

at 9.15 pm.

Signed: W. K. Boundy
Dated: 20th Jan. 1999.

Thelbridge Parish Council
Wednesday 20th January 1999
at 8pm

Present: Councillors W. K. Boundy
" " S/D Hayes
" " B. Gillbard
" " K. Webber
" " David Pugsley - Chairman M.D.D.C

Apologies: Councillors T. Gibbon
E. Cole
G. Webber

Minutes of the last meeting were read and adopted as a true record.

The Precept: The Clerk advised the Councillors that the Council had a total of £439.74 in the Bank with only the Clerk's ^{part} salary of £100 to be taken before the precept would be paid in. It was discussed and agreed that we would ask for a precept of £550.00 to be claimed for the coming year.

Correspondence: Final recommendations on the Electoral Arrangements for the future of voting within the District Council had been finalised. West Creedy Ward had been amalgamated with Sandford, thus becoming a two member ward. This decision had been taken by the Boundary Commission, despite all local Councils being locally against the proposal.

Speed Restriction at Nomaneland: The District Council have decided to reduce the speed limit in Nomaneland from 50 mph to 40 mph. The Clerk had written after consultation with all Councillors to recommend this restriction be brought in. The Cruxys Marchard Parish Council, however, wanted the limit to be reduced to 30 mph and have decided to object to 40 mph although they are unlikely to have this reduced to 30 mph is completely unenforceable.

Planning Application: It was decided by the Councillors present to recommend Planning permission to Ken Birch's proposal to extend his first floor house.

Highways: Highways Department of the Mid Devon District Council had written in reply to our letter in connection with the drains and drains that were blocked within our Parish. They informed

is that they would be taken care of,
if not already been dealt with.

Cheques written out since the last meeting:

27-4-98	£100	Part Clerks Salary
25-5-98	£67.60	Comhill Insurance
28-5-98	£20.00	Threlbridge Parish Hall
25-6-98	£97.88	Audit Commission
12-12-98	£200.00	Part Clerks Salary

Any other Business: The Clerk agreed
to write a letter to Mid Devon Highways
in connection with the flooding at
Millbarn Cottage.

There being no further business the
meeting was closed at 10 pm.

Signed: W. K. Bundy
Dated: 18th March 1999

Thelbridge Parish Council

Thursday 18th March 1999

at 8pm

Present: Councillors W. K. Boundy
S. J. D. Hayes
B. Gillbard
K. Webber
E. Cole
District Councillor R. Quick.

Apologies: Councillors T. Gibson
G. Webber

New Clerk: Mr Dennis Day was proposed by Councillor Hayes and seconded by Councillor E. Cole. Mr Day has been approached and is willing to stand as Clerk.

Planning Applications: Mrs Roberts, site at top of Witheridge, Application to build a 4 bedroom house/bungalow. - This planning application was discussed by members present and after some considerable discussion a vote took place. This resulted in 3-1 to grant permission. The Clerk would write to Council accordingly.

Signpost at Thelbridge: Complaints have been made to the Highways Department with respect to the poor state of the

wooden signpost at Thelbridge. The Highways Department proposed to deal with this situation by replacing the signpost with an Aluminium signpost and were interested to know what local opinions would be. It was noted by a member of the Council, who had sought local views, that a strong objection was to be sent to the Highways Department as it would be out of character with the Pub's image.

By other business: It was reported that the road between Doctors Corner and the Thelbridge Cross Inn is caving way. Clerk to write informing Highways Department. Here: being no further business the meeting was closed at 9.25 pm.

Signed: W. K. Boundy
Dated: 17th May 1999

Thelbridge Parish Council A.G.M.

Monday 17th May 1999

at 8 pm.

Prior to opening the A.G.M. of Thelbridge Parish Council.

The Chairman introduced Mr. Day, the Parish Clerk designate to the Councillors.

Present:- W. K. Boundy.

T. H. Gibbon.

B. W. Gillbard.

K. E. Webber.

G. J. Webber.

E. E. Cole.

Apologies:- S. J. D. Hayes.

Minutes of the last A.G.M. were read and adopted as a true record and signed by the Chairman.

