

LITTLEHAM & LANDCROSS PARISH COUNCIL

Minutes of the Council Meeting held at Littleham Village Hall on Thursday 03 April 2025 at 19.15

Present: Councillors: N Tregoning (Vice Chair), G Gray, G Smith, L Batty and M Brooks.

Also present: County Councillor L Hellyer

Apologies : Councillor: P Jollands - Chairman, S Read and C Hassall
District Councillor P Pennington

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

2927 - Apologies have been received from Councillor Jollands. The Council Resolved that Councillor Tregoning (Vice Chair) will Chair the Meeting.
Councillor Tregoning welcomed everyone to the Meeting and accepted the apologies.

2928 - 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

There were no questions from the public

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 Chair read the report and relevant sections received comment. The report is attached to the Minutes.

19.24 Councillor G Smith and County Councillor Linda Hellyer arrived at the Meeting.

The Chair welcomed Councillor Hellyer to the meeting and explained that the Council had been discussing her report.

The Council RESOLVED to suspend Standing Orders to allow Councillor Hellyer to make any further comments.

County Councillor Report:

Councillor Hellyer reported on the following items:

An email from Mr Paul Richardson regarding XLinks and the issues around electricity generation companies gaining access to the National Grid through the Alverdiscott Sub-station. Mr Richardson has offered to meet with the District and Parish Councillors who have responsibility for the areas affected.

The Chair referred to the report and expressed her surprise that parts of Devon are not recognised as an area of high social deprivation and rural poverty.

The issue of Moorhead Cross was discussed and the Highways department are scheduled to paint the white road markings. Councillor Brooks stated that additional road signs should also be installed. A housing developer's direction sign is improperly attached to the fingerpost. This should be removed. It was noted that the additional housing at Buckland Brewer is creating more traffic and congestion on the road network around Moorhead Cross and the road to Abbotsham.

In addition, the general condition of the roads was a matter of concern and there appears to be many inefficiencies when repairs are being undertaken. There are examples where only some parts of the same road are repaired and other areas are left.

19.40 Councillor Linda Hellyer left the meeting.

The Council reconvened

2929 - To Approve Minutes 2916 – 2926 of the Parish Council meeting held on 06 March 2025

It was RESOLVED to approve the Minutes.

Matters Arising:

2919 - VE Day 80th Anniversary event - Councillor Brooks advised that Woods Engineering have been contacted and have confirmed that they will construct a Beacon. The cost of construction is to be advised. The Clerk will contact the Village Hall Committee to see if there is an option to light the Beacon on the Village Hall Field. Councillor Brooks will also ask the landlord at the Crealock Arms, which would be the preferred option bearing in mind the pub will be open at the time the Beacon is lit.

It was RESOLVED that an amount of £150 be set aside from the Council reserves for the purchase of the Beacon.

2930 - PLANNING:

To note the email from the District Council stating:

“the Local Planning Authority have now received a discharge of condition application reference 1/0029/2025/DIS in relation to Conditions 8 and 10 of planning approval 1/0122/2022/FUL.”

The Council had received an email from Mrs P Footman which included another email from Mrs S Piercy.

[David, I have a feeling you may have a meeting tonight, so wondered if the P.C. is aware of the latest fiasco relating to the East Furlong Farm. I have Sara's permission to forward this exchange between Enforcement Officer Helen Mason and Sara - Mason's last reply being both rude and arrogant.

This seems to be a prime example of use of templates without quality control by the Consultancy; who would of course have received a substantial fee from the developer LJ Developments. I would, however, have expected the Planning Officer Angelo Massos and even the Enforcement Officer Helen Masonto to have at least read the report before putting it out into the public arena. If this is the level of the Planning Department's working practices and efficiency, no wonder the planning application was passed under questionable circumstances. If I thought we could prove that the planning approval had been given on incorrect or biased information, I would be keen to take this further; but unfortunately I understand that the inaccuracy has to be highly significant for planning permission to be withdrawn.

I am therefore leaving further contact with the Planning Department/Torridge District Council with the Parish District Council. As previously discussed, with more planning applications in the pipeline closer scrutiny seems to be well justified.

I do not wish to be a thorn in your side but I have just reviewed the construction environment management plan submitted for this development. At best it is a boilerplate that has been thrown together to tick a box. Information contained therein does not even refer to the site ie. on page 6 it says that Building Control is Dorset County

Council. On page 11 it also refers to working hours locally adopted in Dorset. Is Dorset County Council now undertaking the work of Torridge District Council? In the introduction it says in the overview that 3 x 4 bed apartments are to be built. In reality the planning permission is for 1 x 4 bed house and 2 x 3 bed houses. The Map on page 5 doesn't accurately identify the site. Towards the end of the plan there is information "TBA". It is evident that no one has read this report and now it has been signed off by Angelo Massos. Why is the planning department just going through the motions? What is the point of a planning department if they cannot accurately discharge the responsibilities entrusted to them? My council tax has just gone up by 5%. I want to know that my taxes are being used carefully and accurately to undertake the tasks assigned. There do not appear to be checks and balances. Why not?]

It was RESOLVED that the Clerk write to the District Council to express the Council's concerns over the actions and replies that have been made to the residents.

The Council RESOLVED to suspend Standing Orders to discuss the Planning Application 1/0259/2025/FUL which had only just been received.

It was noted that the Application is described as "Surface Management Building". The Application details are as follows:

Proposal: Proposed new roof over existing yard

Location: Agricultural building at Grid Reference 244995 123938

O/S Map: E 244995 N 123939

It was RESOLVED that the Council has no objection, with the additional comment, that all farm and commercial buildings should be required to incorporate PV roof panels to reduce the demand for so-called 'Solar Farms' on agricultural land. There is currently no legal obligation in this respect, even when the building/roofing is subsidised by DEFRA grants.

2931 - FINANCE :

The Council to discuss and Resolve to approve:

i. The Cashbook as at 31 March 2025 and Bank Account reconciliation showing the balance of the account as £6794.07.

ii. The payments as follows:

L & K Plant	£660.00
H G Wivell	£1038.00
Bank Charges	£4.25
Sow much More	£207.60

iii. The nomination of a Councillor to replace Councillor Ian Lawrence in undertaking the financial checks - this will be a Councillor who is not an authorised signatory to the account.

It was RESOLVED that the Cashbook and the payments listed are approved.

It was RESOLVED that Councillor Batty be appointed to undertake the independent financial check of the bank account and cashbook.

2932 - 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.

It was noted that the recent Biodiversity event had been very successful and well attended.

2933 - 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
- Public Sector - various
- Devon County Council - various newsletters
- Torridge DC – various
- Torridge DC - Weekly Planning applications
- The Rural Bulletin
- Devon Local Electric Vehicle Infrastructure

These were noted. The Clerk made reference to the report from the recent meeting related to the Electric Vehicle Infrastructure and the investigations taking place with regard to the use of Village Hall car parks as “Charging Points”.

- Items for next meeting and Next Full Council Meeting 08 May 2025 - to be confirmed.**

The Chair thanked everyone for their attendance.The Meeting was closed at 21.30hrs

Signed.....
Councillor P Jollands - Chair

Date.....