



**ROCKBEARE
PARISH COUNCIL**

Chairman: Cllr. Jerry Wollen
40 Brookside Crescent
Exeter EX4 8NE

Clerk: Carolyn Y. May
A209, Victoria Advent House,
Station Approach
Victoria, Roche,
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12th October 2022

ORDINARY MEETING OF ROCKBEARE PARISH COUNCIL

To all Members of Rockbeare Parish Council

You are hereby summoned to attend an Ordinary Meeting of Rockbeare Parish Council, to be held at **7.15 pm**, on **Tuesday 18th October 2022**, at Marsh Green Village Hall, for the purposes of transacting the following business:

Carolyn May
Clerk to Rockbeare Parish Council

AGENDA

To: Cllrs. Jeremy Wollen (Chairman), Ron Forrest (Vice Chairman), Colin Please, Susan Wollen, Phil Franklin, Mark Nequest

All Councillors are politely reminded of their obligation to declare interests under the Code of Conduct.

Please Note: This meeting will be recorded.

- 1.0 APOLOGIES:** To receive apologies for absence.
- 2.0 DECLARATIONS OF INTEREST:** To receive declarations of interest.
Members – please remember that you must declare any personal or prejudicial interest at the start of the meeting. Please ensure that you state the reason for your interest, as this must be included in the Minutes of the meeting. If your interest is a 'Declarable Pecuniary Interest' then you must leave the meeting whilst the matter is discussed.
- 3.0 TO RECEIVE QUESTIONS FROM THE PUBLIC – Strictly 15 minutes in total.**
Thereafter, members of the public may not enter discussions without the express permission of the Parish Council Chairman.
- 4.0 MINUTES:** Minutes of the last Meeting of Rockbeare Parish Council, held on **Wednesday 27th September** to be signed as a correct record of that Meeting (Appendix A).

5.0 REPORTS

- 5.1 Chairman's Report
- 5.2 County/ District Councillors Report
- 5.3 Any other reports

6.0 CO-OPTION OF NEW MEMBERS

7.0 WARM SPACES / PARISHIONER SUPPORT - Update

8.0 PLANNING

- 8.1 To consider Planning Applications – None at the date of publication of the agenda
- 8.2 To consider Planning Applications received since the date of this Agenda
- 8.3 To receive, and note, details of Planning Determinations (Appendix B)

9.0 CORRESPONDENCE

10.0 BUSINESS AND FINANCE

10.1 Schedule of Payments

Date	Cheque	Payee	Sum
27/09/2022		Colourscape	£120.00
27/09/2022		Charles Hopkins	£1425.00
27/09/2022		HMRC	£476.32
27/09/2022		RVH	£17.00
27/09/2022		MGVH	£15.00
27/09/2022		Payroll Bureau	£21.96
Total			£2,075.28

11.0 DEFIBRILLATOR UPDATE

12.0 LAND ACQUISITION PROPOSAL - Clerk

13.0 FORD OAKS SOLAR FARM – UPDATE – Cllr Forrest

15.0 MILLENIUM FIELD PROJECT – Cllr Nequest

- Project Progression
- Surveyor Report

NEXT MEETING: Tuesday 15th November 2022, at Marsh Green Village Hall, commencing at 7.15 pm



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MINUTES OF THE ORDINARY MEETING OF ROCKBEARE PARISH COUNCIL

HELD ON

TUESDAY 27TH SEPTEMBER 2022

MINUTES

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

Also: Cllr. Lawrence (EDDC) and seven members of the public.

Clerk: Carolyn May

Apologies: Cllrs. Sara Randall-Johnson, Henry Gent (DCC)

AGENDA

724.0 Declarations of Interest: None

725.0 Questions from the Public

726.0 Minutes

726.1 The Minutes from the Parish Council meeting, held on the 17th of August 2022 were considered.

It was **proposed** by Cllr Franklin, **seconded** by Cllr S. Wollen and **RESOLVED** that the Minutes would be accepted as a true reflection of the meeting. Unanimous.

Carried.

