment and substandard junctions.

- b. **Any other planning matters - none**

9. **Parish Council Matters**

- a. **Parishioner Concerns-** *continued concern re possible unauthorized development at rear of Poplars Farringdon. Also continuing concern of unauthorized parking of vehicles for very long stays at lay bye off A3052- Chair requested re investigating parish council bye law status to control car parking.*

- b. **Consultant re Air Pollution –** *awaiting information from Cllr J Chanot*

- c. **Any other Parish Council Matters -none**

10. **Finance**

- a. **HSBC Statements for both accounts, receipts received & payments made.**

The monthly bank statement was reviewed by the PC and approved.

Statement 03/06/21 – 02/07/21 (Sheet no. 393)

	Paid Out	Paid In	Balance
02/06/21 BALANCE CARRIED FORWARD			£9,415.00
15/06/21 BP Chess ICT Ltd.	72.00		9,343.00
28/06/21 SO SAYERS S A	305.36		9,037.64
01/07/21 SO PAYROLL 4 BUSINESS	10.00		9,027.64
02/07/21 BALANCE CARRIED FORWARD			£9,027.64

- b. **Cheques to be drawn /payments to be made - none**

- c. **Any other financial matters - none**

11. **Correspondence to Be Circulated** - none
12. **Matters Arising-** none
13. **Items at Chairman's Discretion** - none
14. **Confirmation of next PC meeting** September date to be confirmed. Cllr NH advised that he is unavailable during second week September 2021
Chair closed meeting at 9.20pm

Parish Clerk

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THE MINUTES OF FARRINGDON PARISH COUNCIL MEETING
held on Wednesday 16th June 2021 at the Farringdon Village Hall.8pm

Meeting started at 8.15pm (late due to technical difficulties setting up)

3. **Attendees** Chair J Hutchings, Vice Chair N Hodges Cllr B Pearce Cllr A Hill
Cllr J Chanot. Clerk A Sayers , 2 members of the public
2. **Apologies of absence** District Cllr E Rylance, Cty Cllr S Randall-Johnson
3. **Declarations of interest in items on the Agenda** Cllr A Hill Planning 8d
Cllr. B Pearce Planning 8a
4. **Questions from the Public (15 minutes only).** Members of the public participated
5. **Reports** None submitted
6. **Report from Chair** Chair welcomed everyone back to the village hall and advised that despite Covid restrictions advised it was good to see everyone in person again.
7. **To confirm the Minutes of the Annual Parish Meeting/The Annual Parish Council Meeting /Farringdon Parish Council Meeting 4/05/21**
PC approved minutes and Chair J H signed off
8. **Planning –**
 - a. **21/0913/FUL Proposal: Change of use of part of garden to dog day care facility including construction of kennel building covered run fenced enclosure and associated works. Location: Hazel Cottage Farringdon EX5 2JZ Applicant: Ms I Kendall-Torry Hazel Cottage Farringdon EX5 2JZ**
The PC supports this application on several grounds.
 - This business represents sustainable development in existing garden space.
 - It is a small rural business in keeping with Policy Farr 7 of the Farringdon Neighbourhood Plan
 - The matter of noise has been addressed with the statement of intent
 - With such small volume of vehicles it seems unreasonable that Highways concerns are being over cautious.
 - The PC is of the opinion that it is highly unlikely that a maximum number of 8 dogs would have a negative impact on the amenity of local residents compared with other far larger businesses in close proximity.
 - b. **21/1310/FUL Proposal: Single storey extension to rear of existing garage Location: Linhayes Farringdon EX5 2JE Applicant: Mr Nigel Berisford Linhayes Farringdon EX5 2JE**
The PC had no concerns
 - c.**21/1447/FUL Proposal: Installation of 2 front dormer windows and front porch. Location: Oak House Withen Lane, Farringdon EX5 2JH**
The PC had no concerns

d. 21/1436/FUL Proposal: New build 3 x bedroom retirement bungalow with two parking spaces. Applicant: Mr Mike Palmer Park Farm Farringdon EX5 2JD Location : Park Farm Farringdon EX5 2JD *Cllr A Hill declared an interest and left the building whilst the PC discussed the application.*

The PC fully supports this application. We are aware there are three generations of family living here and that the applicant wishes to free up the larger family home and build a retirement home for himself.

