

STRETE PARISH COUNCIL

Clerk: Mrs Helen Darch

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MINUTES OF A MEETING OF STRETE PARISH COUNCIL (PC)

HELD IN STRETE PARISH HALL ON THURSDAY 19 DECEMBER 2019 AT 7.00 PM

PRESENT

Cllr Kate Gill, Chairman (KG); Cllr Louise Newman (LN); Cllr Ralph Clark (RC); Cllr Ian Cumberlidge (IC); Cllr David Rothwell (DR); Cllr Graham Campbell (GC); Cllr Richard Foss, District Councillor, Allington & Strete Ward (RF); Mrs. Helen Darch – Clerk; a member of the public.

PUBLIC FORUM

A member of the public [Ms. Dixon] attended to talk on the wall spur at the junction of Vicarage Lane and the cut through to the Start Bay estate. This was reported in the minutes for the November meeting in connection with Magnolia Cottage. The wall was the subject of correspondence and the Clerk had visited to look at the wall and take photographs. Lisa Edmonds [Devon County Council Highways [DCC]] had given advice on whether the wall was part of the highway or belonged to a private landowner. The matter of the wall is outside the powers of the parish council but councillors offered to advise on the history of the wall and its possible ownership.

It was resolved that Ms. Dixon would contact DCC direct and let the council know of any progress.

Since the meeting the Clerk has emailed Ms. Dixon and copied Cllr Brazil as the contact for DCC Highways.

COUNTY COUNCILLOR'S REPORT

Cllr Brazil was absent so RF reported on County matters. One initiative is to become carbon neutral by 2030.

<https://www.devonnewscentre.info/devon-county-council-aims-to-be-carbon-neutral-by-2030/>

Parishes will be organized into working groups and be asked to come up with ideas to reduce their carbon footprint. IC wondered if planting trees would help.

The report was received.

DISTRICT COUNCILLOR'S REPORT

RF noted that budgets had not been set yet but he will report back once the SHDC budget had been agreed. The settlement from Central Government was still unknown and it is unclear what will be offered to rural areas or whether this will be 'fair'. The matter of the parish precept was briefly touched on and RF advised a small increase in the precept be made each year to build reserves and provide for resilience.

A discussion took place on how to achieve a carbon neutral status in house building and design: in particular to use appropriate materials and aim for energy efficiency. RF recommended being carbon neutral was referred to in the Neighborhood Plan which RC confirmed was the case.

RF spoke on the empty homes premium and how SHDC had adopted the recommendations of The Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018.

<file:///C:/Users/user/Downloads/SN02857.pdf>

The 'empty homes premium' permits billing authorities in England, Scotland and Wales to increase council tax on properties which have been 'unoccupied and substantially unfurnished' for a long period of time. It is for the billing authority to decide whether to levy an empty homes premium. Before 2019/20, billing authorities could charge up to 150% on properties which have been unoccupied and substantially unfurnished for over two years. From 2019-20 onwards, councils may levy a higher charge on empty homes. Thus, council tax-payers may be required to pay 200% of the standard bill after two years; 300% of the standard bill after five; and 400% after ten. It remains up to the billing authority to decide what rate of empty homes premium to impose, within these limits.

RF reckoned around 60 houses in the South Hams are permanently empty which would be affected. Another 200 or so houses temporarily vacant for instance as there was a sale going through would not be caught by this additional tax.

The report was received.

1219/1 APOLOGIES – Cllr Julian Brazil, County Councillor, Kingsbridge Division (JB); Cllr Peter Hales (PH).

1219/2 MINUTES OF THE PREVIOUS MEETING HELD ON 21 NOVEMBER 2019

The above minutes were AGREED as a true and correct record and were signed by the Chairman.

1219/3 DECLARATIONS OF INTEREST

Parish Councillors were invited to declare any unregistered or other interest, including the nature and extent of such interests they may have in any items to be considered at this meeting. **None were declared.**

1219/4 CLERK'S REPORT

Pub and Asset of Community Value. Recent work was done by PH on the issue including a short discussion paper and a report on his discussion with the Publican recently. **Resolved that the discussion on the application be carried over to the meeting in January.**

WIFI. This should be moved this week to its new home.

Goal posts. Peter Tanner came across on 8th December, looked at the site and did some minor maintenance work without charge. He repaired the arm and suggested the use of plastic ties to secure the net to the goal post. Anything in addition would be charged for.

