

Minutes of the meeting of Colebrooke Parish Council held on Tuesday 21st January 2025, 7pm in the village hall.

Present – Cllr. Johnson; Cllr. Hann; Cllr. Manning; Cllr. Green; Cllr. Charlton-Anne; District Cllr. Binks; 9 member of the public; Penny Clapham (Clerk). Cllr. Gaston.

To elect a Chairman to take this meeting. Cllr. Hann proposed Cllr. Charlton-Anne who agreed to take the chair.

- 1) Apologies for absence:** Cllr Smith (work related). Cllr. Wallace (work related). Cllr. Enderson (personal). Apologies accepted
- 2) Declarations of Interest:** In accordance with the Code of Conduct, members are required to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have, in items to be considered at this meeting. Members are also reminded that any change to their Declarations of Interests must be notified to the Monitoring Officer at Mid Devon District Council within 28 days of the change. None declared.
- 3) Public Discussion:** An opportunity for members of the public to make representations, answer questions and give evidence in respect of any item of business on the agenda, or any matter of interest to the parish. The period of time designated for public participation shall not exceed 10 minutes. Reminder that members of the public are not allowed to raise issues when the Council is in committee.

Parishioner about the planning application 8 (i), expressing concerns, particularly about the road network, noise levels, essentially doubling the size of this hamlet. Cllr. Johnson responded as to what the parish council can do. Environmental issues including water run-off.

Parishioner commented that the plan is showing large houses with inadequate parking. Does not consider the site would lend itself to the charging of electric vehicles.

District Cllr. Binks responded that the limited parking is against regulations. Please respond to this application preferably using planning regulations. Cllr. Binks elaborated on non-sustainable development.

Parishioner concerned on the size of the proposed gardens within this planning application.

4) County & District Councillor Reports (for information only)

District Cllr. Binks; apologies from Cllr. Chenore. Invite all parish councillors to a meeting on 30th January, not received. 10am in Phoenix House. The white paper on devolution has been published, and discussed by the district council. Cllr. Binks outlined some of the proposals within this white paper. Devon County are not holding the elections in May – the final solution will be made by government.

County Cllr. Letch's report circulated to Councillors 23rd January.

- 5) Chairman's Report (for information only)** Airband, seem to be in difficulties with a rental being charged by BT! It would be helpful if Airband could pick an area and complete works within that area.
- 6) Minutes** –the minutes of the meeting held on the 12th November 2024 were approved and signed by the Chairman as a true record.

7) Open Spaces –

- i. The coronation copper beech tree – to receive an update with regard to this tree. The tree officer has made a site visit and considers the tree should be removed. Apply for planning to remove the tree. Clerk.
- ii. Footpath strimming – Nicky Wallace to report on conversation with Andy from Linden Lea. March agenda; Clerk to follow up.

8) Chapter 8 training – to receive an update from the Clerk regarding the availability of this training and associated costs. Clerk to progress this training.

9) PLANNING – Mid Devon District Council have asked for observations from the parish council on the following planning applications –

- i. 24/01745/PNCOU Information only: Prior notification for the change of use of agricultural building to 5 dwellings under Class Q, Land and building Combe Head Meadow, Bow.
Colebrooke Parish Council has reviewed application 24/01845/PNCOU and has concerns in a number of aspects of the proposal. The number of properties proposed for this site seems disproportionately large, especially given the lack of local amenities or public transport connections. There appears to only be 7 parking spaces for the 5 properties which is below the minimum of 1.5 per house and well below the ideal 2 spaces per dwelling; on-road parking would not be a feasible option. The 5 houses would result in a sizeable increase in noise and light of the adjacent 5 properties. Some concern has been expressed about the environmental impact of the proposal with bats and owls currently believed to be on site
In summary, with a lack of amenities and local transport, this site is not a sustainable location; the proposed 5 dwellings appears to be disproportionate to the size of the site and will considerably change traffic, light and noise in what is currently a relatively quiet rural spot.
- ii. 25/00001/HOUSE Erection of single storey extension and formation of new window opening on west elevation on ground floor, Brocks Farm, Colebrooke.
Colebrooke Parish Council has reviewed application 25/00001/HOUSE and has no concerns regarding the proposals. Both the single storey extension and window alteration are proportionate and in keeping with the existing property on the site. The extension will not be visible from other properties or the road and is thus unlikely to impact locally. No negative environmental, noise, traffic or light effects are anticipated.
In summary, Colebrooke Parish Council is supportive of this proposal which is required by the current occupants to better utilise their property.
- iii. 25/00027/CAT Notification of intention to fell some and lift crowns, remove limbs off assorted trees, The Old Smithy, Colebrooke.
No objection

Decisions

- i. 24/01368/PNCOU Prior notification of the change of use of an agricultural building to 2 dwellings under class Q, Wylspring Farm, Penstone.
REFUSED

10) FINANCE

Expenditure	Clerks expenses Q2 & Q3	£193.80	BACs
	Employment January	£259.48	BACs
	Microsoft renewal subscription	£59.99	BACs payable to Clerk
	Chairman’s expenses (in budget)	£50.00	BACs
Income	Interest on deposit account	£54.25	

Bank statement and Reconciliation circulated to all councillors prior to this meeting.
Council resolved to accept the accounts as presented. Proposed by Cllr. Hann, all agreed by show of hands.

11) Budget – to resolve to agree the budget for the year 1st April 2025 to 31st March 2026. After discussion, the budget as circulated with estimated expenditure of £13,534 and income of £12,745 was proposed by Cllr. Manning. Resolved and all agreed by show of hands.

12) Precept – to resolve to set the precept for the next financial year and to agree the subscription for DALC to be taken from the first payment. Cllr. Hann proposed a precept of £13,534 in line with expenditure. Resolved. All agreed by show of hands.

13) Internal Audit – to resolve to agree to appoint Hania Lee of Lee Accounting to be Council’s internal auditor for 2024/2025. Resolved. Proposed by Cllr. Charlton-Anne, all agreed by show of hands.

14) Clerk’s Report (for information only)

- a) To consider holding an annual parish meeting separate from a council meeting. March same as last year.
- b) Mid Devon Council are looking for areas that are ‘not spots’ (no internal mobile signal) which will affect people when BT goes digital.

15) Councillors Reports (for information only)

Meeting closed at 8.17pm

Date of next meeting - 18th March 2025 at 7pm in the Village Hall.

Information emails

DALC bulletin 01 (sent 06/01)

DALC Bulletin 02 (sent 09/01)

Signed.....

Date.....