

TEMPLETON PARISH COUNCIL

MINUTES

Meeting Date: 23 JANUARY 2024

Venue: Templeton Village Hall at 1930

Members: *Chair:* Cllr Laurel O'Brien (LOB)
Acting Parish Clerk: Cllr Joe O'Brien (JOB)
Cllr Julie Dent (JD)
Cllr David Leeming (DL)
Cllr Sarah Stone (SS)

1. Apologies:

- None

2. Declarations of interest:

- **SS** declared an interest in matters relating to Templeton Village Hall
- **DL** declared an interest in matters relating to Templeton Village Hall and Templeton Social Club
- **LOB** declared an interest in matters relating to St Margaret's Church, Templeton

3. The Public:

- 1) Charles Lambert** of Lower Bradley requested Templeton PC raise concerns with Mid-Devon Council Planning Dept around developments (Dwelling / Barn / Track / Pheasant rearing) on a field alongside Titchens Lane at NGR 2889258, subject to various recent applications:
- Ref: 23/01814/FULL Awaiting decision (consultation expiry date 08/01/2024)
 - Ref: 23/00382/FULL Permitted with conditions
 - Ref: 23/00080/PNAG Prior Approval not required
 - Ref: 22/02364/PNAG Prior Approval not required
- Lee and Terri Morgan** of Dartford later joined the discussions in this regard.
- There were very extensive discussion around these applications involving all present.
 - The PC concluded the major part of the developments are in Witleigh Parish - the responsibility of Tiverton Town Council.
 - The PC concluded their responsibilities extended from where Titchens Lane joins the road out of the village to the ford at Morchard Mill to the parish boundary a short way up Titchens lane towards the developments.
 - That access land is owned by **Lee and Terri Morgan** of Dartford.

- It was concluded that notwithstanding the large part of the developments are outwith Templeton PC jurisdiction that nonetheless access at the lower end of Titchens Lane is within Templeton parish. Potential traffic issues affect the road through the village - and so parishioners.
- It was concluded that as access across the land owned by Dartford is designated a Public Footpath no vehicular right of way for vehicles could be granted by the landowners.
- The landowners have no evidence anyone has any such right and none is recorded at the Land Registry. They have not granted one – and are not prepared to do so.
- **DL** believed anyway that a landowner has no right to grant new vehicular access and that could only be given by the Highways Department.
- Nonetheless the developer is claiming legal rights of vehicular access over that land. Access across that is also being made daily with a tractor by an unconnected farmer.
- **JD** pointed out that the planners appear in their decisions to have accepted a vehicular right away across the area of private land
- It was understood MDDC Planning Department have advised the landowners they cannot fence-off their land from the footpath and place a pedestrian gate to access that. Notwithstanding that advice the PC felt there was no reason they should not do just that
- Mid-Devon Planning Department have advised the landowners to take independent legal advice. That advice was reiterated by the PC.
- **LOB** proposed the provision of more prominent footpath signing at the lower end of Titchens Lane.
- **JD** suggested the access landowners turn-off the water supply spur to the property from the tee on their land.
- It was agreed the PC would send a letter to the Planning Department of MDDC expressing concerns over:
 - Templeton PC having not been notified of these applications despite access to the site being within the parish
 - That significant drainage and provision of hardcore works have been made to Titchens Lane itself
 - The granting of permissions without due regard to:
 - i. Consulting Highways Department regarding safe access from a very narrow road for commercial vehicles
 - ii. Vehicular use not being legally allowed on a Public Footpath
 - iii. Ensuring the applicant has in place legal rights for vehicular access across private land
 - iv. Increased vehicular traffic across a hazardous ford and through Templeton village
 - v. Whether pheasant breeding constitutes 'agricultural use' and whether any other proposed use is sufficient to constitute that

- vi. The constructed barn having been provided with 'leaded' windows and appearing to have been constructed specifically with a view to conversion for residential use
- vii. The scale of the approved dwelling being greatly in excess of that required for the rural business
- viii. Provision of power and water for the proposed business and property

2) A member of the public (*name unknown*) raised the following issues:

- i. In excess of X20 cones and temporary road signs are littering the verge at Gibbett Moor Farm
- ii. Requested an update with regard to a 'lid' on a pit at Cleave Farm

ACTION

- 1) JD** to draft a letter regarding the developments at Titchens Lane to MDDC Planning Department raising the issues agreed
- 2) LOB** to write and raise the issues of abandoned cones / signs with the County Councillor
- 3) JOB** to chase-up with regard to the issue raised re: Cleave Farm and report back

4. Minutes of meeting 28/11/2023: (To be approved)

- Agreed and signed

5. Planning:

- Reports and outcomes
- No new notifications

- Correspondence
- None

6. Reports:

- County and District Council
- None
- Parish Councillors
- None
- Village Hall
- **SS** referred to the 'Round Robin' email notifying everyone of the activities available weekly in the parish
- Parochial Church Council
- **LOB** reported the PCC had met this week and agreed:
 - To encourage families with children to aim to attend church at least X4 times annually

This by:

- Scheduling family friendly church services with such as an Easter egg hunt
- The opportunity to bring along pets to some services

