

**Notice of the Ordinary Council Meeting – Tuesday 16 July  
2019  
at 7.30 pm in the Moorland Hall**

All Council Meetings are open to members of the public and the press

Dear Councillors, You are summoned to the Ordinary Meeting of Cutcombe Parish Council to be held on Tuesday 16 July 2019 at 7.30 pm in the Moorland Hall.

**AGENDA**

1. Public Question Time
2. Apologies for Absence
3. Declarations of interest
4. Statement by Chairman regarding complaint received
5. To approve the minutes of the ordinary meeting held on 18 June 2019, and any matters arising from the meeting
6. Reports from District and County Councillors
7. To consider Highways and transport matters, including
  - 7.1 Long Lane
  - 7.2 Popery Lane
8. Planning Applications: - none received
  - 8.1 Other Planning Matters
9. Finance:
  - 9.1 To agree to pay Countrywide Grounds Maintenance £1,531.50 for Cutcombe Playing Fields – Grounds Maintenance (grass cutting)
  - 9.2 To agree to pay Moorland Hall £22.50 for May room hire and £22.50 for June room hire
10. To consider and approve the response to Rural Worker and Succession Farm Dwelling Guidance consultation:

General Comments: Document is long, confusing and while designed to help, may well put applicants off. Council understand it is designed as advice, but in reality has become very restrictive, and rather than guidelines for the applicant, can be used as constraints by planners.

Specific paragraphs:

Page 4 – Rural Worker definition is not accurate – does not include, for example, shepherd

Page 9 – para 2.9 – Occupancy restrictions have the unintended effect of de-valuing a business and preventing borrowing.

Understand the need to guarantee that the new property stays with the farm. Suggest changing "Occupancy restrictions will..." to "Occupancy restrictions may..."

Page 11 – The figure Full Time Rural Worker Methodology quotes a figure of 2,200 hours. Council find this to be calculation to be questionable in today's market.

Page 12 – table 2.15 – confusing and complex table. Eg what does "Enterprise is extensive in nature" mean?

Page 13 – para 2.18 – in modern world, multiple generations do not live in the same house.

Page 15 – para 2.24 – is the 10 year rule sufficiently flexible?

Page 16 – para 3.1 and 3.2 contradict each other. 3.1 states a maximum gross internal area of 93 sqm, and does not detail if exceptions are possible. 3.2 then states that larger dwellings will be considered.

Page 17 – para 3.3 – suggest removing "In exceptional circumstances" and para 3.3.b – suggest removing "exceptionally"

Page 17 – para 3.4 – should ensure the whole business is considered (including any diversification), not just the "farm business". Also, when considering "investment", this should include rental. Suggest that the last sentence should be re-worded to "Evidence of financial viability over the last 5-10 years is required".

Page 23 – para 3.23 – suggest whole table is reviewed in light of criticisms of section 3

Page 30 – para 4.46 – to respect privacy of all occupants, may be necessary to have own access track (not necessarily onto Highway)

Summary: The document claims to be guidance, which should be helpful to the applicant. In reality, it is complex and more restrictive than the local plan sections to which it refers. Council consider that applicants will find it forbidding rather than helpful. Council have found the exercise of responding, as laypersons, very challenging and hope that Exmoor National Park recognise that non-response of other parties should not be taken as acceptance or support, but may in fact be due to being overwhelmed by the task

11. To discuss proposed changes to Devon and Somerset Fire and Rescue Service

12. To receive report on Consultative Forum

13. Correspondence and meetings

13.1 Clerk's report on correspondence received and meetings attended

13.2 Councillors' report on correspondence received and meetings attended

14. Items for the next Agenda

Date of next meeting: Tuesday 17 September 2019

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime and Disorder, Health and Safety, and Human Rights.

N J Kemp, Parish Clerk  
10 July 2019