

**Peter Tavy Parish Council**  
**(Draft awaiting approval)**  
**Minutes of the meeting**  
**held on Wednesday 25<sup>th</sup> October 2023, 7:30pm at the Chapel**

**Present:** Cllr. W. Lane, Cllr. A. Barton, Cllr. E. Dodd, Cllr. K. Ball, Cllr. J. Jeffery, Cllr. R. Myott & Cllr. D. Chanter

**Others Present:** The Clerk & Cllr. R. Oxborough (WDBC)

**1: Apologies for absence**

None.

**2: Declarations of interest**

Cllr. J. Jeffery number 1 Church Cottages & Finance - Cllr R. Myott item 6.

**3: Approval of previous Minutes & matters arising**

The draft minutes of the extraordinary part II meeting held Tuesday 19<sup>th</sup> September 2023 required the following amendments before they could be signed - Q2. Should have read 5 or 6 witnesses and not 2 or 3 this was amended it was proposed that these were signed by the Chairman as a true record by Cllr. E. Dodd, seconded Cllr. A. Barton all in favour.

The draft minutes of the parish council meeting held Wednesday 13<sup>th</sup> September 2023 were deemed to be a true and accurate record it was proposed that these should be signed by the Chairman by Cllr. A. Barton, seconded by Cllr. R. Myott all in favour.

**Matters arising:**

Cllr. W. Lane asked if the information from Cllr. R. Oxborough regarding the Green Party and WDBC had been passed to Councillors. It had not. Cllr. R. Oxborough gave a short rundown of what was in the email. It will now be distributed to Councillors before the next meeting on 8<sup>th</sup> November.

**4: Reports from outside bodies:**

None.

It was noted that there had been no news on Rob Taylors replacement within the Dartmoor National Park Authority.

**5: Correspondence**

A fire service consultation poster had been received and the Clerk will put this up on the notice board.

A dog control consultation poster had been received and the Clerk will put this up on the notice board.

Cllr. R. Oxborough had sent through an email of recent decisions/actions taken at a meeting of the WDBC.

All other correspondence will be covered by the following agenda.

**6: Application for adverse possession land adjacent to Lower Mill**

**Cllr. E. Dodd disagreed with Cllr. W. Lane's statement from the meeting on 13<sup>th</sup> September** "This matter is a disagreement between the owners of Gatehouse Mill joined by the owners of Gatehouse Cottage and the owners of Lower Mill. The Council should not and must not take sides between disagreeing parishioners." Cllr. Dodd gave the following response

This dispute is the direct result of the Owners of Lower Mill claiming unregistered land that was used for free and unrestricted access for Gate House Mill and Cottage. One of the two reasons for the owners of Lower Mill claiming adverse possession was because they didn't want a 3<sup>rd</sup> party owning the unregistered land and holding them and their access to ransom. However their application for the land possess a threat and could restrict the free access of Gate House Mill and Cottage.

This land is still unregistered land over which people's access is very much the concern of the council. Our democratic position and our views of what has happened in the past should be available to anyone in an unbiased way.

As a council this is never easy nor popular but essential to try and preserve harmony in our community.

There have been a number of incidences in the past, of the council having a view and actioning their position.

For example was when it was brought to the council's attention a car that was immobile and parked on unregistered land and was blocking access to the church. Without any complaint from the public or the church wardens, we as a council took it upon ourselves to write a letter for its removal, which was successful.

Parishioners need to be assured that the council with its knowledge of history will do our utmost to preserve the freedom of access, our rights of way and unregistered land.

For example a proprietor of the village shop tried to stop a vehicle access to the Methodist chapel as the lane is registered bridleway. The council of the day helped to resolve the issue.

Cllr. W. Lane said the car was moved because hearses could not turn around when there was a funeral.

Chairman D. Chanter stated that in his opinion the Parish Council should be allowed an opinion one way or another.

A draft statement of summary relating to the application for adverse possession of land adjacent to Lower Mill was debated and the wording was amended ready to publish at the next Parish Council meeting once the Clerk as found out if details of things discussed under part II meetings can be summarised for the public. Cllr. R. Oxborough suggested she contacts David Fairbain the legal advisor to WDBC for clarification. Cllr. W. Lane referred to an 1885 map which did not show a road in the location and

Chairman Cllr. D. Chanter said it was unacceptable and disappointing to be verbally abused and sworn at on his own doorstep by the owners of Lower Mill. He hoped that this unsavoury and drawn-out matter could be drawn a line under. It was proposed by

Cllr. E. Dodd and seconded by Chairman Cllr. D. Chanter that the draft statement be published after the next Parish Council meeting if it is legal to do so.

