

# SUTCOMBE PARISH COUNCIL

## **Minutes of Sutcombe Parish Council Meeting held in the Memorial Hall on Monday 26<sup>th</sup> June 2023 which commenced at 19:45.**

Members of the Council Present: Councillors Chris Quance Chair, Emma Horn, Clare. Furse, John Shepherd, Chris Rose, also present were the Clerk Lorraine Buttery and District Councillors Anna Dart.  
From Devon County Council, Jon Williams, Michelle Ellis and Matthew Collins.

### **1. Chair's announcements**

The Chair Chris Quance welcomed all to the meeting,

### **2. Declarations of Interest**

a) Register of Interest: Councillors are reminded of the need to update their register of interests.

*There were none declared*

b) To declare any personal interests in items on the agenda and their nature *There were none declared*

c) To declare any disclosable pecuniary interests in items on the agenda and their nature. *There were none declared*

### **2. Apologies and reasons for absence were received from:**

District Councillor Stephen Harding, Councillor Barry Galbraith-Marten Vice Chair

### **3. Public Comment Session:**

At this time the discussion took place regarding the sale of the old school property and the transfer of the playfield to the Parish Council. Jon Williams informed the Parish Council that Devon County Council is acting as a trustee of the old school site, which is held under a charitable trust for educational purposes.

It had been given full permission by the Charity Commission and the Department for Education ("DfE") to dispose of the old school site and the playing field. The proceeds relating to the old school site would be divided between Sutcombe 10% and Bradworthy School 90%. The trustees are ready to market the site, with the only problem to resolve being the access. Matthew Collins stated that to achieve the best value from the old school site, all access options would need to be considered including the current access. Councillor Quance asked "do you mean the lane", which at present is very narrow and would be a danger to persons using the lane for access to the playfield, especially children.

Matthew replied yes, but the entrance might be altered at the road junction by the adjacent approved housing development and the main road widened by that developer.

Councillor Quance replied surely the site would be more appealing if there was access at the front of the Property? Jon Williams stated that they are here to be transparent before marketing, and the current access might be of best interest. Councillor Furse asked if the access was to remain as it is how far would that go?

What if the buyer wants the 'stone area? Michelle Ellis pointed out that the trustees were under a duty to maximise the proceeds of any sale from the old school site (which are to be distributed to Bradworthy and the Parish Council), we are not going to have a definitive answer until we see what the market dictates.

We wished to inform you of this possibility before the old school site was marketed.

The discussion continued with the following points being raised:

Heads of terms – Councillor Shepherd stated he thought the boundaries were agreed, Michelle Ellis replied that the details in the Heads of Terms were not set in stone and definitive terms could not have been agreed before the old school site is marketed and therefore the boundaries contained in them could be moved, as necessary to ensure the old school site could be disposed of separately to the playing field.

The Heads of Terms related to the Community Asset Transfer, the principle of which had been agreed with the PC but the detail was unable to be finalised, hence the interim Tenancy at Will arrangement.

Michele also stated that they were very mindful of the tenancy at Will

but we cannot agree on the boundary until we discover what the market dictates.

At this point (20:15) Michelle, Jon and Matt were invited by the Councillors to go and have a look at the entrance. The meeting was adjourned for 20 minutes.

## 5. Reports from District and County Councillors

### District Councillor Anna Dart

In respect of the proposed development on the land adjacent to the Memorial Hall, Anna stated that even after the meeting with Laura Davies it was not clear as to what the Parish Council wanted, time is marching on and the developer had been on her case, I feel that a dialogue with the developer would be of great use, Councillor Quance stated that a letter had been put on the planning portal, Laura should be aware of its contents. Councillor Quance asked the Councillors present whether they thought a meeting with the developer would be beneficial, Councillor Rose did not see the point of a meeting, as all other Councillors thought it a good idea, the Clerk was asked to contact the developer to get some dates. Laura Davies and Anna Dart would be included in the invite.

Anna continued with the rest of her report.

There have not been many meetings as yet, but we have new passionate Councillors.

Devon County Council are closing the Link Centres which needs looking into. There is a worrying shortage of NHS dentists. The good news for North Devon is the Appledore Marine Project, which will bring much needed employment to the area.

