

The monthly meeting was held in the Village Hall on Wednesday 10th March 2010 at 7:30. Chairman Cllr Denham.

Present: Cllrs Brown, Clarke-Irons, Denham, Forrester, Frost, Mason, Pratt, Sellers, Whiting; D Cllr Thomas and 2 members of the public.

1. **Apologies for absence** were accepted from PCSO Jones who was otherwise engaged. Cllr Turner was unable to get to the meeting in time from another engagement.

2. **Adoption of Minutes:** The minutes of the February 2010 meeting were adopted and signed.

3. **Matters arising:** none.

4. **Planning: Applications dealt with by Planning Committee**

- **Rhode Hill Gardens Rhode Hill** Erection of 4no. standalone photovoltaic panels **Comments:** The Parish Council supports this application.
- **Oakwood Springhead Road** Erection of conservatory **Comments:** The Parish Council supports this application
- **Pendennis Cottage Crogg Lane** Erection of two storey side extension **Comments:** The Parish Council has no objections to this application.
- **The Crows Nest Ware** Construction of conservatory to front elevation **Comments:** The Parish Council supports this application.
- **24 Barnes Meadow** 1 beech: shorten low branches by 1.5m; 2 Lawson Cypress: fell; 1 sycamore: shorten back over garden by 1.5m and balance form
Comments: This application is for work to 4 trees:
T1. Beech tree. 'Shorten low branches by 1.5 metres to a natural pruning position, leaving a balanced and natural form.' Provided the work is restricted to a few low branches, the impact on the wildlife corridor and the neighbourhood would be minimal.
T2 and T3. Lawson Cypress. 'Dismantle and fell'. These 2 trees are directly opposite the only totally blank windowless wall of this house. There is no obvious ground on which to justify felling. If, however, EDDC decides otherwise, there needs to be a clear condition requiring suitable replacement planting.
T4. Sycamore. 'Shorten back over garden by 1.5 metres and balance as necessary to leave a natural form.' The above wording taken as a whole is vague as to exactly how much would be cut from this tree. Some reduction of overhanging branches would have minimal impact on the wildlife corridor and the neighbourhood, but EDDC should be very wary of allowing the tree to be 'balanced as necessary to leave a natural form'.
- **Lynwood Lime Kiln Lane** Demolition of existing bungalow and garage and erection of replacement two storey dwelling and detached garage
Comments: The proposal is to replace an existing 2 bedroom bungalow by a 4 bedroom two storey house. The site is within the Uplyme Development Area and within an AONB. The plans submitted are not dimensioned and cannot be scaled, having been changed in scale from the 1:100 at which they were drawn. The house would take up virtually all of the existing width of the plot.
The existing bungalow is relatively low, and visually not obtrusive. However, the proposed design will be a skyline building and will be very obvious to both neighbours and other residents of Uplyme. No attempt is made to blend the building into the scenery, the application says that it is 'place(d) on the footprint' of the existing bungalow', whereas in fact it appears to be larger in plan, especially with the doubling in size of the garage. However, it is estimated that the volume of the new structures would be between three and four times that of the existing structure, with most of the increased volume being elevated above that of the existing bungalow. This is not the harmonious character, blending in with its existing neighbours, envisaged in the Uplyme Parish Design Statement, as approved by East Devon District Council.
No reference is made to new tree planting to try to break up the effects on the skyline, and because the new structure take up the width of the site, such planting would be impossible at either the front or sides of the new building. The building design is to give maximum volume for minimum construction costs. Such design, although it might be acceptable in Wokingham or other London dormitories, does not 'seek to promote the best of local styles' as required by the Uplyme Parish Design Statement, Guidance Note 2 (local styles – page DS-2), nor does it incorporate any local building materials, such as chert (Page DS-5), Its height, scale and character do not attempt to achieve village scale and character, although this is referred to on page DS-3 of the Design Statement, by means such as reduced roof heights, use of dormers or other methods of trying to meld into the local architecture and/or the actual scenery.
Objections have been raised by neighbours, and should be taken into account in any consideration of this application, including drainage, access and removal of hedges, and ground stability for a two storey building, having mind to the history of the site and local area, including its previous use in connection with the quarry, the possible use of quarry waste to build up the site, and the presence of old lime kilns. In view of the geological conditions, it is recommended

that a site investigation be made and a construction method statement prepared, in accordance with page 4 of the Design Statement. The Parish Council does not support this application as submitted.

- **Willow Cottage Springhead Road** (Amended plans) Erection of detached dwelling. **Comments:** The Parish Council cannot support this application. It has previously strongly objected to applications as being overdevelopment, and in line with the previous refusals, considers the present application to still be overdevelopment of this site.

Applications being considered

- **Little Winters Rocombe** Conversion of existing stables and rebuilding of wall on north west elevation to form ancillary residential accommodation
- **Hedgehog Corner Lyme Road** Single storey rear extension
- **Land adjacent Glebelands T1A** Ash reduce canopy by 20% and remove epicormic growth.

Applications granted or refused by EDDC since last meeting

- **Pyms Orchard Lyme Road** Erection of replacement lean-to conservatory at rear of dwelling. Granted
- **Pyms Orchard Lyme Road** Installation of double door and first floor window to rear elevation, removal of existing conservatory and erection of replacement lean-to conservatory. Granted
- **Rhode Hill Gardens Rhode Hill** Erection of 4no. standalone photovoltaic panels. Granted
- **Oakwood Springhead Road** Erection of conservatory. Granted
- **Pendennis Cottage Crogg Lane** Erection of two storey side extension. Granted
- **Land and Garage North Side of Venlake Lane** Erection of dwelling. Granted (with conditions)

Other planning. Cllr Whiting reported on work at Lydwell – EDDC Building Inspector has visited and has no objections. Two appeals are in process (adjacent Lydwell House and Pitt White Cottage).

