

**Minutes of a meeting of Luppitt Parish Council held in the Village Hall
on Tuesday, 5 March 2024 at 8 pm**

Present: Cllrs Michele Turner (Chair), John Thorne (Vice-Chair), Charles Murray, Paul Prettejohn, Brian Pulman, Martin Summers, Andrew Tucker, Yehudi Levine (EDDC), Iain Chubb (DCC) and one member of the public

In attendance: Rosalind Buxton (Parish Clerk)

Apologies: Cllr Colin Brown (EDDC)

1.1 Receive apologies for absence

Apologies were received as above.

1.2 Minutes of previous meeting

The Minutes of the meeting held on Tuesday, 6 February 2024, were unanimously agreed and signed as a correct record of that meeting (proposed by Cllr Thorne and seconded by Cllr Summers).

1.3 Declaration of Interest

Cllr Tucker declared an interest in item 2.1.1, the planning application at Blackenfields Farm, as he carries out work at that location.

2.0 PLANNING

2.1 Applications (for comment, support or objection)

2.1.1 23/1770/AGR – Blackenfields Farm, Luppitt, EX14 4UB – erection of general purpose agricultural building

The clerk will ask Planning if there is any further correspondence that has not been uploaded to the website as some of the points raised in the Planning Officer's letter dated 7 September to the agent have not been addressed to the satisfaction of the Parish Council. There is no justification for the location or the need for such a large building on a non-functional farm.

2.1.2 24/0218/VAR – Spurtham Farm, New Road, Upottery, EX14 9QD – variation of condition 2 (approved plans), and removal of condition 3 (external materials) on application 23/1376/FUL – erection of rural worker's dwelling

The Parish Council does not support the variation of Condition 2 and removal of Condition 3. The Parish Council believes that the original materials listed in the planning application 23/1376/FUL should be retained in keeping with other properties in the area and policy ND2 of the Neighbourhood Plan.

2.1.3 24/0283/AGR – Stockers Farm, Wick, EX14 4TY – polytunnel

The Parish Council would like confirmation that the polytunnel is for domestic use only. Clause 5.4 of the Luppitt Neighbourhood Plan (page 32), paragraph 10 of section 7.5 (pages 57 and 58) and Policy ND6 should be referenced when reaching a decision on this application. These items deal with discouraging both urban creep and introducing larger and more intensive agricultural buildings into the landscape.

2.2 Decisions

23/2414FUL – The Robins, Luppitt, EX14 4TR – approved.

2.3 REPORTS

2.3.1 Ward Councillor

Cllr Levine reported that EDDC only needs to have a 4-year land supply instead of a 5-year land supply previously.

2.3.2 County Councillor

Cllr Chubb reported that Devon County Council has reached a balanced budget. Money is being allocated from the HS2 project which will be used for repair of highways. A consultation is being held on the proposed devolution deal with Torbay.

3.0 HIGHWAYS AND TRAFFIC

3.1 Parish Highways programme - update on Items to Report as follows:

Location	Reference	Comment
School Lane	W241714932	Does not meet criteria. No further action. Clerk will follow up.
Goulds Farm to Messhays	W24171941	Repaired
Whitehall Farm to Ford Cottages	W241714936	Repaired
End of Gully Lane near Jack's House	W241714937	Unable to inspect because of excessive surface water.
Pound Cottage to Mohuns Ottery	W241714939	Repaired. Clerk to report again as no repair has taken place.

Cllr Pulman gave the clerk a long list of deep potholes to report to Highways. The clerk will meet Cllr Pulman to pinpoint the exact location of these and will then report them.

3.1.1 Neighbourhood Highways Officer

The clerk has made contact with the new Neighbourhood Highways Officer. The clerk will arrange a date and time for the NHO to come to Luppitt to meet Cllrs Pulman, Thorne and Tucker who will be able to show him the problem areas in the parish.

3.2 Parish Maintenance

Cllr Pulman has compiled a list of ditches and drains that need clearing. Cllr Tucker was asked to carry out the work.

3.2.1 Overhanging Hedges

No progress to report. This item will be carried forward to the next meeting.

4.0 FOOTPATHS AND BRIDLEWAYS

4.1 Work between Whites Plot and the Brewery

Cllr Tucker has completed the work.

5.0 ENVIRONMENT/COMMUNITY FACILITIES

5.1 Community Actions

Cllr Turner reported that parishioners Roger Hicks and Christine Ryder have agreed to remain members of the Community Management Action Group for the time being. Roger Hicks has also agreed to investigate the feasibility of arranging a litter pick around the parish.

5.2 Housing Needs Survey

Angela King at EDDC is arranging for the Housing Enabling Officer to contact the clerk to discuss a Housing Needs Survey for Luppitt.

5.3 Arrangements for 80th Anniversary of D-Day

The clerk has received confirmation of agreement from the directors of Luppitt Commons Ltd to use the field at Hartridge for the commemoration event. Cllr Thorne confirmed that he has ordered the fireworks.

5.4 Play Area Inspection

RoSPA has confirmed that both play areas will be inspected shortly and the clerk has forwarded details to Cllrs Pulman and Summers. The clerk was asked to establish who owns the hedges at the play area field at Mill Rise.

6.0 FINANCE AND ADMINISTRATION

The following payments were authorised at the meeting. The clerk updated the figures as follows:

6.1	Receipts	HMRC – VAT repayment	£ 793.12
	Account balances at last statement	P3 balance	1,312.28
	As per bank reconciliation end February	Luppitt Parish Council	9,982.65
6.2	Cheque payment for approval and signing	Vision ICT	161.26

6.3 Casual Vacancy

Lindsay Hill had applied for the casual vacancy on the Parish Council and had attended the meeting as a member of the public to see what was involved in becoming a Parish Councillor. Lindsay was happy to put herself forward as a candidate and it was agreed unanimously to co-opt Lindsay onto the Parish Council.

6.4 Quarterly Check – Internal Financial Controls

Cllr Murray has agreed to take over responsibility for checking the clerk’s quarterly figures. Cllr Murray has checked the cash book and reconciliation for the quarter ended December 2023 and confirmed that all is correct.

6.5 Correspondence

An email from Devon CPRE about a planning workshop being held on Friday, 8 March, was noted.

7.0 CHAIRMAN’S DISCRETION

- Cllr Turner had attended the official opening of the front office at Honiton Police Station on 20 February.
- Cllr Turner had attended a workshop organised by the Blackdown Hills National Landscape to discuss its Management Plan for 2025-30. The workshop was well attended and informative with a mixture of presentations and group discussions.

8.0 QUESTIONS FROM THE PUBLIC

There were no questions and the meeting closed at 9.50 pm.

Dates for next meetings to be held in Luppitt Village Hall at 8 pm:

Tuesday, 2 April 2024

Tuesday, 7 May 2024 – Annual Parish Meeting at 7 pm

Tuesday, 7 May 2024 – Annual General Meeting of the Parish Council at 8 pm