-The proposed bungalow is well screened

-It will be in a large plot

-It is single storey

-It has a slate roof

-It is a traditional design and a 3 bedroom retirement property of the correct size. The PC unanimously agreed that the proposal fully complies with the Farringdon Neighbourhood Plan Policy Farr 5

Cllr A Hill re entered the building

e. 21/1481/FUL Proposal: Retrospective application for change of use to caravan site with 8 caravans for short stay workers accommodation Location: Crealy Theme Park and Resort Sidmouth Road Clyst St Mary EX5 1DR Applicant: Mr Chris Down, (Maximum Fun Devon Ltd) c/o Agent Sidmouth Rd Clyst St Mary

The PC agreed to support this application on the proviso that the caravans are used only as described in the proposal - for short stay workers accommodation.

f. 21/0403/FUL Proposal: Demolition of existing barn, dairy and milking parlour, replacement single dwelling. Location: Greendale Farm Greendale Lane Clyst St Mary EX5 1AW Applicant Mr Adams Greendale Court Greendale Lane Clyst St Mary EX5 1AW

The PC had no concerns

g. 20/2297/MFUL Proposal: Change of use of land from agricultural to vehicle storage associated with the existing Mercedes Benz operations at Hill Barton Business Park with proposed access and landscaping arrangements, drainage basin and the installation of security fencing and lighting. Location: Land at Hill Barton Sidmouth Road Clyst St Mary. Applicant: Mr Troy Stuart c/o Agent McMurdo LPD Mrs Catherine Baddeley 4 Baring Crescent EX1 1L

Cllr B Pearce declared an interest, and did not participate.

The PC had strong concerns to this proposal as submitted previously and re iterated that this application is in total contravention of the Neighbourhood Plan and must be refused.

h.21/1151/FUL Proposal: Extension to the rear of existing commercial warehouse with one new side shutter door and one new rear personnel door. Location: Unit H Mushroom Road Hill Barton Bus. Park Clyst St Mary EX5 1SB. Applicant: Zuhaib Judge 102 Dalton Avenue Birchwood Warrington WA3 6YE

The PC had no concerns

9. Parish Council Matters

a. Parishioner Concerns- *Chair JH informed the PC on the work being undertaken at Farringdon Cross by Devon Highways to help alleviate the flooding problem. The culvert is blocked with rubble and hardcore and until this is removed flooding will continue to be a problem. Also requested clerk chase up PC letter re enforcement*

b. Consultant re Air Pollution – *Cllr J Chanot agreed to contact air pollution consultants. Clerk to forward Curload Consultants details to Cllr. J C*

c. Parish Council website annual charge from Chess Broadband *Clerk had liased with Nigel Dutt re the village website not working. ND advised BT no longer hosting websites for PCs for free. Chess Broadband agreed to continue to host the site but there would be an annual charge of £60 + vat. (£72) Clerk had paid and site now functioning*

d. Any other Parish Council Matters- *none*

10. Finance

a. HSBC Statements for both accounts, receipts received & payments made.

The monthly bank statement was reviewed by the PC and approved.

Statement 03/05/21 – 02/06/21 (Sheet no. 392) reviewed by PC

	<i>Paid Out</i>	<i>Paid In</i>	<i>Balance</i>
02/05/20 BALANCE CARRIED FORWARD			£10,139.52

04/05/21 SO PAYROLL 4 BUSINESS	10.00		£10,129.52
28/05/20 SO SAYERS S A	305.36		£ 9,824.16
01/06/21 SO PAYROLL 4 BUSINESS	10.00		£ 9,814.16
BP Zurich Insurance	399.16		£ 9,415.00

02/06/21 BALANCE CARRIED FORWARD			£9,415.00
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b. Cheques to be drawn /payments to be made *none*

c Annual Governance and Accountability Return 20/21

1. The Annual Internal Audit Report is received and noted -PC approved
2. The Annual Governance Statement (Section 1) is approved- PC approved
3. The Accounting Statements (Section 2) are approved- PC approved
4. The Certificate of Exemption is approved - PC approved

Following above approval, the Chair JH and Clerk AS signed the Annual Governance Statement and the Chair signed the Accounting Statements

- The Clerk (as RFO) set the commencement date for the exercise of public rights To be from 23 June 2021 to 3 August 2021. Clerk also advised the notice will be on the PC webpage of the village website under Accounts

*-The Certificate of Exemption was signed by the Clerk (RFO) and Chair J H
The Clerk undertook to send the Certificate of Exemption to the External Auditor before 30/06/21 as required.*

d. Any other financial matters- *Cllr NH suggested that monies be made available to update the PC website. The PC agreed to £200 to be included for this in the 2022 Precept.*

11. Correspondence to Be Circulated - *none*

12. Matters Arising- *none*

13. Items at Chairman's Discretion - *none*

14. Confirmation of next PC meeting *The PC agreed the next meeting is to be held on July 20th 2021. 8 pm at the village hall. Chair closed meeting at 10.15pm*

Parish Clerk S A Sayers