727.0 Reports

727.1 Cllr Wollen (Chairman) announced that both he and Cllr S. Wollen will be retiring following the October 2022 Parish Council Meeting.

727.2 Cllr Lawrence (EDDC)

Cllr Lawrence advised the meeting that the Heads of Terms for the transfer of the land, at the junction of Low Brook and Birch End, to Rockbeare Parish Council would be forwarded to the Clerk in early course. He added that there should be S.106 monies available for play equipment.

728.0 Treasbeare Expansion Area

A presentation, by representatives of Redrow Homes, in relation to the Treasbeare Expansion Project was received by Members.

Representatives of the presenting company were:

Andy Cattermole (Head of Planning);

Tom Warren and;

Alice Jenson

Mr Cattermole advised the meeting that Treasbeare was one of four expansion areas of Cranbrook. It is estimated that the development will provide a further 4.170 dwellings, plus a school, sports facilities, mixed use neighbourhood centre, employment areas and six Traveller pitches. 15% of the new dwellings will be 'affordable homes'.

The plan has now been submitted to East Devon District Council Strategic Planning Department for adoption at the Full Council meeting on 28th October 2022.

The following aspects of the plan were discussed:

Bus Gates:

It is intended that two bus gates will be installed to control traffic entering the site via Parson's Lane. Mr Cattermole advised the meeting that only busses would be able to enter the scheme via Parson's Lane. He maintained that this fact was pertinent to Rockbeare in particular. The aim of this scheme is to prevent excess traffic on Parson's Lane.

Cllr Franklin questioned the viability of buses travelling along Parson's lane, which is single track with few passing places.

Drainage/ Flooding

The issue of flooding a/ drainage was raised. Mr Cattermole responded by stating that the system to be implemented would redirect excess surface water to the north (away from Rockbeare). The system has a 30-45% allowance for climate change, and 10% for urban creep.

Siting of Sports Pitches and Light Pollution

It was noted that all intended sports pitches were sited on land close to Rockbeare. The height at which the pitched are to be sited, enables Rockbeare to be overlooked.

Mr Cattermole advised the meeting that the positioning of the pitches had been determined by EDDC Officers and that he was not at liberty to relocate these.

The Clerk raised the question of light mitigation, highlighting that, when used during the hours of darkness, the light flood lighting would be visible from houses in Rockbeare. That light would encroach on residents enjoyment of their properties and . potentially, could impact on the wellbeing of residents who would find it difficult to sleep with noise/ lighting emanating from the site.

Mr Cattermole stated that the pitches would be furnished with low level lighting that would have a restricted area of illumination. Further to this, the pitches would not be used after 9.30 pm. The Clerk pointed out that most young children would be unable to sleep with flood lighting and noise emanating from the site. She added that the wellbeing, and rights, of Rockbeare residents appeared to be being sacrificed for the desires and benefit of Cranbrook.

Mr Cattermole advised the Members that the airport had raised concerns about the matter of lighting.

Retail Centre

Cllr Franklin raised the issue of the late provision of retail outlets. Rather than these being provided at the commencement of building, they always seemed to be five years behind everything else. He added that the speed of traffic on London Road was not conducive to pedestrian safety, particularly where residents were attempting to access facilities in the Cranbrook itself.

Mr Cattermole stated that London Road would be downgraded and that a speed restriction would be placed on the same.

Member Views

Members clearly articulated their concerns that, with the proposed development. EDDC Officers had blatantly breached an undertaking given on several occasions. Namely that, there would be no development south of London Road.

729.0 Co-Option of New Member

729.1 Mr Mark Nequest was co-opted, as a Parish Councillor.

It was **proposed** by Cllr Franklin, **seconded** by Cllr Forrest, and **RESOLVED** that Mark Nequest should be co-opted as a Parish Councillor to Rockbeare. Unanimous.
Carried.

Cllr Nequest took his place at the table.

730.0 Warm Spaces/ Parishioner Support

730.1 Members received a short address from Sharon Thorne and Caroline Retter of Inspiring Connections, who discussed a proposal for community support. This would include a weekly community event during which a meal and activities would be provided.

