

Minutes of the Annual Meeting of **Beaworthy Parish Council** held at 1930 hours on **Thursday 26<sup>th</sup> June 2025** in Beaworthy Parish Hall.

**Councillors present:** Cllr Rendell (Chairman), Cllr Balsdon, Cllr Coleman, Cllr Sanders, Cllr Johnstone

**Also present:** A. Braidwood (Clerk), Cllr Southcott (WDBC) and 3 other members of public

1. **Chairman's welcome.** Cllr Rendell welcomed attendees to the meeting.
2. **Apologies for absence.** Cllr Wonnacott, Cllr Mott (WDBC),
3. **Public Forum** – one member of the public spoke on item 7.3
4. **Declarations of Interest in items on the agenda** – Cllr Balsdon declared a personal interest in item 7.1
5. **Minutes of the previous meeting.** It was unanimously **RESOLVED** that the minutes of the meeting held on the **15<sup>th</sup> May 2025** were a true record and were signed by the Chairman.
6. **Clerk's report** – received. **Annex A**
7. **Planning.**
  - 7.1 **1352/25/FUL** – Trew Farm, Beaworthy – Roof over existing yard EX21 5AT – It was unanimously **RESOLVED to submit comments only.** 'The PC are unclear on the drainage plans. There is some ambiguity in the description of the runoff from the roof, is it into a water trough or into the existing drainage? There will potentially be a considerable additional amount. Could this result in run off onto the road ? Secondly, could this result in more agricultural traffic through the village if the height is restrictive to machinery. Please could clarification be given on the surface water strategy.
  - 7.2 **1451/25/ARM** - Former Site of Astra Salvage Yard Patchacott. - Application for approval of reserved matters following outline approval reference (3441/21/OPA) relating to access, appearance, landscaping, layout & scale for a development of 17 holiday chalets and 1 reception building with associated car parking and amenities. It was unanimously **RESOLVED to object** to the application with the following comments: Tarmac road - The PC have a query regarding the run off plans. The byway is close to the farm track used by agricultural machinery. Tarmacking the byway is not suitable as farm vehicles use this to access their fields and a tractor with a bail trailer may well damage the tarmac when negotiating the bend in the byway which the farmer could become liable, The PC have been advised the local farmers wish this to be left in stone.  
Traffic generation - not just users of the development but deliveries, visitors, cleaners, refuse collection, maintenance, employees.  
Noise and disturbance - Will there be light pollution from the site, there is no lighting plan as such. Also, car lights, noise from more that 78 people, dog walking in the area, roads are not suitable.  
The fencing does not appear suitable for rural life and to retain dogs. Potential problems with local livestock in adjacent fields. Also animals could enter when they are being moved to different fields.  
Contaminated land - although classed as moderately contaminated land, it was deemed not suitable for full time residential use. How is it suitable for holiday accommodation with staff present full time. Also, how toxic will the pond eventually be?  
A previous refusal of a similar planning application in Beamsworthy stated 'The land lies in open countryside outside any defined settlement boundary and is remote from adequate services and facilities, and the land does not afford convenient, safe access to local services and facilities for pedestrians and cyclists, with no convenient, safe links to regular bus services and the reliance on the private car to access services and facilities does not promote a modal shift to more sustainable forms of transport.' The PC cannot understand the difference in assessment from that to this development. This shows the inconsistency and unreliability of assessment.

Similarly, in this case, there is no infrastructure to support such a development, no amenities and the roads are far too dangerous to cycle anywhere as there are no cycle tracks either. It is even stated the A3079 is suitable for cycling to Okehampton! No bus service and narrow roads leading to the site. Other considerations should be taken into account such as potential trespassing, litter, antisocial behaviour. Layout and density - The PC consider this to be far too large a development with too many chalets. It will be more than the local population. Disabled access to the chalets is not shown in the plans although there is disabled parking available. There is not enough parking, as these holiday homes could sleep more people, like most homes, you can sleep in the lounge area. It should be confirmed by the owners if this is the case or not.

Was there ever a feasibility study carried out to see the need? There is nothing on the documents when the outline plan was consented.

Cutting the amenity area down to the size they suggest is not big enough for the amount of occupants of the holiday homes, as they said in one of their documents, once people arrive they will stay on site. If this is the case, I can see holiday makers using farmland and roads for their recreation purposes.

Drainage issues - for nearby residents. There is also already localised flooding in the area as the water systems are inadequate for the current population.

The drainage ditches run dry in the summer months, even the stream on the OS map, this is a run-off from the fields and highway so no rain, no run-off. As local people know this will cause local flooding. Sewage treatment plants cannot run in dry ditches, especially in the summer months. They do not own the outflow from the red ownership line .

Additional considerations:

How will the 6-week limit on staying be policed.

No Solar panels on the drawings

The wildlife surveys are now out of date and should be reassessed

Some of the holiday homes are too near to the boundary fences which will impact on wildlife.

Highways have said they have no comment to make again! they should've commented as the water from the byway, highway and ditches are all flowing into a 225 mm pipe. This will not be big enough to cope with the amount of water use they're proposing.

Cattle Grids - confirmation needed on position and access

- 7.3 **1704/25/FUL** – Ravenswood, Broadmoor Farm, Beaworthy, EX21 5AA- Erection of 3 bedroom detached dwelling as betterment for previously approved Part Q barn conversion. It was **RESOLVED** to **support** this application with the following comments, The PC support this small individual development, it has kept in the original footprint and is a good design for the area.