Election of Officers:- Chairman Councillor. W. K. Boundy. Vice Chairman Councillor T. H. Gibbon. Clerk D. A. B. Day. (Salary to include expenses £300).

Accounts:- Deposit account £811.36

Current account. £155.38.

As at the 17 April 1999.

It was agreed the the clerk should discuss with Mr. Ball, the owner of The Thelbridge Cross Inn, the possibility of exhibiting Parish Council notices on his notice board as well as the Thelbridge Church.

There being no other business the meeting closed at 8.30pm.

Signed:- W. K. Boundy

Dated:- 30th May 2000.

Thelbridge Parish Council meeting

Monday 17th May 8.30pm.

Present:- Councillors W.K. Boundy.
T.H. Gibson.
B.W. Gillbard.
K.E. Webber.
G.J. Webber.
E.E. Cole.

Apologies:- S.J.D. Hayes.

Minutes of the last meeting were read and adopted as a true record and signed by the Chairman.

Insurance:- It was agreed that the sum of £72.80 would be paid to Cornhill Insurance Group to continue the Parish Council current insurance for a further year.

Planning applications:

4/50/99/2449.

Outline for the erection of 9 dwellings with associated vehicular access and road layout land adjacent to the Ark, Thelbridge. After discussion the application was agreed in principal, although concern was expressed to the proposed vehicular access in particular to the north of the development.

4/50/99/2459

Erection of a Stable block part OS4685 Womansland Thelbridge. No objections were raised to this application.

The Clerk to write to the Council accordingly.

Correspondence:- Devon Air Ambulance request for Parish Council to consider raising their precept in an effort to provide funding for their service. After discussion it was agreed by all the Councillors, that as the

Precept was not set until November, a sum of £50.00 would be sent to this worthwhile cause. Consideration would be given to any further funding when setting the Precept.

Any other Business: Concern was again expressed over the state of the road between Doctors Corner and The Thelbridge Cross Inn. The Clerk said that he had received notification that the authority had received his letter of complaint on behalf of the Council. It was agreed by all Councillors that follow up action should be taken by the Clerk, stressing the flooding and subsidence problems.

The Chairman gave a vote of thanks to both Mr. & Mrs. Gibson for the work they had carried out on behalf of the Council as Joint Parish Clerks. This was fully endorsed by all Councillors.

There being no other business the meeting closed at 9.50 pm.

Signed: - W. K. Boundy

Dated: - 4th June 1999

These minutes are an annex to the Thelbridge Parish Council meeting held on 4th June, 1999.

Special General Meeting held on 4th June 1999.

The meeting was called to discuss a Planning Application for a development of 9 dwellings with associated vehicular access and road layout at land adjacent to The Ark Thelbridge.

Present: - W. K. Boundy.
E. E. Cole
T. H. Gibbon
B. W. Gillbard
S. J. D. Hayes.
G. J. Webber.
K. E. Webber.

Solicitor: - Mr. P. Pugsley.

Applicant: - Mr. B. Curtis

Council for the Protection of Rural England: - Mrs. S. Andrews.

District Councillor: - Mr. Roger Quick. and 31 Residents of the Hamlet of Noman Island.

Councillor W. K. Boundy, Chairman of Thelbridge Parish Council chaired the meeting.

Mr. B. Curtis was invited to address the meeting and to outline his reasons for his planning application. Mr. Curtis said that he had lived in Noman Island for 15 years and was fully conversant with village life, he said that the erection of 9 houses in this area of the village would in fact be a focal point, he would be creating a village centre comprising of low cost housing with traditional design. The area could have 10/12 such dwellings, but his plans were to reduce that number to 9 keeping the development as far away from existing bungalows as possible. The centre of the development would feature a Millennium Oak tree with cobbled

walk ways. The plans showed two parking spaces for each home, Mr. Curtis also explained his reason for having a vehicle turning area. In reply, many residents of the hamlet agreed that the new houses would mean additional traffic and add to the problems of parking that currently exist.

Mr. Morgan - resident queried the roadway designated as a turning, as it partly belonged to him. Mr. Curtis disputed this.

The Chairman invited Mr. Smyth to outline his opposition to the planned development, as he was the main spokesman for the residents of the area.

