



**ROCKBEARE
PARISH COUNCIL**

Chairman: Cllr. Phil Franklin

Clerk: Carolyn Y. May
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17th February 2025

ORDINARY PARISH COUNCIL MEETING OF ROCKBEARE PARISH COUNCIL

To all Members of Rockbeare Parish Council

You are hereby summoned to attend the Ordinary Parish Council Meeting of Rockbeare Parish Council, to be held at 6.00pm, on Tuesday 25th February 2025, at Marsh Green Village Hall, for the purposes of transacting the following business:

Carolyn May
Clerk to Rockbeare Parish Council

AGENDA

1. **Apologies** - To receive apologies and accept the reasons for non-attendance.
2. **Declarations of Interest** - To receive any declarations of interest relating to items on the agenda and accept dispensations.
3. **Public Open Forum** (strictly 15mins).
6. **Reports**
 - Chairman RPC
 - EDDC Councillor
 - DCC Councillor (Appendix C)
 - Warm Rooms – Sharon Thorne
7. **To approve the Draft Minutes of the meeting held on 28th January 2025** - (Appendix A)
8. **Finance and Economy:**
 - a. Payments to be approved.
 - b. Bank reconciliations to be reviewed and approved.
 - c. Financial Management report to be reviewed and approved.

Financial Documents to be distributed under separate cover.
9. **Planning Applications** – (Appendix B)
12. **Planning Decisions** – to note.

13. Correspondence
14. Rockbeare Flooding Matters (Update)
15. Potential Acquisition of Land
16. Appointment of Internal Auditor
17. Project Updates
 - Millennium Field
 - Newsletter
 - 20 is Plenty
 - Birchend

Next Meeting – 18th March 2025



**ROCKBEARE
PARISH COUNCIL**

DRAFT MINUTES OF ROCKBEARE ORDINARY PARISH COUNCIL MEETING

HELD ON

28TH JANUARY 2025

PRESENT: Cllr. Franklin (Chairman), Cllr. Nequest, Cllr. Wall, and Cllr. Priddis.

Also: Cllr Todd Olive (EDDC) and two Members of the Public

Parish Clerk

AGENDA

54/24-25 Apologies – Cllr Brooks

55/024-25 Co-option of New Member – it was **agreed** that this matter would be removed from future agendas.

56/24-25 Public Forum

Flooding Issues at Marsh Green – A resident of Marsh Green addressed the Parish Council in relation to the village drain and the issue of flooding in the area. Recent heavy rainfall has caused detritus to flow into the drains, resulting in flooding of the highway. The gentleman was of the firm opinion that the problem, if not properly addressed, will be exacerbated once work commences on the proposed solar farm.

Members were advised that the developers had not yet complied with requirements set down by the planning authority, and it was suggested that the Parish Council should resist the development going ahead.

The parishioner added that he had been obliged to clear out the drain himself and that there had been no dredging carried out by the Highways Department for over a year. The parishioner has corresponded with Mr Paul Goulding (EDDC) on this matter – to no avail. He requested that the Parish Clerk write to Mr Goulding on behalf of the Parish Council and parishioners, to put pressure on the relevant local government departments to address the problem. The parishioner added that the flooding at Marsh Green had resulted in the local bus service being suspended.

The issue of flooding has been listed on the extant agenda as a topic for discussion. The comments at 63/ 24-25 below refer.

Millenium Green Storage Shed – The same parishioner raised the issue of the newly sited storage shed at the Millenium Green, emphasising the fact that he did not approve of the same. The parishioner felt that the shed was aesthetically displeasing.

Cllr. Nequest pointed out that the shed was no higher than the structure in an adjoining garden and that, as had been previously emphasised, the storage shed will eventually be clad with wood and screened with shrubs.

The parishioner requested to be advised of the timeframe for the proposed works to the storage shed. Cllr Nequest replied that the storage shed had only just been delivered to the site, and that the recent inclement weather had prevented any work being carried out to the same. Cladding and planting can only be undertaken once the weather improves.

The parishioner advised the Parish Council that he had planted some shrubs in the Millenium Field but that these had gone missing. He was advised that the Members had no knowledge of the items. The Clerk added that nothing should be placed at the site without the prior approval of the Council Body, which owns the field.

Rockbeare Hub – Sharon Thorne reported that the Hub continues to be a popular venue for parishioners, with attendances remaining constant.

Sharon has successfully obtained a grant for the amenity, from Devon Community Council. The value of the grant is £3,000, with £1,000 of that sum being specifically allocated for seating at Birchend.

The Chairman thanked Sharon for her work in relation to the hub and the successful grant funding application.

It was **agreed** that Cllr. Wall would undertake foot hygiene training, the cost to be met by RPC.

Fly-Tipping – There have been instances of fly tipping in the parish (Prickly Pear Woods and Quarter Mile Lane). It was **agreed** that this matter would be raised in the next Parish Council newsletter.

57/24-25 Reports

Chairman's Report – Cllr Franklin stated that there was little to report this month. However, a complaint had been received from a Rockbeare Parishioner, in relation to the issue of flooding.

The next Parish newsletter will be distributed in February.

EDDC Councillor (Cllr. Todd Olive) – Cllr. Olive raised the following matters:

National Planning Policy Framework (NPPF)

EDDC Land Supply Position – Prior to the publication of the government's proposed reforms to the NPPF, EDDC's position was at a 4.11-year housing land supply, which was an adequate to meet the target set by the previous government.