Affordable housing plans were promised by end of February – but still no progress.

It was agreed that a working party will be set up to look at planning procedure – both for meetings, and to take account of all-electronic planning that will be introduced in a year or two.

A projector and screen can only be funded by an Awards4All grant. Clerk will apply.

5. Finance : The Clerk reported on the current position at 28th February 2010:

Current Account	6,821.64	Including Restricted Funds of :	
Business Instant Access A/c	5,352.41	Footpath funds	2,148.06
Millennium Tree Fund	55.06	Uplyme Speed Campaign	879.01
	<u>12,229.11</u>	Playground funds	<u>3,507.01</u>
			<u>6,534.08</u>

Payments Out

Clerk's expenses	22.05
Clerk's overtime	47.34
Clerk's salary	410.28
Grounds maintenance	508.33
Uplyme Village Hall rental	324.67
Cllrs expenses	11.88
	<u>1,324.55</u>

Payments In

Cemetery	150.00
Bank interest	0.21
	<u>150.21</u>

The Clerk submitted the list of current payments for inspection.

<i>cheque #</i>	<i>payee, re</i>	<i>amount</i>	<i>VAT</i>	<i>Net</i>
1161	G Sims - Grounds maintenance	508.33		508.33
1162	L Wakeman - Clerk's expenses	76.39		76.39
1163	L Wakeman - Clerk's overtime	81.66		81.66
1164	Viking Direct - office supplies	33.03	5.78	38.31
1165	DAPC - Councillor training	88.13	13.13	75.00

It was resolved unanimously to authorise the payment of the remaining 8 hrs overtime to the Clerk left over from January. Proposed Cllr Sellers, seconded Cllr Frost.

The Clerk had found another insurer who was quoting £474.33 for improved cover, compared to £558.04 via DAPC . It was resolved unanimously that the Clerk, Cllrs Brown and Sellers would review the cover in detail and make a decision on which policy to accept. Proposed Cllr Clarke-Irons, seconded Cllr Mason.

It was resolved unanimously that a finance committee be formed in May 2010 to support the Clerk as RFO in financial matters. Proposed Cllr Whiting, sec Cllr Sellers.

6. **Footpaths** – Cllr Mason reported that the jobs to be done by Parish Council under PPP, and DCC, are now agreed. Five PPP jobs replacing posts/fingerplates etc. have been put out for estimate. 2 diversion orders are in progress – one at Shapwick Quarry and one at Lower Rhode Farm. Glen improvements are not yet costed by DCC.
7. **Highway matters:** The defects list was circulated. DCC have changed their maintenance priorities after the bad weather, and class C roads are only now being attended to. Lime Kiln Lane site for bus shelter is not suitable; alternative locations proposed by DCC Highways were opposite Pyms Orchard or at New Inn Corner. DCC Highways will be installing a temporary speed advisor sign opposite Lime Kiln Lane on the B3165. A decision on the Speed Campaign money will be deferred until its effectiveness is determined.
8. **Maintenance of Parish Council land:** Contractor’s payment was agreed. Cemetery starting to look much better. Mole is very active in playground – Cllr Forrester may know someone who could remove them safely. Millennium Copse. Cllr Denham has spoken to the liquidator who advised no action in present situation. D Cllr Thomas will ask what EDDC can do; and Cllr Denham will write again to liquidators. Missing War Memorial stonework – repair by a stonemason will be investigated by Cllr Clarke-Irons.
9. **Playground Committee.** Cllr Clarke-Irons reported that Mr P Greenwood was co-opted onto committee. A litter rota may be organised by Pre-School. It was resolved unanimously that Cllr Clarke-Irons will investigate a suitable rocker with sides for v. small children and arrange its purchase. Proposed Cllr Denham, seconded Cllr Pratt. New slide is much liked, but needs a landing pad at the bottom. Cllr Brown’s resignation from the committee on medical grounds was accepted, and Cllr Clarke-Irons will take over inspections.
10. **Standing orders and financial regulations.** The Chairman has asked Cllrs Brown, Mason and Whiting to form a working party to tailor the model documents for Uplyme’s needs, and report back to Council.
11. **Arrangements for Annual Parish Meeting.** It was agreed that the clerk should invite local organisations to take part.
12. **County Councillor’s report.** None.
13. **District Councillor’s report.** Meeting at Musbury for Local Development Framework and Section 106 funds was excellent – 26 year timescale. Shared working with South Somerset. EDDC Council tax is set to rise by 2.99 % for 2010-11; DCC is proposed at under 2%. Devon & Cornwall Police Authority & Fire Authority by 5%.
14. **Meetings attended by Councillors:** Village Hall Committee – Cllr Pratt. Emergency plan use confirmed by quorate meeting.
15. **Correspondence:** the Clerk summarised correspondence received.
The Clerk recommended taking up the mapping licence recommended by EDDC, which was agreed.
Cllrs were encouraged to take up the Code of Conduct training on 27th April.
Cllr Thomas summarised Whalley Lane car park situation and progress with removing semi-derelict vehicles.
Letters from Cllr Clarke-Irons and Denise Lyon were read by the Chairman.
The Parishscapes offer of a framed 1840 tithe map for local display was welcomed.
16. **Any other business:** Draft Emergency Plan now available – to be discussed next month. Thanks were offered by Cllr Sellers to Cllrs Frost, Turner, Forrester for all their help with the working party. An A4 map is required – Clerk to source. Nominations were requested for Chairman and Vice Chairman in good time for the May meeting.

There being no other business, the meeting closed at 9.25pm.

Signed Chairman

Date