Mr. Smyth said that currently the area adjacent to the proposed development area consisted of single storey dwellings and the introduction of 9 houses would not be in keeping with the character of the north side of the hamlet.

Mr. Smyth further pointed out that there were listed buildings in the area, The Ark being one of them.

The road running along side the development area is very narrow and is the preferred route for Agricultural and Heavy Goods vehicles joining the B3137 from the North Devon link road.

Mr. Smyth went on to raise specific points to the Deposit Draft Mid Devon Local Plan. He concluded by saying that if the Council were mindful to grant outline planning permission in principle on the site the residents would wish that:-

- a) is sympathetic to the character of the hamlet, and would allow open space within its heart
- b) is limited to a few dwellings of such design and construction to reflect those currently adjacent to the site.
- c) acknowledges the presence and importance of these listed dwellings adjacent to the site and protects their environs.
- d) Creates within its bounds an amenity for use by young & old alike in the form of a village green or similar provision

The Chairman thanked Mr. Smyth for his contribution.

The Chairman invited Mr. Pugsley, Solicitor representing two of the

Residents currently living adjacent to the area to speak on their behalf. He said that the type of housing planned should go into the right location with facilities for new residents - currently there were none. He went on to say that houses should not be placed in an area that warrant longer journeys by road, and objected further on the grounds that the proposed development is contrary to many provisions of the Devon Structure Plan. first review 1995-2001 written statement policy. SI (c).

The Chairman thanked Mr. Pugsley for his contribution and invited Mrs S. J. Andrews, Council for the Protection of Rural England. to give her views.

She said that this particular application highlighted the anomaly that Nomanland had no Parish Council of its own, but falls within the ambit of 3 different Parish Councils, and has suggested to Mid Devon Planning Authority that a separate Parish Council be set up, so that local people are seen to be consulted.

She went on to say that it is very important that the character of the village is an open space. She went on in detail to raise various points within the plan which contravened the Devon Structure Plan Policy.

The Chairman thanked Mrs Andrews for her contribution, he then invited Mr. Quick, District Councillor to speak. Mr. Quick said his role at the meeting was really only a watching brief, but had to remind all present that the planned area for development was within the settlement area. In reply to a question regarding sewage he said that he understood that SW water board were in agreement with the development and they would be able to use the main sewer.

Mrs Smyth said that the planned development would increase by 1/3 the present number of homes with no change to the infrastructure.

Jane Price said currently there were 30 children under the age of 13 and play areas were required.

Mrs Smyth challenged Mr. Quick on his reply regarding sewage problems. Mr. Quick replied that his reply was in line with the response from S.W. Water Board, but the environment agencies will make

their own decisions.

Mr. Smyth said that if a development was to take place in the hamlet, the local residents should have an input, to which type of development it should be, and retain a part of the proposed development as a project for the Millennium.

Mr. Curtis said that he was not in a position to reply to Mr. Smyth but his plan provided open space and walk ways and would be an attractive centre.

In Reply Mrs Smyth said that this would not be a centre but a secluded development.

Mr. Gibson said that centres of village life were not constructed but evolved around the local inn, in this case The Mount Pleasant.

Mr. Curtis said that he would be happy to meet with Mr. Smyth.

There being no other business the meeting closed at 9.00pm.

The Chairman thanked all present for coming.

W. H. Boundy
12th August 1999

Thelbridge Parish Council meeting:

Friday 4th June 1999 at 10.00pm.

Councillors Present: - W.K. Bourdy.
T.H. Gibson
B.W. Gibbard
K.E. Webber.
G.J. Webber.
K.E. Cole.
S.J.D. Hayes.

District Councillor: - R. Quick.

Minutes of the last meeting were read and adopted as a true record and signed by the chairman.

Matters arising:- During the absence of the Parish Clerk, Mr. Gibson received several complaints from the residents of the hamlet of Nomanstand regarding planning applications 4/50/99/2459 and 4/50/99/2449. It was agreed with all Councillors that both these applications which had been agreed with conditions would if possible be retrieved from Mid Devon Planning Authority and an extension applied for. Mr. Gibson obtained an agreement from the Planning Authority for an extension of a reply until 8th June 1999.