- 7.4 **1715/25/FUL** – Land at SX451996 (Broadmoor Farm) Beaworthy – Erection of 3-bedroom detached dwelling and garage as betterment of previously approved Part Q barn conversion. It was unanimously **RESOLVED** to **object** to this application with the following comments: he PC objects to this application based on the ambiguity of the drainage strategy. Additionally, the build has been moved from the original footprint by a significant distance, approximately 12 meters. This is not seen as betterment, as reuse of the current structure would be more fitting.

8. **CPRE** – It was unanimously **RESOLVED** to join Council for the Preservation of Rural England at a cost of £84 pa

9. **IT Policy** – It was unanimously **RESOLVED** to adopt the draft IT policy.

10. **BT Phone Box** – It was unanimously **RESOLVED** to adopt the BT phone box in Beaworthy, and the clerk was to sign the contract and return it with the cheque for £1.00

11. **Councillors Reports – reports on meetings attended and matters brought to the attention of councillors.**

11.1 Highways – NTR

11.2 Parish Hall – Received.

11.3 Crime commissioners – Received

12. **West Devon borough Council Update:** Received

**13. Finance:**

13.1 **The RFO** presented the bank rec and budget quarterly update to **30 MAY 2025. Annex B**

13.2 It was unanimously **RESOLVED** to approve the payment as follows:

BT phone box purchase	<b>£1.00</b>
CPRE membership	<b>£84.00</b>

The public were excluded at **2050 hours**. The Council **RESOLVED** to agree to continue the meeting in **confidential session**, Cllr Southcott was invited to stay for the discussion.

**14. Enforcement** – Updates received.

The confidential session closed at **2100** hours

**15. Items for the agenda for next meeting** – nil

**16. Date of next meeting** – 17 Jul 2025

**17. Meeting closed at:** 2105 hours.

## **Annex A - Clerk Report June 2025**

### **Finance:**

Audit – The final part of the audit to publish all documents has been completed including the Provision of Public rights. If anyone asks to see the finance records you can point them to the website or contact the clerk.

### **Appraisal:**

Forms are still outstanding – please can Councillors send these on to Cllr Sanders as soon as possible. Thank you.

### **Planning**

Decisions received:

#### ***West Devon Borough Council***

#### **Planning decisions between 02 Jun 2025 and 8 Jun 2025**

The link provided with each application will take you to the webpage for that application

<b>Parish:</b>	<b>Beaworthy</b>	
<b>0293/24/FUL</b>	<b>Full Planning Application</b>	
<b>Applicant Name:</b>	Mr Yan Whitechurch	Officer: <b>Bryony Hanlon</b>
<b>Grid Reference:</b>	(248716, 95129)	Decision Level: <b>Officer Delegated</b>
<b>Site Address:</b>	Land At Sx 487 951 Broadbury	Decision: <b>Refusal</b>
<b>Description:</b>	Widen existing access & cut back hedges	Decision Date: <b>05 June 2025</b>

**Public meeting** was arranged for 23 June to allow residents to air their opinions on the Astra Salvage yard development.

**Resolutions** - All resolutions from the May meeting have been actioned.

Outstanding issues are:

- Emergency plan meeting to be arranged.
- Clerks' appraisal meeting to be confirmed.
- Nat West complaint – partially completed - ongoing
- MOU

**Correspondence** – all correspondence has been forwarded to councillors via email

## Annex B – Finance Report & End of year Accounts to 30/5/25

### Receipts

Total	Precept	Grant	Bank Interest	VAT Refund	Misc		
2,747.61	2,700.50	-	-	47.11	-	-	-

### Payments

Total	Clerk's Salary	Grants and Donations	Admin and training	Office Costs	Insurance	Asset Maint	Election Costs	VAT
1,276.50	466.96	300.00	-	170.00	125.26	165.83	-	48.45

### Bank Summary

#### Cashbook

Current Acc

Balance at	01/04/24	<b>5,791.86</b>
Receipts	to date	2,747.61
Payments	to date	1,276.50
Balance at	<b>30/05/25</b>	<b>7,262.97</b>

### Bank Reconciliation

Current Acc

Balance per statement **30 May 25** **7,458.23**

Outstanding cheques	Chq No	Amount
Total Outstanding cheques/DD	393	70.00
	394	125.26

(195.26)

**7,262.97**

Difference

-

of which **£3896.97** is reserves

Quarterly Budget update

<b>BUDGET</b>	<b>FY Apr 25 to Apr 26</b>			
		<b>Budget</b>	<b>Totals</b>	To date
Category	Sub category			
Clerk salary		3016.00	<b>3,016.00</b>	466.96
<b>Donations</b>			<b>300.00</b>	300
	other requests	150.00		150
	St Albans	150.00		150
<b>Administration and training</b>			<b>250.00</b>	
	Admin expenses/mileage	50		
	Training	200		
<b>Input Vat to be recovered</b>				48.45
<b>Office costs</b>			<b>665.00</b>	170
	Printer toner/stationery	60		
	Go daddy domain renewal	30		
	Go Daddy website renewal	150		
	Village Hall Hire	200		
	Subscriptions DALC	120		100
	Subscriptions ICO	40		
	<b>Audit</b>	65		70
<b>Insurance</b>		170	<b>170.00</b>	125.26
<b>Grants</b>		300	<b>300.00</b>	
<b>Election Costs contingency</b>		100	<b>100.00</b>	100
<b>Reserve/contingency</b>		400	<b>400.00</b>	400
<b>Asset Maint contingency</b>			<b>200.00</b>	165.83
	2 noticeboards	50		
	laptop and printer	150		165.83
Totals including contingencies		5401.00	<b>5,401.00</b>	<b>1776.50</b>
Totals without contingencies		4701.00	<b>4,701.00</b>	<b>1276.50</b>