

**Peter Tavy Parish Council
(Draft awaiting approval)
Minutes of the meeting
held on Wednesday 12th April 2023, 7:30pm at the Chapel**

Present: Cllr. A. Barton, Cllr. E. Dodd, Cllr J. Jeffery, Cllr. K. Ball.

Others Present: The Clerk, Mr. W. Lane, Mr. V. Nail, Mrs. C. Nail & J. Reed

TIME ALLOCATED FOR THE PUBLIC TO SPEAK 15 MINS

Mr. V. Nail read out the following statement: -

Short comments on our claim for adverse possession.

- Following a surveyor's visit, HM Land Registry have provided a more accurate map showing the unregistered land that we are able to claim. The area that is being claimed lies between the public right of way/highway (shown in DCC Highways Land Charges Register) and our property boundary.
- Peter Tavy Parish Council have provided input, but as outlined in the Land Registry's guidance, this will only be the beginning of a process of negotiation and potentially mediation and eventually, if the parties cannot agree an independent tribunal. The Land Registry do not make decisions on these matters.
- We have responded to the Land Registry and requested time to negotiate with the Council. Ultimately, the process will involve legal fees and potential damages if either claim or objection are groundless.
- Our intention is to make a future sale of our property more straightforward and avoid the complications that we have had to deal with

The Chairman Cllr. J. Jeffery replied that the members of the Parish Council fully intend to come to Lower Mill to try and come to a solution. A date and time will be fixed soon.

Mr. Bill Lane commented that he hoped the matter would not drag on too long and that by then we could well have a new Parish Council following the upcoming local elections.

Janet Reed came along to observe given her interest in the application for adverse possession of land at Lower Mill.

The usual Parish Council meeting now followed.

1: Apologies for absence

Cllr. T. Pearce (WDBC), Cllr. R. Myott, Cllr. P. Randall & Cllr. M. Stephens

2: Declarations of interest

Cllr. J. Jeffery no.1 Church Cottages and finance.

3: Approval of previous Minutes & matters arising

The Minutes of the Extraordinary Part II meeting held on Friday 24th February 2023 after amendment to the spelling of Nail in item 4 paragraph 2 were deemed to be a true and accurate record. Proposed by Cllr. K. Ball seconded by Cllr. A. Barton, all in favour & signed as a true record by Cllr. J. Jeffery.

The Minutes of the Parish Council meeting held on Wednesday 08th March 2023 after amendment to the date at the top to read March and the addition of the wording "informed Lower Mill to remove the gate from a public highway" to the last paragraph instead of "enforced the removal of the gate" were then deemed to be a true and accurate record proposed by Cllr. A. Barton, seconded Cllr. E. Dodd all in favour and signed as a true record by Cllr. J. Jeffery.

Matters arising not covered by the following Agenda.

None.

4: Reports from outside bodies

None.

5: Correspondence

An email from the local art group has been received to see if the Parish Council could help registering their card machine facilities, unfortunately because we are a publicly accountable body that will not be possible. It was suggested that they might try Drawn to the Valley which is a charitable art group.

Mr. R. Taylor (DNP) wrote to ask when our annual parish meeting will take place this year – because it is an election year the Clerk advised that the meeting must take place within 14 days of any new Parish Councillors taking office ie: 25th May 2023. The new Parish Council will have to decide when this will be on their 1st meeting which will be Wednesday 10th May. The Clerk will write and let Mr. Taylor know.

6: Mill Pond

Councillors will soon be going up to the Mill Pond soon to finish off what needs doing – this will conclude the works for the near future.

7: Playing Field

A grant from the National Lottery fund has been applied for and we should know if we have been successful in around 12 weeks' time. W.D.B.C and D.C.C will also be approached after the local elections when their funding windows re-open.

The grass needs cutting, and the clerk was asked to let Mr. Nankivell know and that the road hedge does not need trimming so often. The internal hedges to be cut back twice a year as usual.

The Green bag subscription is due and black bags will need to be purchased for the bin.

8: Highways

Everything has been reported recently ie: pothole at Conker Tree and the drain at Coppythornes but as usual nothing seems to be getting done. There has been a Highways van looking at the gully outside of Mr. Bill Lane's property and Highways intend to put concrete haunching there.

9: Planning

Nothing to report.

10: Church Cottages

Worths the builders have been out to look at pricing up for the windows and the dampness to the attic of No.1 Church Cottages, they need to come back with ladders for external examination and the Clerk will chase this up. Once their report is in the Clerk will submit this to the Parish Council for consideration.

The two fencing quotes are in at £650 and £640 respectively. The Clerk was asked to find out who could do the work sooner and certainly before 20th May. Proposed Cllr. A. Barton, seconded Cllr. K. Ball all in favour.

11. Coronation of King Charles III

The Clerk has ordered the grass seeds for the Mill Pond area ready for the coronation weekend.

The Clerk will let Cllr. R. Myott know that the Parish Council have committed £400 to the celebrations and also a gift for the under 16's of the Parish. The Clerk is to ask what sort of gift the coronation committee were considering as an alternative to the mugs given out for the Queens Platinum Jubilee.

It was suggested that the planting of the tree on Smeardon Down should be delayed until the autumn of the coronation year.

12. Local Elections.

There are 10 people standing for the 7 places on the Parish Council meaning an election will take place on May 4th 2023, with the newly appointed Council meeting on May 10th.

13. Notice from Land Registry.

Proposed by Cllr. J. Jeffery, seconded by Cllr. K. Dodd and all in favour that mediation be the chosen option by the Parish Council with Cllr. T. Pearce (WDBC), Cllr. E. Dodd and Cllr. J. Jeffery to try and set up a mediation meeting with Mr. and Mrs. Nail soon. The Clerk will send this preferred option to the Land Registry before the deadline of 21st April 2023.

14. Finance

The outgoings from the Precept Account to be approved are: -

The Clerk March Salary	345.00
Use of Home Office	26.00
Minues PAYE	- 12.00
	<u>£359.00</u>

HMRC PAYE £12.00

Amazon A4 paper £31.74

Amazon ink for printer £31.89

Lengthsman final bill for the year 2022/23 £2,160.00

The Outgoings from the Church Cottages Account to be agreed are: -

Admin fee to precept account Aug £26.66

It was agreed to pay the outgoings proposed Cllr. A. Barton, seconded Cllr. K. Ball all in favour.

The Clerk gave a report as to the bank balances as at the 1st April 2023 which were: -

The Precept Account £13,764.01

The Church Cottages Account £26,874.63

15. Any Other Business

Cllr. J. Jeffery passed on his good wishes to Cllr. T. Pearce who is standing down as our Borough Councillor with West Devon and thanked all those standing for the Peter Tavy Parish Council elections on 4th May. He then went on to thank all the current Parish Councillors for giving up their own time to sit on the Parish Council and thanked the Clerk for all her hard work. Mr. Bill Lane extended his thanks to Cllr. J. Jeffery as chairman and Cllr. E. Dodd as vice chairman and all their efforts.

There being no further business the meeting closed at 20:14 hrs.

SIGNED

DATED.....