

## DUNKESWELL PARISH COUNCIL

**Minutes** for a meeting of Dunkeswell Parish Council held in the Village Hall on **Monday 20<sup>th</sup> February 2012 at 7.30pm.**

Present: Cllrs John Barrow (Chairman), Geoffrey Sworder (Vice Chairman), Vanetta Keitch, Donna Delamain, Brendan Procter, Andrew Luscombe, Philip Stevens, Andrew Palmer, County Councillor Paul Diviani, District Councillor Bob Buxton, PCSO Anning 30012 and five members of the public.

Apologies: PC Vickery 4783,

*All councillors were politely reminded of their obligation to declare interests under the Code of Conduct. In making decisions the Parish Council recognise their statutory duties provided for in Section 11A(2) of the National Parks and Access to the Countryside Act 1949 (National Parks) and Section 85 of the Countryside and Rights of Way Act 2000 (AONBs) that in exercising or performing any functions in relation to, or so as to affect, land, they shall have regard to their purposes (ie conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of their special qualities by the public).*

### 1.1 **Receive apologies for absence. AS ABOVE**

1.2 **Minutes** of the previous meeting held in the Village Hall on **Monday 9<sup>th</sup> January 2012** to be signed as a correct record of that meeting. AGREED

1.3 **DECLARATIONS OF INTEREST & RISK ASSESSMENT:** To receive declarations of interest and to note any additional risks. Cllr Palmer declared an interest in the planning application for Brookside Farm as he works for the company who would manage it should the application be successful.

## 2 **PLANNING**

([http://planning.eastdevon.gov.uk/PublicAccess/tdc/DcApplication/application\\_searchform.aspx](http://planning.eastdevon.gov.uk/PublicAccess/tdc/DcApplication/application_searchform.aspx) )

### 2.1 **Decisions** (for information)

2.1.1 **11/2744/FUL The Barn, Wolford** – Permission granted for replacement single storey extension, construction of off road parking area and widening of existing access

2.1.2 **11/2793/FUL Land adjacent Highfield Centre Culme Way** – Permission granted for six garages and internal bin store area.

### 2.2 **Applications**

2.2.1 **12/0170/LBC Bramble Cottage** – replacement windows, chimney modification and internal alterations to create and en-suite wc. COMMENTS: The Parish Council support this application.

2.2.2 **12/0169/FUL Bramble Cottage** – chimney modification (increased height) COMMENTS: The Parish Council support this application. COMMENTS: The Parish Council support this application.

2.2.3 **12/0118/COU Brookside Farm** – retrospective change of use of property from residential family to educational establishment (two letters of objection received). Cllr Palmer declared an interest in this planning application as he works for the company who would manage it should the application be successful. He withdrew from the room while the application was discussed by the parish council and a vote taken.

Jennie Meadows from New Horizons attended the meeting to answer questions on their companies intended use of the site. Ms Meadows explained that New Horizons are a separate company and absolutely nothing to do with 24/7 but their company wish to rent the farm if the application for change of use from residential to an educational unit is successful. New Horizons already run a similar school at Bath House Farm outside Taunton where they have four acres, including a forest school and part of the land is used for poultry, pigs and goats. The school is run in a very staff intensive way with one to one care, and young people of 11 – 16 yrs attend the school as they want to and not because they are made to. It was noted that they have aspirations to include young people between 10 – 18 yrs in the future, but not at present.

It was asked what powers of restraint carers have, as the main issue in the past has been with young people wandering away from the site unsupervised, intimidating residents in the locality and damaging personal and agricultural property. Ms Meadows explained that the only time that carers have physical powers of restraint is if a young person is about to cause damage to themselves, others or property. In general terms the procedure if they are unwilling to return voluntarily is to call the police, however New Horizons policy as a company would dictate that that young person may not be ready for the school environment and might first need to be worked with one to one in a different and more appropriate setting prior to attending the school.

At Bath House Farm New Horizons work collaboratively with their neighbours and although they have had young people abscond on occasion, they are followed and stayed with during this time until the police can be called to bring them home. It was also noted that another prime difference is that the children attending will be local and come from Devon and Somerset, and are not inner city children from London boroughs as those homed by 24/7 were.

