**HOLCOMBE ROGUS PARISH COUNCIL**

**Minutes of**

**Annual General Meeting**

**Held in the King George V Memorial Hall on Thursday 26th May at 7pm**

**APPROVED**

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| **5.1** | **Present**:  Councillors: Adam Pilgrim (AP) (Chairman), John Butler (JHB), Nikki Orchard (NO), Rupert Snook (RS), Jane Lock (JL) and George Triggs (GT)  District Councillor Jo Norton  Parish Clerk Leslie Findlay |  |
| **5.2**  **5.2.1**  **5.2.2**  **5.2.3**  **5.2.4** | **Apologies**:  Parish Councillors Sally Barker (SB) & Andy Cooling (AC)  **Election of Officers**  Cllr Pilgrim was elected as the Chairman, proposed by NO, seconded by JL and unanimously approved by all Cllrs.  The Chairman signed the Declaration of Office form and witnessed by the Proper Officer.  Cllr Orchard was elected as the Vice-Chair. Proposed by RS, seconded by AP and unanimously approved by all Cllrs.  **Election of Appointments and Committees**   |  |  |  |  |  | | --- | --- | --- | --- | --- | | **Appointments** | **elected** | **proposed** | **seconded** | **approved** | | Chair of Planning | JHB | RS | NO | ALL | | Deputy Chair of Planning | AP | JL | NO | ALL | | Planning Committee | NO, SB, RS, JL, AC, GT | | | | | Risk Management Committee | Chair, Clerk & one Cllr | | | | | Play Area Committee | NO, AC, SB, RS and Clerk | | | | | Play Area Media Representative | SB | | | | | Environment | GT | RS | NO | ALL | | Public rights of Way | GT & Gordon Czapiewski | JHB | NO | ALL | | Canal Representative | AP | NO | RS | ALL | | Highways | RS | JL | AP | ALL | | Quarry Liaison | JL | NO | RS | ALL | | Snow & flood Warden | AC | NO | JHB | ALL | | Ayshford Trust | JL & RS |  |  |  | |  |
| **5.5** | **Declaration of Interests:**  NO declared a personal interest in item 5.6.2  **OPEN FORUM**  No matters were raised |  |
| **5.6**  **5.6.1**  **5.6.2**  **5.6.3**  **5.6.4** | **Minutes of Previous Meetings and Matters arising**  The Minutes were signed by AP as a true and correct record and unanimously approved by all Councillors.  Public Consultation TVP Schools/Alumnus MAT. *Cllrs discussed this matter and concluded that the PC have no objections to this and support the Governors in their decisions leading forward.* Clerk to action.  Street lighting. There was a request to consider reducing the hours the street lights are on at night. Clerk to discuss with County Councillor.  Prince of Wales update: There has been no response from the Planning Agent to the letter sent on 20th April 22. | **LF**  **LF** |
| **5.7**  **5.7.1**  **5.7.2**  **5.7.3** | **Environment**  Grand Western Canal: NTR  Public Rights of Way: Cllr Triggs confirmed the new gates for two footpaths16 and 20 have arrived with Stephen Hasell and John Tristram. He will contact them to ensure they are installed as soon as possible. The next project is to install a gate on Footpath 15, instead of the very tall stile.  Connecting the Culm project – Lucy Jefferson will be attending the July Meeting to explain this project. |  |
| **5.8**  **5.8.1**  **5.8.2** | **Highways**  Work carried out: NTR  Reports of repairs needed: The road from Coppers Roost towards Whipcott continues to receive numerous complaints. Clerk asked to put a short description in the Parish News of how to report a pothole on the DCC website. The road to Hockworthy has several large potholes but this outside the Parish boundary and needs to be reported individually on the DCC website. | **LF** |
| **5.9**  **5.9.1**  **5.9.2**  **5.9.3**  **5.9.4** | **Planning**  Applications discussed:  **22/00851/FULL** Change of use of land to equestrian and the retention of 4 stables, a hay storage building and muck store at Oakfield House.    **22/00912/HOUSE** Retention of garage and garden workshop/store at Oakfield House.  *Council’s comments to both applications are attached to these Minutes*  MDDC decisions:  **22/00242/HOUSE** erection of garden building for use as home office and store at 45 Twitchen. *Granted full planning permission with conditions*  **22/00714/NMA** Non material amendment for 21/01161/FULL to allow a larger external shelter and change to pitch of roof to increase the size and *amount* of solar panels on the building at Beaconhill House – *granted permission*  **22/00636/CAT** Notification of intention to remove 1 Cherry, 1 Apple and 1 Sweet Chestnut tree, crown top 1 tree by 3m and crown top 1 conifer tree by 3m within the conservation area at Thatches – *No objections*  Appeals:  Appeal Ref: **APP/Y1138/W/21/3271901** Land east of Battens Cottage, erection of an agricultural storage building – *Appeal dismissed*  Pondground Firing Range update: The Police have confirmed that there will be no firing at the Ranges until after the planning application has been decided by MDDC. PC to discuss this application on Thursday 9th June in the Village Hall at 7pm. |  |
| **5.9.5**  **5.9.5.1**  **5.9.5.2**  **5.9.5.3**  **5.9.5.4** | **Play area**  Date for official opening. As there has been quite a bit of delay onsite it was agreed that the official opening should take place on Saturday 13th August. To be discussed further at June Meeting.  Signs. Cllrs discussed the signs for the play area and rough templates were agreed. Chair and Clerk to investigate further for cost.  Rules for the Playpark. It was agreed that the signage and risk assessment should provide sufficient rules but this will be kept under review when the play area re-opens.  Risk Assessment – to be completed after the Post Installation inspection with Mike Watts (MDDC) and Clerk | **AP/LF** |
| **5.10**  **5.10.1**  **5.10.2**  **5.10.3**  **5.10.4** | **Finance**  Income received:  £1000 anonymous donation for the Playarea Fund  Expenditure previously approved:  DALC - Being a Good Councillor (Course 2 Cllr Barker) - £18  Community First insurance – £337.30  The following expenditure was approved:  M Gabriel strimming and weed spraying for the year £287  Cllrs agreed that a subscription to SCRIBE was not required at the moment as they were all satisfied with the current arrangement. |  |
| **5.11** | **Matters brought forward for information or future agenda**.  Councillor vacancy. We currently have one vacancy. |  |
|  | There being no further business the meeting closed at8.27 pm **The June Meeting will be held on Friday 24th June at 7pm.** |  |