#### **7: Mill Pond**

There had been a meeting in the Village Hall by the Riverside Trust and other bodies making up a group called upstream thinking who were trying to implement measures of flood prevention upstream from the village at the Colley Brook. It was suggested at this meeting that the Mill Pond might be used to slow water down in the winter. Councillors are going to empty the pond out now that half term has passed. Recent works to the Mill Pond and surrounding area have enhanced the area.

The ponies are back at the coombe and are doing a good job on the vegetation, but some strimming/trimming might still be needed over the winter.

#### **8: Playing Field**

Cllr. K. Ball thanked Cllrs. Dodd and Jeffery for their work over the last two weeks laying and pegging down 50+ matts at the Playing Field on their hands and knees and urged other Councillors to go and have a look at the new equipment and matting.

A new rubbish bin is needed and Cllr. E. Dodd is going to source a new one.

A sign needs to be put up highlighting that the National Lottery Community Fund helped to fund the project and also the Parish Council and WDBC the Clerk will organise this asap and get photos for the project team at National Lottery.

Quotes for the annual safety inspection will be obtained from Sutcliffe Play and Wickstead Playgrounds before the next meeting.

It was noted that some parts of the powder coating on the new equipment had been damaged during transit and photos have been sent to Sutcliffe Play so they can come out and inspect.

Cllr. E. Dodd reported that the net between the Playing Field and his farm has become stretched and old. Was it possible to plant a row of beech or other trees which would be more sustainable than a net and look nicer. Cllr. A. Barton is going to see if we can source some free trees.

#### **9: Highways**

The Clerk was asked to contact the new highways team with complaints about recent works, to see if we can have a list of works still to be carried out this year. This email will be printed out ready for the next Parish Council meeting.

#### **10: Planning.**

Nothing had been received by the Clerk but Cllr. W. Lane had found on the DNP planning website an application for new septic treatment plant at The Oaks and will arrange a site visit.

**11: Church Cottages.**

A part II meeting will be held after the next Parish Council meeting to decide on the rent rise for Church Cottages. Cllr. W. Lane felt the rise should be at the maximum level allowed for social housing which is at 7%. The Clerk was asked to bring a table of rises at 2% - 7% and what that came to in real terms to the part II meeting. Cllr. J. Jeffery mentioned that the tenant of Number 2 had improved the garden and other improvements to the Cottage which enhanced the Parish Council's asset at her own expense.

**12: Finance**

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

The Clerk Salary May	345.00
Use of Home Office	26.00
Minues PAYE	- 12.00
	<u>£359.00</u>
HMRC PAYE	£12.00
Parnalls Solicitors Advice on Adverse Poss	£774.00
Sutcliffe Play New Equipment	£30,903.60
W.D.B.C election expenses not to be paid until Jan 24	£804.60
W.D.B.C dog bin emptying	£95.47

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

Admin fee to precept account June	£26.66
J. Jeffery Lengthsman – digging for Pipe C. Cotts	£258.00

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

The Clerk reported that the bank balances as of the 1<sup>st</sup> October 2023 were as follows:-

Church Cottages account = £30,431.76  
 Precept account = £26,985.14 but a grant from WDBC was due at another £5k making £31,985.14

In order to pay the playingfield equipment and other outgoings money would have to be transferred from the Church cottages account to the Precept account and then back again in full to Church Cottages account proposed Cllr. J. Jeffery, seconded Cllr. A. Barton all in favour.

Before the next meeting the Clerk was reminded that the draft annual budget will need to be discussed. She was asked to contact Mr. Nankivell for a quote for next year's grass cutting.

**12. Any Other Business**

The Clerk was asked to collect the wreath for remembrance Sunday and Chairman D. Chanter will lay at the service.

Cllr J. Jeffery reported the road past Youlditch being blocked by a generator and that there were some dead Ash limbs to be removed on the path up from the Chapel. The granite sets outside village way needed repointing and had sunk on the corner.

Campervans were being reported to Councillors at the cattle grid up to Lower Godsworthy and the Quarry car park further up the hill and at Baggator neck the no camping signs had been removed.

**No further business the Chairman declared the meeting closed 21.03hrs**

**SIGNED .....** **DATED.....**