Cllr Forrest raised the issue of cost per head (depending on the number of attendees). Other Members felt that it would be advantageous to ringfence a sum of money for the project, then determine how many attendees there were likely to be. Ringfenced monies did not have to be spent, should there be no take up. Unlike a grant, the monies would be held within the Parish Council's account, with payment for services being provided upon receipt of an invoice and a comprehensive monthly report to the Council.

It was **agreed** that a community event should be held in order to 'spread the word', and gauge interest. It was also **agreed** that the project would be financed for six months, whereupon the project would be reviewed.

It was **proposed** by Cllr J. Wollen **seconded** by Cllr Franklin and **RESOLVED** that Inspiring Connections would be appointed to provide the services described, that a Community Event would be held in early course, the cost of the project for six months ringfenced within the Parish Council bank account and the project re-evaluated after six months of operation. Four Members in favour and one against **Carried**.

731.0 Planning

PA22/1898/FUL

Reference	22/1830/FUL
Alternative Reference	PP-11479940
Application Validated	Tue 13 Sep 2022
Address	7 Bridge View Rockbeare Exeter EX5 2LH
Proposal	Two-storey rear extension.
Parish Council Response	No objection Proposed: Cllr J. Wollen, Seconded: Cllr Franklin. Unanimous. Carried .

Reference	22/1898/FUL
Alternative Reference	PP-11499555
Application Validated	Wed 31 Aug 2022

Address	1 Manor Cottages Rockbeare Exeter EX5 2FE
Proposal	Proposed single storey rear extension with alteration to fenestration, demolition to workshop, proposed parking, detached garage with first floor annexe.
Parish Council Response	The Parish Council does not object to this application in principle. However, the Parish Council wishes a condition to be placed on any permission granted. Namely, that there should be no garage conversion to living accommodation in the future. Proposed: Cllr Forrest, Seconded: Cllr S. Wollen. Unanimous. Carried.

732.0 Correspondence

- Letter from Rockbeare Manor – Defibrillator

Members discussed the offer put forward by Rockbeare Manor. It was agreed that two defibrillators would be purchased, one for each village.

733.0 Business and Finance

733.1 Members considered the schedule of payments for September 2022.

733.2 It was proposed by Cllr Franklin, seconded by Cllr s. Wollen, and RESOLVED that the schedule of payments for September 2022 would be approved, and invoices discharged. UNANIMOUS. Carried.

734.0 External Audit

734.1 The Clerk reported that the External Audit documentation had been received. The Parish Council passed without any matters being raised by the Auditors.

735.0 Rockbeare Rockets Update – No attendance

736.0 Website Update

736.1 Cllr Franklin advised the meeting that the website was now operational.

737.0 Ford Oaks Solar Farm

737.1 Cllr Forrest advised the meeting that Mr Hopkins was still seeking information relating to grade 3a and b land yield. Cllr Forrest has engaged in discussion with a Highways Consultant, in respect of the proposed transportation route for Ford Oaks Solar Farm. The cost of engaging the consultant is £600 per day, and a report could take between one and three days. Cllr Lawrence advised the meeting that the route for transporting plant and other goods had already been approved and that to enable the same to be altered, would require proof that the principal authority had not provided accurate information at the time of setting the route.

738.0 Millennium Field – no report

The meeting closed at 8.47 pm

Next Meeting October 18th 2022 at Marsh Green Village Hall

APPENDIX B

PLANNING DECISIONS

Reference	22/1795/FUL
Alternative Reference	PP-11475542
Application Validated	Mon 15 Aug 2022
Address	Ferndale Rockbeare Hill Rockbeare EX5 2EZ
Proposal	Installation of 16 x ground mounted solar panels.
Status	Approved
Decision	Approval with conditions
Decision Issued Date	Wed 12 Oct 2022

Reference	22/1713/FUL
Alternative Reference	PP-11453605
Application Validated	Fri 05 Aug 2022
Address	Tanners Farmhouse Gribble Lane Rockbeare Devon EX5 2ER
Proposal	Single storey side extension.
Status	Approved
Decision	Approval - standard time limit
Decision Issued Date	Tue 04 Oct 2022