

## **LITTLEHAM & LANDCROSS PARISH COUNCIL**

### **DRAFT Minutes of the Council Meeting held at Littleham Village Hall on Thursday 06 March 2025 at 19.15**

**Present:** Councillors: P Jollands - Chairman, N Tregoning (Vice Chair), S Read, G Gray and M Brooks.

*Also present:* District Councillor P Pennington  
2 Members of the public

**Apologies :** Councillor: G Smith, L Batty, and C Hassall  
County Councillor L Hellyer

***In Attendance:*** *David Edwards - Clerk to the Council*

**2916 - The Chair welcomed everyone and apologies were accepted. The resignation of Councillor Ian Lawrence was noted and the vacancy to be advised to the District Council.**

#### **2917 - Declarations of Interest**

*[DECLARATIONS OF INTEREST Councillors are invited to declare any declarable interest, including the nature and extent of such interests they may have in any items to be considered at this meeting. They are also reminded to consider whether any items within their Register of Interests should be updated].*

There were no Declarations of Interest.

#### **Public Open Question Time**

*The Council RESOLVED to suspend Standing Orders.*

Mrs Val Gillings made comment on the increase in traffic through the village. There is an increase of HGV partly related to the new development. As a resident who walks regularly through the village she is very concerned for her safety.

The Members acknowledged the issue and added that the problems are exacerbated by drivers using the Village as a short cut. It was suggested that the Satellite Navigation systems are also directing vehicles through parts of the Village.

The general problems related to the highway and speed of vehicles were discussed. The Moorhead junction dangers are ongoing with further accidents and near misses. The fingerpost needs repair and a housing developer's sign is illegally attached to the sign post. The Highways Officer and the County Councillor have already been informed.

Mrs P Footman made reference to her letter to the Council which relates to the Planning Application 1/1022/2022/FUL. The letter is not an objection to the development but the fact that the developer has not adhered to the conditions of the approval.

The Members noted Mrs Footman's concerns and it was suggested that a comment in the Crosslet be made. This would ask residents to report any future breach of the Planning conditions to the Council.

**Report by County and District Councillors** (*Allowance should be made for the District and County Councillor to speak later in the meeting should they be unable to arrive in time*).

The County Councillor Report had been circulated and was noted. The report is attached to the Minutes.

***District Councillor Report:***

Councillor Phil Pennington reported on the following:

- The Government's Autumn Budget released on Wednesday 30 October confirmed Torridge is still included in the Government funding plans for Levelling Up. The Ministry of Housing, Communities, and Local Government (MHCLG) will continue its partnership with the Council, allocating up to £20 million in funding for various projects throughout the district.
- The new Government policies to increase the housing supply, Torridge and North Devon District Council 5 year building supply targets changed in the new year, with the outcome that there will be a change to the Local Plan and the development boundaries.  
Councillor Pennington stated that economic factors will also influence whether developers will make planning applications and when it is in their interests to build.
- The discussions are taking place with regard to the Devolution Bill. The District, County and Unitary Authorities are each submitting their preferred outcomes.
- XLinks - Councillor Pennington confirmed that he would ensure that the Parish Council is kept up to date of all developments.
- Devon County Council elections will take place in May.

*The Chair thanked the District Councillor for his report and Tricia and Val for their questions. The Council reconvened.*

**2918 - To Approve Minutes 2903 – 2915 of the Parish Council meeting held on 06 February 2025**

***It was RESOLVED to approve the Minutes.***

***Matters Arising***

2906 - *The Clerk confirmed that the contractor had been instructed to cut the Shutta Track and the work is scheduled for 15 March. A resident is parking his van at the entrance and the Clerk confirmed that he would meet the contractor to ensure that he has the access.*

*Councillor Gray questioned the action of recording the Council Meetings and the Clerk explained that it is a public meeting, therefore, the recordings provide an added level of transparency.*

2912 - *XLinks - the Chair advised that the Parish Council will register as an "interested party". There will be a map and display at the biodiversity event on 8<sup>th</sup> March 2025. The Clerk explained that the Planning Inspectorate will be meeting online with local parish representatives next week.*

**2919 - VE DAY 80<sup>TH</sup> ANNIVERSARY**

**To resolve the action the Council takes with regard to Commemorating the 80<sup>th</sup> Anniversary of VE Day on 08 May 2025.**

The options available to the Council to arrange an event or other form of commemoration were discussed. Councillor Brooks suggested that a beacon be purchased or supplied by a local contractor. Councillor Brooks agreed to contact Woods Engineering to ask if a beacon can be made and what are the costs.

## 2920 - PLANNING:

- To discuss and note the letter from Mrs P Footman regarding Application 1/1022/2022/FUL - 3 new houses at East Furlong Farm and to respond as appropriate.

The letter had been discussed and it was **RESOLVED** that a comment be made in the Crosslet to ask residents to advise the Clerk if there is any breaches of the Planning conditions.

- To discuss and respond to the following Applications:  
Application: 1/0129/2025/FUL  
Proposal: Change of use of agricultural field for secure dog field  
Location: High Park House, Littleham, Bideford

It was **RESOLVED** that the Council recommend approval.

