



**ROCKBEARE
PARISH COUNCIL**

Chairman: Jeremy Wollen

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MINUTES OF THE ANNUAL GENERAL MEETING OF ROCKBEARE PARISH COUNCIL

HELD ON

WEDNESDAY 18TH MAY 2022

MINUTES

Present: Cllrs Wollen J., Wollen S., Forest, Brodie, Franklin and Ratcliffe

Also: Cllr. Lawrence (EDDC), five members of the public.

Clerk: Carolyn May

Apologies: Cllrs. Randall Johnson and Gent (DCC)

AGENDA

679.0 ELECTION OF CHAIRMAN

679.1 Elections to the position of Chairman of the Parish Council were sought. It was **proposed** by Cllr. Forrest, **seconded** by Cllr Brodie and **RESOLVED** that Cllr Wollen J. would be elected as Chairman of the Parish Council for the municipal year 2022/23. Unanimous. **Carried.**

680.0 TO RECEIVE THE CHAIRMAN'S DECLARATION OF ACCEPTANCE TO THE POSITION

680.1 Cllr Wollen J. duly signed the Declaration of Acceptance, which was countersigned by the Parish Clerk.

681.0 ELECTION OF VICE CHAIRMAN

681.1 Elections to the position of Vice-Chairman of the Parish Council were sought. It was **proposed** by Cllr. Wollen S., **seconded** by Cllr Franklin and **RESOLVED** that Cllr. Forest. would be elected as Vice-Chairman of the Parish Council for the municipal year 2022/23. Unanimous. **Carried.**

682.0 TO RECEIVE THE VICE CHAIRMAN'S DECLARATION OF ACCEPTANCE TO THE POSITION

682.1 Cllr. Forrest, duly signed the Declaration of Acceptance, which was countersigned by the Parish Clerk.

683.0 DECLARATIONS OF INTEREST

There were no Declarations of Interest received.

684.0 TO RECEIVE QUESTIONS FROM THE PUBLIC

684.1 VILLAGE HALL/ PLAYING FIELD

A member of the public raised the matter of the future of the Village Hall and field. There had been a substantial amount of discussion on Social Media platforms about the renewal of the leases for the assets. The parishioner was of the opinion, which had been articulated on the said platforms, that the Parish Council should pursue the matter with the landowners, in partnership with the Village Hall Committee.

The Clerk was asked to address this matter, having been advised of the social media discussions previously.

The Clerk commenced the Parish Councils' response by advising those present that her reply would follow three separate and distinct threads, all of which were pertinent to the prevailing situation.

Firstly, it was highlighted that the renewal of the lease for both the Village Hall and the playing field did not fall within the remit of the Parish Council, which is not a party to the lease agreement that exists between the owners of the assets (Rockbeare Manor Estates) and the Village Hall Committee, the latter being a properly constituted body, independent of the Parish Council. It was emphasised that the Parish Council did not have the power, or the legal right, to involve itself in discussions relating to the assets, or in respect of a lease to which it is not a party.

It was further highlighted by the Clerk that negotiations between the contractual parties currently underway. Therefore, the issues which were being raised should have been directed towards the Village Hall Committee.

Mr Mark Cornish, a Member of the Village Hall Committee, confirmed that negotiations for a new lease were currently being engaged in. It was suggested that the parishioner might attend a Village Hall Committee meeting to raise her concerns.

Secondly, the legal owner of the property (the Trust) is at liberty to utilise the land/ building as it sees fit. There is no legal obligation which requires that a further lease to be issued. No organisation has the right to insist that the extant agreement is renewed. Therefore, the nature of many comments published on social media platforms are, in fact, unhelpful to the on-going negotiation process. The Parishioner stated that there was opposition from the Trustees, in relation to the lease renewal.

Thirdly, the Parish Council had, in fact, made an offer to the Trust, through its agent, to purchase the playing field (not the Village Hall), for the purpose of maintaining the area in perpetuity for the Parish. This offer was not responded to by the Trustees, or their agent. The Parish Council had suggested that the playing field could be developed into a valuable community area, with the aid of available funding. However, the notion was not well received by some parishioners who had attended a meeting to raise their views. Again, misinformation had prevailed, with some believing that the Parish Council was, among other things, seeking to purchase the Village Hall (an erroneous supposition). The Parish Clerk was also subjected to inappropriate correspondence resulting from the misinformation. The Parish Council has, therefore, pursued the matter no further.

