Bratton Clovelly Parish Council



*Clerk to the Council: Rachel Ward •* Crane Cottage, Germansweek, Beaworthy, Devon EX21 5BA

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# Minutes of Meeting 210 held on 8th March 2023

Time commenced: 7.30pm

Those present: Cllrs. McNelis, Gilbert, May, Bowyer, Braidwood, WDB Cllr Southcott and

Mrs R Ward (Clerk)

Members of the public: 15

1. Public Participation: A member of the public recorded the meeting. Members of the public had nothing to say at this point
2. Apologies: None
3. Declaration of Interest: Everyone reminded, none declared
4. Select a temporary chair for the planning item on the agenda only: Cllr Gilbert was elected temporary chair
5. Planning

5.1 4265/22/FUL Proposal: Erection of garden room, swimming pool & plant/changing rooms (retrospective) Site Address: The Manor. Bratton Clovelly, EX20 4JF

Bratton Clovelly Parish council ***Object*** to this planning application with the following concerns: Inaccuracies in the planning application documentation provided and other material considerations in regards to noise and light pollution, highways safety and adverse ecological impact. The documents submitted incorrectly identify the physical location and the year of completion for the facilities being applied for which is misleading. The application has been built on a green-field location (not ménage as claimed) and completed much later than the 2016 stated date. The continuing commercialisation of the property which is now also open for day spa guests (not captured within the application) is of concern for local residents as food provision and banquets are also advertised. Loss of ecology: JLP DEV1 and DEV2 DEV26 This area is known for the existence of three types of bat, as well as other wildlife that use the woodland boundary of the property as cover/roosts. There is much concern that this development already has a detrimental effect on local wild life and would continue to do so. The light spill from the development would require a ‘Wildlife Report’ to have been produced by a “consultant with suitable qualifications and experience” as per the ‘Wildlife and Geology Trigger Table’ section 1a (v). The overlooked grounds are already designated as a ‘Devon County Wildlife Site. Noise and disturbance: JLP DEV1 and DEV2. An independent noise survey concluded that this development could have a “significant adverse impact” on local residents. It is well known, locally, that this development is at the top of a natural basin that directs sound some distance, towards the main habited, conservation area, of the village and already is recognised as a noise nuisance. It is envisaged that this will continue to be a problem for locals, who have chosen Bratton Clovelly as their home due to its quiet and rural nature. Local residents have reported normal speech traveling across from this site to residential gardens and sounds from a swimming pool will become intolerable. There were several complaints made about the noise from the pool area and grounds last summer to both the owners and Environmental Health. There is no mention within the application on the impact of noise to residents. Traffic generation: JLP DEV29 the entrance to the development is in a dangerous position on the road on a steep bend and the completed proposal would increase traffic and noise disturbance to the local area. An independent Transport and Highway Consultant concluded that “It is considered that the proposal would have an unacceptably adverse or severe effect on highway safety and, therefore, the development should be refused on transport grounds”. Flood risk: concerns have been raised about the proposed drainage scheme as the existing watercourse often floods and using it for surface water runoff from the development will only exacerbate the problem ***Object***

5.2 Other planning - None

1. Agree and sign minutes: - from 11th January 2023 ***Agreed***
2. Co-opt a new councillor – Mr Kevin Huggins was duly cooped to the council Acceptance papers were signed and Cllr Huggins took his seat.
3. Finance:
   1. Financial report (Clerk – Not emailed round due to a technical error) handed round ***Approved***

£200 grant from WDBCllrs Mott and Southcott for Defibrillator training noted

* 1. To note payment of Clerk’s wages and HMRC Payments 4th Feb 2022 to 3rd March 2023 –£ 261.31 ***Approved***

1. PHMC report – Cllr Gilbert: The Hall floor has about 15 years life in it but will be restored using monies raised for replacement and will maintain it every 2 years.
2. The plant sale - Cllrs Gilbert and May: The PC approved the sale and it was formally adopted by the PC for insurance purposes and is expecting aprox 250 visitors over the course of the day.
3. Defibrillator – training will cost £160 plus VAT. Now that we have WDBC funding the clerk was asked to organise the training for a Monday night at the end of April
4. P3 – Cllrs Gilbert and Braidwood – about ¾ of the paths have been walked. The public should be encouraged to use the paths and know how to report issues.
5. Playground Report – the inspection is booked for 21st March at 4:30pm Cllr Gilbert will meet with the inspector to discuss issues. Once the report is in we will try to get four quotes to repair it. The wood chips are making the garages wet. Parishioners have been given permission to remove them from this area.

It was agreed that she should book an appointment with the RoSPA inspector at a cost of £42 plus VAT to get a better understanding of what is wrong and what needs to be done with the playground.

1. Correspondence – non decision making: none
2. Items for next agenda: Parking
3. Other none decision making business: None
4. Date of next meeting: Full Parish Council Meeting 12 April 2023 at 7:30pm

Meeting closed at 08:57pm

Signed (Chair):

Date:

Amended to include “the PC would ask Highways to look again at the safety of proposed entrance in light of the highways report.”