All Councillors agreed that the application No. 4/50/99/2459 for erection of a stable block at OS 4685 Nomanstand be objected to, in light of complaints received from local residents. Mr. Gibson wrote to Mid Devon District Council Planning Authority objecting on the grounds of the size of the stables, noise, smell, and the possibility of flies.

Upon Mr. Day returning from holiday and after consultation with the Mid Devon Association of Parish Councils and agreement of the Chairman, a special General Public meeting was called on 4th June

1999 at 8.0pm. to listen to the views of all residents of the three Parishes covering the area of Nomansland to Planning application n/50/99/2449. Bernie Curtis The Ark, Nomansland outline for the erection of 9 dwellings with associated vehicular access, and road layout, land adjacent to the Ark Nomansland.

The state of the road between Doctors Corner and the The Bridge Cross Inn.

District Councillor Roger Quick informed the Council that the state of the roads in general were deplorable and he was taking this up with the Highways Authority.

Correspondence:- The Clerk said that he had received a letter from Noyds Bank asking for specimen signatures of Councillors charged with signing cheques. This was due to the change of Clerk.

Planning:- Application n/50/99/2449 was fully discussed by all Councillors taking into consideration all that had been said at the Public meeting. All Councillors agreed that the residents would like to see single story dwellings replace the proposed terraced and detached houses, it was further agreed that a meadow/Play area was a better village feature than the proposed Millennium oak, with cobbled walkways.

After further discussion it was agreed that a maximum no of 6 single storey dwellings should replace the planned 9 homes.

The parking problems and access onto the B3137 was also considered to be a problem area. It was unanimously agreed that the Clerk be instructed to write to Mid Devon Planning Authority accordingly.

Other Business.

The Clerk read a letter from Mr. Smyth which had been handed to the Chairman following the Public meeting.

Councillors considered that their response to Mid Devon District Planning Authority was in line with the sentiments expressed.

District Councillor Roger Quick informed the Council that in light of their support for Planning application No 4/50/99/2191 in respect

of Mrs. E. Roberts, he had arranged for this application to be re-submitted.

Mr. Quick also raised the possibility of a Planning application from Mr. James that could come before the Council, this was to erect a covered unit to house tractors on his premises. All Councillors agreed to support the application upon condition that all vehicles turned within the confines of his premises, and did not continue the current practice of reversing out onto the B3137 which was considered by Councillors to be very dangerous; the Clerk was instructed to reply to Mid Devon Planning Authority accordingly, when the application was received. There being no other business, the meeting closed at 11:20pm.

Signed: - W. K. Boundy

Dated: - 18th October 1999

Minutes of a Parish Council Meeting

Held on 12th August 1999 at 8.0pm.

Councillors Present: W. K. Boundy. Chairman.

E. E. Cole

T. H. Gibson

S. J. D. Hayes

G. J. Webber.

K. E. Webber.

District Councillor. R. Quick.

Eighteen members of the public, all residents of the Hamlet of Nomanland.

Apology for absence received from Councillor Gilbard.

Public session.

The clerk read the minutes of the last Public Meeting held on 4th June 1999. These were agreed by all present as a true record and was duly signed by the Chairman.

The Chairman invited Mr. Smyth to address the meeting as the spokesman of the residents. Mr. Smyth thanked the Chairman and went on to state the case against Planning Application No 4/50/992449, which he wished the representatives of the Council to put forward at the site meeting with the Planning Working group to be held at 11.45 13th August 1999. The bullet points were presented in written format and Mr. Smyth amplified each point that had been made.

The Chairman invited Mr. Quick District Councillor to respond. Mr. Quick said that some of the points that had been made, had already been looked into by the various departments that had responsibility for ensuring that the Planned development did not contravene regulations and had

raised no objections. Mr. Quick went on to say that any development had to meet Planning regulations and this would be decided by the Planning professionals.

Mr. Smyth responded by asking Mr. Quick if he would be prepared to hand all the Bullet Points to the Planning Working group at the site meeting. Mr. Quick replied that he would be pleased to do so.