The Parishioner stated that there was opposition from the Trustees, in relation to the lease renewal. Cllr Wollen S. asked if the parishioner knew who the Trustees were. The parishioner stated that she did not, Cllr Wollen then asked how the Parishioner knew that there was, in fact, opposition to the lease?

684.2 ROCKBEARE ROCKETS FOOTBALL GROUP

Mr (name), attended with his colleague, to thank the Parish Council for the support which it had provided to the group. At present, there are approximately thirty-two young people, of mixed ages, who attend training (the majority from Rockbeare).

It was agreed that an adult representative from the group would sit on the Parish Council as a representative of the football club.

685.0 MINUTES

Members considered the Minutes from the Parish Council Meeting of the 20th of April 2022. It was **proposed** by Cllr Forest, **seconded** by Cllr Ratcliffe and **RESOLVED** that the Minutes of the Meeting held on the 20th of April 2022 would be accepted as a true and accurate reflection of the discussions. Unanimous. **Carried.**

686.0 REPORTS – None Submitted

687.0 PLANNING

Applications - None

Determinations – Noted

688.0 BUSINESS AND FINANCE

688.1 Schedule of Payments

Members inspected the Schedule of Payments provided on the Agenda. It was was **proposed** by Cllr Forest, **seconded** by Cllr Franklin, and **RESOLVED** that the Schedule of Payments would be accepted. Unanimous. **Carried.**

689.0 Bank Reconciliation

Members noted the Bank Reconciliation.

690.0 INTERNAL AUDIT

690.1 Members considered the Annual Internal Audit Document.

It was **proposed** by Cllr Wollen J., **seconded** by Cllr Forest, and **RESOLVED** that the Annual Internal Audit would be accepted. Unanimous. **Carried**

691.0 ANNUAL GOVERNANCE & ACCOUNTABILITY STATEMENT

691.1 It was **proposed** by Cllr Forest, **seconded** by Cllr Wollen J., and **RESOLVED** that the Annual Governance and Accountability Statement would be approved accepted. Unanimous. **Carried.**

691.2 The document was duly signed.

692.0 ANNUAL FINANCE STATEMENT

692.1 It was **proposed** by Cllr Wollen J, **seconded** by Cllr Wollen S., and RESOLVED that the Annual Finance Statement would be approved and accepted. Unanimous. **Carried**.

692.2 The document was duly signed.

693.0 PARISH COUNCIL WEBSITE

Cllr Franklin reported that the new website continues to be developed.

694.0 FORD OAKS SOLAR FARM - REPORT FUNDING REQUEST

694.1 Mr Julian Turnbull requested that the Parish Council provide funding for a Flood Report to be commissioned.

The Clerk asked what funding the Marsh Green group had, to contribute towards the cost of the report, which would be in the region of £1,000. Mr Turnbull stated that there were no monies to contribute.

Cllr Forrest highlighted that the Consultant selected had indicated in writing that the report may not provide the information being sought. That statement raised some concern that the report may not represent best value for public money.

Members discussed the request. It was felt that, should funding be provided by the Parish Council, the Report would have to be commissioned by that body, and released to the Chairman/ Clerk in the first instance. The Report would, in effect, be the property of the Parish Council, and should be approved by the body, prior to dissemination to third parties.

694.2 It was **proposed** by Cllr Forest, **seconded** by Cllr Wollen J., and RESOLVED that the Parish Council would commission the Flood Report. Unanimous. **Carried**

The meeting Closed at 8.10 pm

PLANNING APPLICATIONS

Reference	22/1352/FUL
Alternative Reference	PP-11329645
Application Validated	Wed 23 Mar 2022
Address	The Croft Marsh Green Exeter EX5 2HE
Proposal	Replacement of roof of existing building
Reference	Awaiting decision

Reference	22/1401/FUL
Alternative Reference	PP-11340188
Application Validated	Monday 27 th June 2022
Address	Inglenook Rockbeare Hill Rockbeare Devon EX5 2EZ
Proposal	Single storey side extension, first floor side/front extension and conversion of roofspace to habitable use with part conversion of existing garage to habitable use.
Reference	Awaiting decision
	Unknown

Appendix C

PLANNING DECISIONS

Reference	22/1163/FUL
Alternative Reference	PP-11283959
Application Validated	Mon 30 May 2022
Address	Broad Oaks Rockbeare Hill Rockbeare EX5 2EZ
Proposal	Single storey rear extension and demolition of existing conservatory.
Status	Approved
Decision	Approval - standard time limit
Decision Issued Date	Wed 29 Jun 2022
Appeal Status	Unknown