7. Updates on actions outstanding from minutes:

- 1) Repair of telephone box - *progress update* (LOB)**
SS reported progress:
 - Some glass has been replaced.
 - The door handle has been removed and a replacement is to be made.
- 2) Grit Bin at Crossparks - *progress update* (LOB)**
 - No progress
- 3) Snow wardens – *contact details of appointed wardens* (LOB)**
SS reported:
 - The bin near to her has been filled
 - There is a mouse living in that bin
 - She agreed to consider undertaking the X5 days training necessary to take-on the role of Snow Warden.
 - That would enable her to order grit to be stored locally.
 - She would then be able to identify and supervise volunteers to store and move that as required
- 4) Outcomes of discussions held with:**
 - Tiverton Foxhounds (LOB)
 - Tiverton Staghounds (LOB)
 - **LOL** reported difficulty in making contact with both – no progress
- 5) Barclays Community Account issues – *progress update* (LOB)**
 - **SS** was congratulated by **LOB** on her efforts with regard to updating the account signatories
 - **SS** reported she believed progress has been made
 - All cheques issued have been returned unpaid as the bank has been unable to satisfactorily compare **LOB**'s signature with that held on record
 - No statements to hand since September 2023
 - **JD** proposed changing bank in view of the difficulties experienced, and making a complaint to Barclays
 - **DL** suggested Unity Bank – supported by **JD**
- 6) Letter to Templeton parishioners explaining the role and responsibilities of the Parish Council (*Appendix 1*) (LOB)**
 - Draft letter agreed
- 7) Templeton Parish EGM – *proposed date* (LOB)**
 - Decided to first organize a joint meeting with PCC and Village Hall committees on Tuesday 05 March at 1900 at Village Hall
 - Parish EGM date agreed for Tuesday 09 April at 1900

ACTION

- 1) **SS** to investigate attending Snow Warden course
- 2) **LOL** to continue efforts to engage with Tiverton Foxhounds / Stag Hounds
- 3) **JD** to progress transfer of bank account to Unity Bank
- 4) **JD** to draft complaint letter to Barclays Bank
- 5) **LOB** to supply electronic version of finalized letter to **SS**
- 6) **SS** to publish letter to parishioners on website ASAP
- 7) **JOB** to notify PCC and Village Hall committees of joint meeting date
- 8) **JOB** to publicise Parish EGM DATE

8. Finance:

- 1) Balance held in Barclays Community A/C at 23/01/2023 **(JOB)**
 - **JOB** reported this was uncertain due to no recent bank statements
 - He believed effective balance approximately £8,000
 - **JD** believed actual bank balance £1206 as all cheques since the September statement had been returned unpaid
 - **JD** located unopened correspondence, demands and statements from several months ago within the filing cabinet, including several letters from Barclays
 - **DL** proposed the PC meet to sort-out the items in the filing cabinet
- 2) Payments made since 23/11/2023 **(JOB)**
 - **JOB** reported all cheques since the September statement had been returned unpaid
 - Agreed all outstanding cheques would be re-issued
 - **LOB** advised she would not sign any cheques as her signature is apparently too inconsistent
 - Advise recipients to lodge via their phones
 - Advise recipients to lodge soonest as bank account to be changed
- 3) Precept:
 - **LOB** presented this as a late agenda item
 - She reported the precept needed to be agreed as a matter of urgency as the last date for submission to MDDC was the following day
 - The DALC subscription similarly needed to be agreed
 - After discussion the precept was simply agreed as an inflation uplift to the last year - in the sum of £4,160
 - Agreed the current bank details should be submitted for the payment to be made into

ACTION

- 1) **JOB** to organise date for Parish Councillors to sort out the filing cabinet

- 2) All returned cheques to be destroyed and re-issued (**completed at end of meeting**)
- 3) **JOB** to deliver / post all re-issued cheques together with the recommended advice to recipients
- 4) **JOB** to submit precept request and DALC subscription deduction instruction within required timeframe (by 24/01/2024)

9. Correspondence received / discussion items:

- 1) Agree Councillor responsibilities and completion date for updating Parish website
 - **SS** agreed to continue updating items on the website
 - No discussions on more fundamental website changes / updates
- 2) Suggestion received regarding pothole reports / funding from HMCF (**Appendix 2**)
 - **SS** pointed out details of how to report potholes are on the website
 - **JD** recommended residents re-report already reported potholes as she believes that leads to more prompt action
 - No discussion on the proposal to apply for funds from the Highways Maintenance Communities Enhancement Fund (HMCEF) to provide Templeton Parish Lengthsman duties
- 3) PC copied into correspondence regarding signage at Morchard Mill ford (**Appendix 3**)
 - Agreed the PC would also send a letter reinforcing the points in this **as a priority** since this is to be reviewed by 06/02/2024 **at the latest**
- 4) Suggestion received with regard to item 11 on the minutes of the last PCC meeting (**Appendix 4**)
 - Noted. **LOB** proposed applying to HMCEF for the works suggested
- 5) Suggestion re: Potential wildlife project at Village Hall (**Appendix 5**)
 - Noted. Agreed to be an agenda item supported by the Parish Council at the upcoming joint meeting with Village Hall / PCC committees

ACTION

- 1) **JOB** to draft letter regarding signage at Morchard Mill ford
- 2) **LOB / JOB** to apply to HMCEF for the bank works proposed
- 3) **LOB** to write to Justin Taylor (Old Rectory) regarding landowner permission to extend roadside bank
- 4) **JOB** to include proposal for wildlife project on agenda for joint committees meeting on 05/03/2024

10. Items raised by Councillors:

- None

To be approved at the next Parish Council Meeting – Tuesday 26th March 2024

Meeting closed at: 2130
Next meeting: Tuesday 26th March 2024 7.30pm

SIGNED: 
Mrs Laurel O'Brien
CHAIR TEMPLETON PARISH COUNCIL

DATE: 26th January 2024