Should New Horizons open a facility at Brookside Farm it will only be used during school term times and hours (Mondays to Fridays, 9.30-3pm), and there would be no residential use, holiday camping or overnight stays (other than occasional events such as Duke of Edinburgh Award Scheme). Children will be worked with on a 'one to

one' basis as they have various and complex needs; learning difficulties, social, emotional and behavioural difficulties and for their own support and safety be supervised at all times, arriving at the school and leaving with the carers, and never allowed to arrive by their own means or left unattended on site. New Horizons would be completely comfortable with care ratios, operational hours and supervision being conditions of planning permission.

It was noted that young people are worked with in a very different way by New Horizons and Ofsted have recently rated their settings as 'good' for behaviour. With all their sites achieving 'good' and 'outstanding' overall in recent reports.

It was suggested by Bob Buxton that as this current application does not truly reflect the requirement and that New Horizons have, that it would be best for the applicant to withdraw the application and resubmit with better detail offering a truer reflection of care to be offered as the current application contained many inconsistencies such as care ratios projected at 18 children to 7 carers.

New Horizons are also interested in forming a governing body for the school in order to involve local community, and it was offered that neighbours, councillors and the police would be welcome to come and visit the current school to see how it runs, this was strongly supported by the parish council.

COMMENTS: It was agreed that the clerk should draft a submission based on the concerns of councillors, neighbours and the wider community with the new information in mind and circulate it for ratification.

**DRAFT:**

The Parish Council have considered this application very carefully and at length, as we appreciate the importance of helping our most vulnerable young people gain life skills and the trust in society that may be lacking from their lives. We are keen to support any application that will provide a safe and caring environment to facilitate this within our parish.

However, we consider that the current owner and managing company 24/7 have not provided a suitable level of care, placing the young people constantly at risk by allowing them to wander the open countryside offsite unsupervised, openly take drugs, trespass, cause (uninsured) damage, threaten violence and intimidation to neighbouring householders and the wider community as police activity logs will evidence.

It has been a prime concern that unsupervised children from London boroughs have been exposed to the inherent dangers of our rural location (stock, slurry lagoons, deep lakes and bogs) to which they would probably be oblivious. When concern has been expressed at the level of care, there have been no agencies interested in the operation of the site who were willing to ensure the children were adequately safeguarded during their activities, therefore we are keen to ensure that any planning permission granted carries as many enforceable conditions to ensure the best possible level of care for the children.

In conclusion the Parish Council support the application but categorically only with the following conditions applied to any grant of permission, these have all been discussed with the company who will operate the site New Horizons who agree that these are fair and reasonable fitting with the way in which they currently operate their other school;

*The site is must only be used during school term times and hours (Mondays to Fridays, 9.30-3pm), and residential use, holiday camping or overnight stays should be prohibited.*

*The maximum number of young people to be accommodated at any one time to be 18. The facility will be restricted to use by children aged 11- 16 and at a ratio of one carer to one pupil at all times.*

*In line with existing permission there should be a maximum number of seven vehicles on site at any one time (or such number that highways consider appropriate).*

*Children should arrive and leave the premises with their carers and never be allowed to arrive by their own means or be left unattended on site.*

*Educational use should be restricted to the curtilage of previous residential use (outlined in red on the application).*

*Most importantly and critical to gaining the support of the parish council any permission granted must be restricted to use as an education unit operated by a named company (in this instance it must be tied to New Horizons) so as the council can offer adequate control over the users of the site, particularly as the history of this site has left young people vulnerable to the dangers of the open countryside and local residents have suffered adverse impact on their amenity as a direct result. (Reference example grant of permission 07/0982/COU Mourino in All Saints condition 2)*

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2.2.4 **12/0391/FUL Former Watch office** and surrounding land to east side – Change of use of land to Camping & Caravan site and the restoration of the 'Watch Office' for site facilities building and office for parachute club (relocation of caravans from Parachute school) COMMENTS: Defer for next meeting, screening may be appropriate as deemed necessary by the officer conditioning any approval in order to preserve the visual amenity of the area.

2.3 **Neighbourhood Plan** – GNS, JB and Barry Hughes of the Parish Plan Committee have had a meeting with Stuart Todd who is a planning agent, he has supplied costs for every element of the process. It was decided that the regulations arising from the Localism bill and with will contain the detail of how Neighbourhood Planning will work should be awaited before a meeting is arranged with EDDC and that the parish engage Stuart Todd to attend with them. Meanwhile it was decided to form a working group made up of parish council, parish plan committee and members of the local business community, as well as Lisa Turner the BHAONB Community Planning Officer. This was agreed unanimously.