There is at present a feasibility study regarding markets, to try to rejuvenate Town centres.

Councillor Furse asked whether Anna knew why the Rowland Funfair was not coming to Holsworthy

This year, Anna replied she thought it was because Torridge had put the fees up, she will find out.

The Chair Councillor Chris Quance thanked Anna for attending and thanked her for all her help.

6. All members of the Council had received a copy of the minutes of the Parish Council AGM and meeting held on the 15th May 2023 by email, the contents were deemed true and correct by a show of hands, they were duly signed by the Chair Councillor Chris Quance

## 7. Matters Arising

- 1) Sutcombe Playing field, discussed in public comments section
- 2) Goal Posts they are not back as yet, Councillor Shepherd said he had the fixings for when they are returned, the Clerk had forwarded John's email details to Richard Avery.
- 3) Notice Board- no update at present

## 8. Planning Applications:

*There are none*

### Planning Decisions:

- 1) 1/0311/2023/FUL Proposal: Erection of two Storey extension and replacement of existing conservatory with Garden Room. Location: North Lane Farm, Sutcombe, Devon
  - 2) 1/0303/2023/FUL Proposal: Erection of dwelling utilising remains of existing barns (Barn C) in lieu of Of Class Q approval 1/1089/2020/AGMB (Barn D) and amendment to holiday unit permitted under 1/1085/2020/FUL (Barn E). Location: Land at Grid reference 235943 11595, Sutcombe.
  - 3) 1/0282/203/FUL Proposal: Erection of dung storage building. Location: Langdon Farm, Holsworthy.
- The above developments were all granted permission.*

### Planning Appeals

*There are none*

## 9. Finance.

- a) A spreadsheet of the accounts had been sent prior to the meeting to Councillors: no issues were raised. The bank balance was supported by the bank reconciliation and current bank statement. The balance of the bank stands at £21,625.01. This contains ring fenced funds: \_ elections £800, Project Fund £4302, Loan balance £6461.94, D.C.C. £3150.

The balance of £6911.08 being PC general funds.

- b) The following cheques were all approved and two Councillors duly signed them:-

i) Internal Audit Dr. Julia Foster £50 ii) Admin Expenses £43.82.

iii) Expenses for E. Horn Coronation Events £49.09

iv) PLB notification for 30/06/23 instalment was acknowledged

The Clerk requested that another Councillor be designated as a signatory for the bank as

John Daniel's signature will have to be removed. Councillor Emma Horn agreed to replace him. The Clerk will contact the bank to facilitate the change.

**c) To Consider the end of year accounts/statements and approve and sign the following:**

- i) The Annual Internal Audit    ii) The Annual Governance Statement
- iii) The Accounting Statements    iv) The Certificate of Exemption

*The Parish Clerk presented the relevant paperwork and read out the statements as listed, the Parish Councillors unanimously approved the accounts by a show of hands, The Chair Councillor Chris Quance and the Clerk duly signed the AGAR forms.*

**10. Correspondence as below emails 16<sup>th</sup> May – 20<sup>th</sup> June. 2023**

- i) DALC Newsletters 20-25    ii) NALC newsletters 1-3    iii) One Devon Bulletin (NHS)
- iv) Highways-Soldon Cross-, Sutcombe Mill-Thuborough Cross, Brenden Cross- Roseland
- v) A.Avery- Goal Posts    vi) TDC Dog Owners- Victoria Park, Planning Team Short List, AGM- Ken Janes, Grant Funding opportunities, New Opportunities.    vii) RD&E Update.
- viii) Sustainability Officer- 20s plenty for Devon.    viv) Clive Ongley    x) CAB News
- xi) Phil Durrant – Catsborough Cross    xii) Richard Boughton

The emails had been forwarded to the Councillors; no issues were raised.

**11. Matters for discussion or to be noted, and matters brought to the attention of the Chair**

- 1) Councillor Chris Quance reported that the hedges on the blind corners will be cut by DCC Highways.

There being no further business the meeting closed at 9.15pm  
The date for the next meeting was not arranged.