A further lengthy discussion took place on the detail shown on the block plan, the outcome was that the residents present in essence, favoured the recommendations that had been made by the Parish Council, in a letter dated 5th June 1999.

Mr. Quick asked for details of what the residents were seeking. After further discussion the residents agreed that they would prefer 6 dwellings to replace the proposed 9. That the 2 metre wall facing the current dwellings be deleted from the plan, that the Millennium oak be deleted from the plan, that area to be added to the play area proposed, also Homes shown as 1. 2. 9. be deleted from the block plan.

The Residents of Romansland left the meeting.

Councillors discussed how the proposed plan could be amended. Mr. Quick explained the Planning constraints that the Planning Authority had to adhere to, also that rejection could mean that the applicant could go to appeal, and more homes than planned could be built.

The Councillors considered that as the residents objections were basically in line with the Council's response and they had come a long way from their original stance of total rejection. That the Council's representatives at the site meeting would support the residents.

After further discussion it was agreed that Councillors W.K. Bourdy and G. Webber with the Parish Clerk would represent the Council at the site meeting.

The Clerk asked for Council approval to the letter he had written to the Audit Commission on the cost to the Parish for.

auditing their accounts. District Councillor R. Quick suggested that Secretary Solicitor to the Council Mrs Shadbolt should be contacted. Due to the lateness of the hour, the Chairman brought the meeting to a close at 23.20 hrs.

Signed: - W. K. Boundy

Dated: - 16th October 1999

Minutes of a Parish Council Meeting

held on 18th October 1999 at 8.0pm.

Councillors present: - W.K. Boundy. Chairman.
S.J.D. Hayes
K.E. Webber.
B.W. Gilbard.

Mid Devon District Council Chairman D. Pugsley.

County Councillor M. Lee.

18. Residents of the hamlet of Somersland.

The Chairman welcomed the Chairman of Mid Devon District Council and County Councillor M. Lee to the meeting.

Apologies for absence were received from Councillors T.H. Gibson, E.E. Cole, G.J. Webber and District Councillor R. Quick.

The Chairman explained the Agenda to the meeting and said that any matters relating to the developments proposed for Somersland would be taken under Planning, later in the meeting and at that point, residents could express their views.

Public Session

No questions were raised.

Minutes of previous meetings 4 June & 12 August 1999 were read and agreed. These were duly signed by the Chairman.

Matters arising

The Clerk read a reply to a letter written to the Audit Commission regarding the time charged for auditing the Parish Council accounts. Mr. Pugsley, Chairman Mid Devon District Council said that Halbridge Parish was not alone in their complaints, as all Councils are complaining in a similar vein, he said that possibly a Triannual audit could help to solve the problem.

Financial Statement

The Clerk said that in line with Audit Commission recommendations

an internal audit had been carried out in September, this was presented in written format with supporting evidence, this was agreed by the Councillors and duly signed and dated by the Chairman.

Correspondence.

The Clerk read out the headings of various items of correspondence received from Mid Devon District Council, there were no queries raised by Councillors.

Planning.

H/50/99/2459. Erection of a stable block.

Several residents of Nomansland spoke against this application regarding the gate entrance, and the possibility of a hidden agenda by the owners.

The Clerk said that he had attended the Planning Meeting where the proposed development was discussed, and had raised the positioning of the stable block, also the proposed entrance, Highways Authority had supported the Parish Council regarding the gate entrance. The outcome of the meeting was that the application was deferred for further consideration, after further discussion it was agreed that the Clerk should contact District Councillor R. Quicks and make him aware of the views of the residents.

H/50/99/2449. Erection of 9 dwellings, The Ark. Nomansland.

The Chairman read a letter from the Development Control Manager, Mid Devon District Council, stating that this application was now with the DOE as the applicant had gone to written appeal.

After further discussion it was agreed that the Parish Clerk should write to the DOE setting out the Parish Council's objections to this application.

Options Report.

Settlement boundaries of the Hamlet of Nomansland.

The Chairman asked Mr. Smyth to state the views of the residents of the hamlet, a copy of which, the Clerk handed to the

Chairman, as the residents had dealt separately with Mid Devon Planning Authority on this matter. Mr. Smyth said that they were seeking the support of the Parish Council on this issue.

