

NORTH TAWTON TOWN COUNCIL

Town Clerk:
Mrs R Rice

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EX20 2EP
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Minutes of the Planning and Estates Committee of North Tawton Town Council at the Council Offices on Wednesday 20th June 2012.

Present: Cllr Dr P Brickley Cllr Mrs C Burrow
Cllr K Hodge Cllr N Morgan (Chairman)
Cllrs Mrs A Ponsford

AGENDA

Open Forum

As previously stated members of the public had already had the opportunity to address the Council regarding application 02603/2012 - Land adjacent to Barkers Way, North Tawton - 11 Affordable Residential Units, unless there were any new issues that members of the public wished to raise the Council would not allow any further speakers regarding this application.

Mr D Seamons raised a question – at a previous presentation regarding this land from developers they indicated that they would not have any objection for shared ownership. Cllr Mrs C Burrows confirmed that the presentation referred to was from a previous developer and not Devon and Cornwall Housing Group.

1. **Apologies for Absence** – Apologies were received from Cllr Mrs G Hoggins, Cllrs Mrs J Morgan and Cllr P Ward.

2. **Declarations of Interest** – None were made at this stage.

3. **Planning Matters**

3.1 02603/2012

Land adjacent to Barkers Way, North Tawton

11 Affordable Residential Units

The Chairman read out the notes of the two sites inspections held on Tuesday 29th May 2012 and Monday 10th June 2012. One item regarding possible overlooking of a property in Gostwyck Close was raised and the Clerk was asked to contact the Planning Officer.

After considerable discussion it was resolved to support the application, subject to changes to the Section 106 agreement to include the developer providing car parking spaces to compensate for the loss of car parking spaces, and small improvements in design.

The Clerk was requested to clarify the Section 106 agreement terms regarding occupancy by residents from North Tawton in the first instance, would this still be the case when change of tenants occurs.

The matter of any possible amendments to the Section 106 Agreement in the future was raised. The Clerk was requested to write to the Borough Solicitor

at West Devon Borough Council to request that if any amendments were received in the future that full consultation with the Town Council would be carried out.

3.2 02702/2012

The Barton, North Tawton, EX20 2BB

Erection of two Porta Cabins for B1 use.

After discussion it was resolved to support the application.

3.3 02719/2012

Birchy House, North Tawton, EX20 2AA

Householder application for the erection of detached car port and garage and erection of extensions to dwelling.

After discussion it was resolved to support the application, subject to the proposed extensions not exceeding the permitted increase in volume of the existing dwelling.

3.4 02721/2012

Fountain Inn, Exeter Street, North Tawton, EX20 2HB

Conversion of loft space to form 2 flats, including addition of rooflights and dormer windows.

After discussion it was resolved to object to the application on the following grounds.

Not in accordance with Local Plan Policies H38 and H40 in particular detrimental to the character of the building, conservation area and Listed Building, low level of amenity for the occupiers, there is no amenity space for drying and refuse facilities. Overlooking neighbouring properties. Although not a planning issue Members were concerned as the proposed flats were in the roof space (4th floor) that there did not appear to be any provision for fire exits.

4. Golden Leaf Landscaping report

The report from Golden Leaf Landscaping for May was received. Concern was expressed regarding the mowing of the park prior to the Community Games and Culture Week events. Although the specific areas for the sports activities were acceptable, the rest of the park was unacceptable; Members of the Community Games and Culture week had to spend considerable time and effort raking up the grass clippings. The Clerk was requested to write to Golden Leaf Landscaping expressing how very disappointed they were.

5. Finance

The Clerk explained that this matter was on the Agenda because the Internal Auditor had raised the fact that during 2011 it appeared that VAT had been reclaimed twice. To add further to the apparent double claim the details of the VAT claim submitted in June 2011 were incomplete. Enquiries were made with HM Customs and Revenue, who provided the information. Comparing the claim made in June 2011 and the claim made in September 2011 it showed that some invoices had been claimed twice. As a matter of urgency £6459.02 needed to be refunded to HM Customs and Revenue. The Clerk also explained that Golden Leaf Landscape had not submitted their invoice in time for the 6th June meeting (Minute 9.6/12 refers).

- 5.1 **Invoices**. Members inspected the invoices and bank statements and appropriate payments were made in accordance with bank mandate.
 - 5.2 **Monthly statement** – Members agreed to make the appropriate transfer from reserve accounts to current account to allow payments to be made.
6. **Urgent matters at the discretion of the Chairman** – No urgent matters were raised.

The meeting ended at 9.30 pm.