Application: 1/0139/2025/FUL  
Proposal: Erection of 1 no. Dwelling (Self Build)  
Location: ( E ) 243695 ( N ) 123232 - Land opposite Narracombe

### It was **RESOLVED** to recommend refusal based on the following comments:

The Application does not comply with the Local Plan

Local Plan policy statements:

There is a need to increase the supply of new housing with affordable housing delivery the highest priority and larger family housing in the open market sector being the lowest.

There is no evidence of a housing need in Littleham. There are at least four 3/4 bedroom properties on the market. Over the past 5 years most of the 3/4/5 bedroom properties have been sold to people from outside the County. There are a number of second/holiday homes that have been purchased from buyers outside the County.

There are no shops or other services in the rural settlement making any development unsustainable. Transport links are poor and road network is narrow lanes and sub standard road surfaces. All routes to the rural settlement are designated "Unsuitable for HGV vehicles" restricting the viability of servicing the site with the required building materials.

Policy ST17 - A Balanced Local Housing Market

The site does not contribute towards the creation of sustainable, inclusive and mixed communities by providing housing that reflects the needs of present and future generations whilst improving the balance of the local housing market and sub markets.

The entrance to the site is on to a narrow lane with poor access.

There is no evidence that this development provides any economic gain/social benefits to the locality.

There is no evidence that this development will have a positive affect on the rural settlement of Littleham.

**To note the registration of Tree Preservation Order (Oak Tree) at 2 Red Cottages Littleham reference number 001/2025.**

This was noted,

## 2921 - POLICIES REVIEW :

The following documents should be reviewed and accepted without amendment (unless a specific change is required):

- a. Complaints Procedure
- b. Cooption Policy
- c. Management of transferable data
- d. Risk Analysis
- e. Safeguarding Policy
- f. Sickness and absence policy
- g. Strategic Risk Register
- h. Asset Register
- i. Subject Access Request Policy

**The documents were reviewed and it was RESOLVED to approve the documents without amendment.**

### **2922 - BIODIVERSITY GROUP**

**To discuss any action the Council can take to support its policy for reducing the Carbon footprint and improving the bio-diversity in Littleham and Landcross. Up date on recent Biodiversity Group Meeting and Lottery Grant Application.**

The Chair advised that the failure to obtain grant funding for the event on Saturday, the costs will be covered by the Council. The Council agreed a budget of £500 for the year 2024/2025.

**2923 - GRANT APPLICATION - LITTLEHAM MENS SHED (The Council has received an enquiry from this community organisation to fund a Wood Engraving Machine).** (The Council set aside £200 in the 2025/2026 budget for Grant Applications)

It was thought that the Council has not advertised this funding option to all the community organisations in the Villages and it would be unfair to make a single grant to one.

**It was RESOLVED:**

- **that the Council would not make a grant to this organisation until the Council has a better understanding of the funding requirements of other organisations and groups within the villages**
- **An item in the Crosslet will make known that the Council has set aside £200 and asking community groups to apply.**

### **2924 - COUNCIL DOCUMENTS & ARCHIVE**

**To discuss the action to be taken with regard to the papers remaining in the Village Hall.**

The Chair explained that he had taken the files and papers out of the Village Hall. He was collating and reviewing the documents to ascertain items of interest. The requirements to adhere to the Data Protection legislation and national policy guidelines are being considered.

The Clerk advised that the Village Hall does not have the correct storage facilities for the security and protection of the Minute Books. The Minute Books are the only documents that the Council is required to archive indefinitely.

The Chair explained that he had created new files with copies of the Minutes and other items that can be kept in the Village Hall. The files are not large and could be placed on a shelf. The Chair confirmed that he would continue sorting out the remainder of the documents and a decision taken on storage in due course. The Village Hall Committee would need to be consulted.

**2925 - ANNUAL PARISH MEETING - (To be held between 01 March and 01 June)**  
**To discuss the format, date and subject to be discussed.**

**It was RESOLVED that this would take place before the Council Meeting on 8<sup>th</sup> May 2025.**

**2926 - CORRESPONDENCE**  
**To note the correspondence & communications received and consider any action**  
**Agenda items for future meeting)requiring attention. Emails circulated include:**

- |  |                       |
|--|-----------------------|
| DALC/NALC newsletter/updates/events        | Delivering 20 Webinar |
| Public Sector - various                    |                       |
| Devon County Council - various newsletters |                       |
| Torridge DC – various                      |                       |
| Torridge DC - Weekly Planning applications |                       |
| CAG Devon                                  |                       |
| The Rural Bulletin                         |                       |

The items were noted.  
Councillor Read brought to the attention of the Council the annual litter pick that takes place and has been organised in the past by Councillor Brooks. This was noted and some thought needs to be given to how this activity can be continued. Councillor Read suggested it be in the calendar as an annual event.

**Next Full Council Meeting to be held on Thursday 03 April 2025**

*(Please can you ensure that any items for the next meeting are received by the Clerk by Monday 24 March 2025 )*

The Clerk gave notice that he would be leaving his position as Clerk to the Council.

The Chair thanked everyone for their attendance.The Meeting was closed at 21.05hrs

Signed.....	Date.....
Councillor P Jollands - Chair	