2.4 **Old village of Dunkeswell Conservation Area** – nothing to report.

2.5 **EDDC Design Review Panel** – GNS and JB attended this event and were impressed by the design and layout of the houses they saw, but this left them slightly disappointed with the layout of the current affordable housing, this will inspire any future development in the parish. Cllr Diviani said it should be made certain they are conditioned to be under the Local Houses for Local people scheme rather than the Devonwide Choices scheme.

2.6 **Honiton Cluster group** – met at Dunkeswell Village Hall at 7pm on 26<sup>th</sup> January 2012 to hear from an officer of DCC about the funding which will be supplied from DCC & EDDC jointly to enable cluster groups based around the market towns to form in line with the Localism Act it was heard that £1 was expected from DCC and £.10p from EDDC totalling £1.10p per elector, however this would not be definite until after the budgets were set by each in March.

2.7 **DALC Planning events** - Are you interested in the planning decisions that affect your area? Not sure how to get involved or who the decision makers are? Want to know more about Neighbourhood Planning?

Then this is the event for you! 3 half days sessions are open to both local councils and members of the public.

Sessions will take place from 10.00am to 1.00pm.

Wed 29th February 2012 The Watermark, Ivybridge

Tues 6th March 2012 The Okement Centre, Okehampton

Wed 14th March 2012 Best Western Tiverton Hotel, Tiverton

To book email [cara@devonrcc.org.uk](mailto:cara@devonrcc.org.uk) or contact the clerk for details.

## 2.8 ENFORCEMENT

Two sites have had visits from Enforcement this month and been served letters; Bogfield Farm (sheds and cabins) and Highfield Road (signage) owners of both have been asked to remove them or apply for planning permission within 28 days.

## 3 HIGHWAYS AND TRAFFIC

3.1 To receive issues to report – Stentwood to Airfield numerous potholes, road edge has now disintegrated on the Abbey road, clerk to ask for explanations. Green Lane surface is breaking up. Clerk to take photographs and copy to Cllr Diviani.

3.2 Lengthsman – Cllr Barrow has prepared a map with items for attention prior to the lengthsman's visit at the end of March.

## 4 FOOTPATHS AND BRIDLEWAYS

4.1 Report from Cllr Barrow – grant application for next year has been submitted.

## 5 ENVIRONMENT

5.1 **Emergency planning** – receive any new items for consideration NONE

5.2 **Sports Relief** - Mile events, which are essentially fun-runs, not dissimilar to the park runs, will take place nationwide on Sunday 25<sup>th</sup> March 2012 when hundreds of thousands of people will come together to walk, jog or run 1, 3 or 6 miles, do the parish council know of anyone who might organise an event in the parish?

5.3 **School Admissions** - consultation regarding school admissions and transport will be available for review and comment to 1 March 2012 at [www.devon.gov.uk/admissionarrangements](http://www.devon.gov.uk/admissionarrangements). **The comments of Members and representatives of the local community are welcomed. Please mark any response "ADMISSION ARRANGEMENTS 2013"** All parents and community groups are invited to review and comment on the proposed admission arrangements for Devon schools. Their views are also welcomed and may contribute to decisions on how Devon and Devon schools will manage access for children.

5.4 Letter Received from Lord Lieutenants Office –

*'A special Service is being held at Exeter Cathedral to celebrate the Diamond Jubilee of HM The Queen on the afternoon of Sunday 27 May 2012. There will also be two special Garden Parties one held prior to and the other following the service, should attendees wish to participate.*

*It is hoped that as wide a range of people from across the width and breadth of the County of Devon will be able to attend to celebrate Her Majesty's most impressive achievement of 60 years' selfless service and duty to her Country. We are also hoping that the media will play an important part on this special day.*

*With this in mind, it is hoped that each Parish Council will nominate someone to attend from within their community who is an "unsung hero" and who has shown similar traits of selfless service over a period of time during the last 60 years. The nominee will be able to be accompanied by a guest.*

*Whilst we are very fortunate to have been provided with a suitable marquee for the Garden Parties which will be held in the grounds of the Bishop's Palace, courtesy of the Friends of Exeter Cathedral, I'm afraid it will be necessary to make a small charge of £5 a head to go towards the cost of refreshments on this occasion.*

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*I would be grateful if you could check with your nominee that he/she and guest are able and wish to attend before completing and returning the enclosed response form. All responses should be returned to this office by 29 February 2012.' Anne Barratt is to be asked for all her work with young people in the parish.*

5.5 **EDDC Waste and Recycling** presentations are being offered if your parish would like to book please speak to the clerk (this can be at any village event). It was discussed that this might be booked for the APM.