Adam Pilgrim

Chairman

Holcombe Rogus Parish Council

**Application 22/00851/FULL**

**Planning application for change of use land to equestrian and the retention of four stables, hay storage building and a muck store**

The Parish Council (PC) discussed this application on 26th May and have the following comments to make:

1. The stables and other buildings are largely hidden from view, but the PC would request that appropriate reinforcement of landscaped boundaries is included in the conditions.

2. It is stated in the application papers that the stables are for the personal use of the occupiers of Oakfield House and the PC ask that a condition is imposed to this effect.

3. **Land edged blue on the site location plans in respect of which a change of use is being sought for Equestrian use**

It is unclear to the PC why this application has been made. The Planning Design and Access statement submitted with planning application number 22/00912 - see above- states that Oakfield House is occupied in conjunction with the wider agricultural landholding which comprises grazed pasture. It appears to the PC, that Oakfield House and the land the subject of the application for change of use, are occupied together as a single planning unit - the land adjoining being used in conjunction with the stables erected for the personal use of the occupiers of Oakfield House.

The PC believe that it is important that the land the subject of this application is used only by the occupiers of Oakfield House. The PC is concerned to ensure that, if some commercial or other more intensive equestrian use is subsequently envisaged, there would then be an opportunity to consider the implications of the proposal including the access to the very narrow country lane and the impact on those living nearby. MDDC are asked to impose such conditions as are necessary to achieve this objective.

**Application 22/00912/HOUSE**

**Retention of garage and garden workshop/store at Oakfield House**

The Parish Council (PC) discussed this application on 26th May and have the following comments to make:

1. The PC would like to suggest that additional landscaping is provided to protect amenity and landscape value since the garages can be seen from the road. Consideration could also be given to the building of a bund topped by a hedge to the south.

2. It is also understood that landscaping approved as part of the planning permission for Oakfield House has yet to be implemented. The PC ask that MDDC take steps to ensure that this work is carried out promptly.

3. External lighting should be the subject of tight control and a condition imposed to avoid light pollution and to protect the local environment and wildlife.

4. The application also covers the retention of a container to be used as a ‘workshop/store’. The PC ask that a condition is imposed to ensure that this container is suitably screened so as to avoid any adverse visual impact.