Councillors agreed to support the views expressed, that we would not wish to see the settlement boundary extended, but would not support the view that should Planning Application 4/50/99/2449 fail that proposed area of development should also be removed from the settlement boundary. The Councillors also considered that minimal infilling could take place within the area of the settlement boundary. It was agreed that the Clerk should write to the Planning Authority accordingly.

4/50/99/2191. Mrs. E. Roberts. Chapner Cross.

This application has been refused for the second time. The Clerk said that he understood that there was a possibility of an appeal.

Highways

Doctors Corner to Thelbridge Cross Inn had now been repaired. Road from New House Nursery had been inspected by the Highways authority. The Clerk said he had been given to understand that British Telecom had been contacted regarding an inspection box, which was blocking the drainage, this was due to be removed, when this work is carried out, remedial work on the road would be carried out by the Highways division. Pot holes outside the Parish Hall had been infilled. Signpost outside The Thelbridge Cross had been ^{repaired.} replaced with a wooden sign in keeping with the views that had been expressed, by the Parish Council.

Mr. Smyth said that the road between Five Crosses to the Forge was also in need of further repair. County Councillor M. Lee said that he would take this matter up with the Highways Authority. The Clerk to also take this up with Mr. King, Highways Division.

The Chairman thanked both Mr. Pugbley & Mr. Lee for their

attendance at the meeting, they responded, stating their various roles in the Councils.

There being no other business the Chairman closed the meeting at 9.40 pm.

Signed: - W. H. Boundy

Dated: - 9th December 1999

Minutes of a Parish Council Meeting
held on 9th December 1999 at 8pm.

Councillors Present: - W.K. Boundy Chairman.
S.J.D. Hayes.
E.E. Cole.
B.W. Gillbard.

District Councillor. R. Quick

Apologies for absence were received from Councillors. T.H. Gibson,
K.E. Webber, G. Webber.

No members of the Public present.

Minutes of previous meeting held on the 18th October 1999 were read and agreed with one alteration. These were then duly signed by the Chairman.

Matters arising:

The Clerk read a letter written to the D.O.E. regarding Planning application 4/50/99/2449. The Clerk also read a letter to Mid Devon Forward Planning Authority regarding the options report. District Councillor R. Quick outlined in detail the current situation on Planning application 4/50/99/2449 and Planning application 4/50/99/2459. also the forward Planning regarding the options report. Councillors requested the possibility of Stetchdown being included within a settlement area which would allow further development. Mr. Quick suggested that the Clerk should, in the first instance telephone Mr. D. Scott at the forward Planning Dept. of Mid Devon District Council to ascertain the correct situation regarding Stetchdown. Councillors agreed to this course of action.

Financial Situation:

The Clerk read out a statement of account for audit in February 2000. The Chairman duly signed the ledger and supporting documents that are required by the Auditor for the period

April 1998 - March 1999. The Clerk gave the current financial position which showed:-

	£.
Current Account.	64. 46.
Deposit Account.	<u>416. 84</u>
Total	<u>481. 30</u>

outstanding creditors - Parish Hall Committee for meetings held in 1999: -

7 meetings Total Hours 16.

Cost at £4.00 per hour - £64.00

Estimated carried forward £417. 30. into 2000.

Estimated costs for administration: -

Period 2000 - 2001 £ 548. 34.

Based upon this information Councillors agreed to request a Precept of £550.00 for period April 2000 - March 2001.

Correspondence

The Clerk read out the Headings of various items of correspondence received from Mid Devon District Council.

Planning:

The Clerk read out a letter agreed with the Chairman in support of Planning application 4/50/1999/3236 Mr. R. Gilbert. District Councillor R. Quick said that he understood that Planning permission had been granted.

Highways:

The Clerk said that he had been in contact with the Highways authority. The current situation between British Telecom and the Highways authority, regarding an inspection box, which was blocking the drainage and was currently awaiting a reply. Mr. Quick, District Councillor said that if the Clerk was having

difficulties with the Highways authority. he would be prepared to assist.

There being no other business, the Chairman closed the meeting at 9.50 pm.

Signed W. K. Bundy

Dated 13th January 2000