As a result of the recent publication, detailing the current government's proposed reforms to the National Planning Policy Framework (published on 12 December 2024), EDDC was disappointed to learn that the Council's position had now become significantly worse. The Council now had to assess its housing land supply position against the new standard method figure of 1,188 homes per year, an increase of just over two hundred homes per year, as well as

include a requirement of a 5% buffer. As a result, the Council's housing land supply position is 2.9 years.

EDDC has taken steps to reduce the number of required new-builds to 950 (under the new NPPF).

Regulation nineteen of the Local Plan

The Regulation 19 Local Plan Consultation will run from 9am on Thursday 13th February 2025 until 9am on Monday 31st March 2025.

Local Government Finance – Rebase of Business Rates

EDDC will experience a £5-6 million funding loss from the 2026/27 grant. The sum of £600,000 has also been removed (immediately) from the Rural Services Grant.

Abolition of EDDC

EDDC is to be abolished in 2027/28. At present, there is no information available to explain how the county will be managed by a Unitary Council. Many differing permutations are being considered currently.

Devon Councillor Report (Distributed prior to the Meeting) – noted.

58/24-25 To approve the Draft Minutes of the meeting held on 28th January 2025

Members considered the Draft Minutes for the meeting held on 28th January 2025.

It was **proposed** by Cllr. Wall, **seconded** by Cllr Nequest and **RESOLVED** that the Minutes for the Parish Council Meeting, held on 25th January 2025, provided a true reflection of the discussions, and that the Minutes would be approved. Unanimous. **Carried.**

59/24-25 Business and Finance

Members considered the schedule of payments provided.

It was **proposed** by Cllr Franklin, **seconded** by Cllr Nequest and **RESOLVED** that the list of payments would be approved, and the liabilities discharged.

Schedule of Payments – January 2025

Date	Payee	Invoice Ref	Gross	VAT	Net
28/01/2025	MGVH	25/2024	15.00	0.00	15.00
28/01/2025	RVH (Hub)	08	609.84	0.00	609.84
28/01/2025	INSPIRING CONNECTIONS (HUB)	092	858.56	256.17	602.39
28/01/2025	IONOS	203041523983	21.60	3.60	18.00
28/01/2025	HMRC (Dec/Jan)	N/A	1488.44	0.00	1488.44
28/01/2025	SALARY	N/A	1937.00	0.00	1937.00
28/01/2025	EXPENSES	N/A	176.50	0.00	176.50
28/01/2025	SIMON A. MARTIN	234804	24.00	4.00	20.00
Total			5130.94	263.77	4867.17

60/24-25 Planning Application

25/111/NMA – Land between A30 and Marsh Green – Solar Panel Layout Changes

Members were of the view that insufficient time and information had been provided to enable an informed decision to be made.

61/24-25 Planning Decisions – Noted

62/24-25 Flooding Matters

Cllr Franklin reported that a Rockbeare Parishioner had expressed concern at the number of blocked drains in the parish, following the recent heavy rain fall. Gribble Lane was particularly affected.

It was acknowledged that recent rainfall had been unusually heavy, and that this had impacted on the drainage system. However, maintenance of the drains is the responsibility of Devon Highways, and that any matters concerning the same should be raised with that body, via the 'Report a Problem' page on the Devon Council website.

Drainage work is scheduled to take place at the road past Lions Farm, and the road from Westfield to Cotties Farm, Rockbeare from 17th- 21st March 2025.

It was **agreed** that the Clerk would correspond with Paul Goulding at EDDC, in relation to the situation at Marsh Green.

63/24-25 Project Updates

Millenium Field – The storage container is now in situ. Work will begin to clad the same once the weather improves. JJ Tree Services are to be reminded to submit their invoice.

Newsletter – Next edition February 2025

20 is Planty – deferred.

The meeting closed at 1920 hrs.

Next Meeting – 26th February 2025

PLANNING APPLICATIONS

None at Date of Publication of the agenda

APPENDIX C

PLANNING DECISIONS – TO NOTE

Reference	24/2507/FUL
Alternative Reference	PP-13602182
Application Validated	Thu 12 Dec 2024
Address	Cedars Lodge Cedar Court London Road Rockbeare Exeter EX5 2EA
Proposal	Construction of first floor extension.
Status	Approved
Decision	Approval with conditions
Decision Issued Date	Mon 27 Jan 2025
Appeal Status	Unknown

Reference	24/2480/FUL
Alternative Reference	PP-13583015
Application Validated	Thu 05 Dec 2024
Address	Melton Court Rockbeare Hill Rockbeare EX5 2EZ
Proposal	Proposed extension of first floor including balcony, construction of a new flat roof, addition of external timber cladding.
Status	Approved
Decision	Approval with conditions
Decision Issued Date	Mon 27 Jan 2025

Reference	25/0222/DOC
Alternative Reference	
Application Validated	Thu 06 Feb 2025
Address	The Littlefield Land South Of Hazel Grove Rockbeare
Proposal	Discharge of conditions for 22/2824/OUT : Condition 4 (materials)
Status	Unknown
Decision	Discharge of condition

Decision Issued Date	Wed 12 Feb 2025
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