5.6 **Himalayan Balsam – We have been asked by** Patrick Hamilton Chair, Natural Environment Committee, OVA to answer the following questions;

- Do you have a good idea of the extent of Himalayan Balsam in Dunkeswell parish?
- Do you know who the landowners are on the affected land? Might they look kindly on attempts to remove HB by, say, gangs of volunteers?
- Are you, as a parish council, involved in any attempts to remove it?
- Do you know of any groups or individuals at work in your parish or neighbouring parishes tackling this problem? If so could you put me in touch?
- Would you welcome a coordinated attack on HB?

It was agreed that there were no areas known to have HB in the parish.

5.10 **FIELDS IN TRUST** – *'Fields in Trust (FiT) – the operating name of the National Playing Fields Association – believe the creation of a nation-wide network of protected green spaces, much valued by local people, is a fantastic way to celebrate this landmark event, and our Queen Elizabeth II Fields Challenge ([www.qe2fields.com](http://www.qe2fields.com)) provides us with the opportunity to do just that.*

*This project, under the patronage of The Duke of Cambridge, was the first to which The Queen gave her approval and support when plans for the Diamond Jubilee began. At her request, all the sites that come into the scheme are to be given the designation of 'Queen Elizabeth II Fields' and provided with a cast metal plaque as a permanent mark of this status.*

*We launched in June 2010 and the great interest from local authorities and town and parish councils across the country means that we are half way to our target of 2,012 protected spaces by the end of 2012, the Jubilee and London Olympics year.*

*In Devon to date, twenty green spaces are nominated by a mix of borough, district, town and parish councils and local recreation charities – including a number in West Devon - with many more local councils now aware of the scheme and either about to submit their nominations or considering taking part.*

*If your council is not already engaged in the Challenge and you feel your parish has a recreation site worthy of QEII Field protection and recognition, I would be pleased to attend a meeting and/or provide information as appropriate. There is still plenty of time to get involved and have the opportunity to access improvement grants and resources to support local celebrations of the Queen's Jubilee.*

*GNS met with Alison Moore-Gwyn who is keen that Dunkeswell participate and Cllr Sworder is to keep the council informed.*

#### 6 COMMUNITY FACILITIES

6.1 **Community policing report** – PCSO Anning – One theft of a land rover that was in storage for renovation, theft of very small amount of pipe work but causing serious damage to an insecure building, entry gained to commercial premises and numerous TVs and DVD player stolen, criminal damage to the panes of a greenhouse and an incident of harassment.

6.2 **Playgrounds/Sports field** – no report this time

6.3 **Allotments** – Lease between Allotment Society and the Parish Council awaits agreement.

6.4 **Halls** – no report this time.

#### 7 FINANCE

7.1 **Receipts -**

**none**

7.2 <b>Cheque payments –</b>	Clerk Remuneration (November, December and January)	£568.17
	HMRC Paye for 2011/12	£215.05
	(£390.42 less £175.37 credit from incentive offered by HMRC to register online)	
	Clerk expenses (November, December and January)	£211.12
	Village Hall Hire April 2011 – Feb 2012	£279.00
	EDDC election costs (May 2011)	£334.58
	(Cheques AGREED)	

Account balances – Parish Account at 1/2/12 - £14098.21 includes the following:

P3 balance of funds - £197.00

7.5 **Bank signatory forms** for completion – change of signatory form to be completed.

7.6 **Best Kept Village – entry form for completion (youth club to supply map?)**

7.7 **DCC Broadband – DCC are** mapping what are known as **Primary Connection Points** or **PCP's** – these are the green cabinets that are located at the side of the road and connect the copper wires from the customer's home to a pair of copper wires from the exchange. Please look around the parish and inform the clerk if you see one! So far we are aware of boxes at; Kennedy Way, on the Common Road by Luppitt Cross, and at Blossom Hill.

**QUESTIONS FROM THE PUBLIC** (The meeting to be closed before questions from the public). none