The report was received.

**1219/5 CHAIR'S REPORT
19th December 2019**

Nice and brief for this evening – please and thank you.

Slapton Line. I forwarded the email from Peter Chamberlain to you all on 2nd December. Sorry no further information is available on the movement of the War memorial. I have since tried phoning Peter without success.

Strete Gate. I have emailed Richard twice on the subject of steps to the beach but have not had any reply.

Playpark. This is in good condition but there are plenty of molehills. Although Peter Tanner has been to check the football goal it needs some cable ties to fix up the net. We are working on changing the contact information on the notice sign.

Road to Snails Castle past Orestone. I am sure Louise can enlighten us on progress.

I'd like to thank everyone for their hard work throughout 2019 and I wish everyone a Merry Christmas and a Happy New Year.

The Chair's report was received.

1219/6 PLANNING & PLANNING MATTERS

The Clerk reported on enforcement matters. RF commented that SHDC now has more enforcement officers so planning breaches should be policed more effectively.

In addition, **Landcombe House [2859/19/HHO]** and **[2857/19/CLP]** was discussed and it was resolved the Clerk **contact the planners to get an enforcement officer to visit on site and ensure activity was compliant.**

Since the meeting the owner of Landcombe House has emailed the council to update them on matters.

We are still to write to SHDC to complain about Blindwells.

It was noted the owner of the Coach House Tallis Rock has contacted the Clerk to request he attend January committee. Five objections had been lodged on the planning portal at the meeting date mainly over concerns with access.

**1219/7 NEIGHBOURHOOD PLAN
NP Report for PC – December 2019**

With the Examiner's six-month suspension period ending on 10/12/2019 a meeting was held on 03/12/2019 to discuss and agree alternative word changes to Policies SNP8 and SNP9 in response to those suggested by Mr Dixon. Discussions resulted in the following proposals.

Proposed Word Changes

SNP8: HOUSING DEVELOPMENT SITE AT COX'S FARM FIELD

4.11 The plan proposes that the development can be accessed from the A379 and The Plat. Subject to a suitable planning application being submitted, the Highway Authority and SHDC Conservation Office acknowledge that access to and from the A379 could be safely and satisfactorily delivered. The two access points are to be connected which will provide permeability, minimise trip lengths and maximise safety and access, particularly to the proposed village car park.

POLICY SNP8: HOUSING DEVELOPMENT SITE AT COX'S FARM FIELD

Development is proposed at the site known as Cox's Farm Fields. The development shall include:

- a) 17 new homes, including at least 5 affordable homes subject to the principal residence restriction required under Policy SNP9, 8 open market homes **not** subject to the principal residence restriction required under Policy SNP9 and 4 open market homes restricted to the principal residence restriction required under Policy SNP9.
- b) Vehicular access from the A379 and The Plat, joined up to enable permeability;
- c) Footpath links between the A379, The Plat and Blackbird Wood.

Subject to demonstrating viability, the landowner or developer shall investigate providing a car park for up to 15 cars for use by the public and accessible from the A379.

The development shall conserve and enhance the Conservation Area and designated heritage assets.

The detailed development plan requires consultation with the local community.

SNP9: PRINCIPAL RESIDENCE REQUIREMENT

4.15 It should be noted that this Policy will only apply to four of the homes for open market sale proposed under Policy SNP8. The Policy will apply to the 5 affordable homes also proposed under Policy SNP8.

POLICY SNP9: PRINCIPAL RESIDENCE REQUIREMENT

1. New housing, excluding replacement dwellings or those managed by a registered social landlord, will only be supported where there is a restriction to ensure its occupancy as a principal residence.
2. This must be guaranteed through a planning condition or legal agreement.
3. A principal residence is defined as one occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home, and the condition or obligation on new market homes will require that they are occupied only as the principal residence of those persons entitled to occupy them.

Consultation feedback from the community identified second home ownership as the greatest sustainability concern within the parish of Strete if this was not restricted.

SG members decided to retain the current wording of Policy SNP9 as this will apply to all other developments that may arise in the village in the future.

The limited 2nd home policy restriction suggested for Cox's Farm Field site will provide Strete Village and Strete Estate with a more viable alternative to what would result from the application of Policy TTV 27 included in the Plymouth and South West Devon JLP.

If the proposed word changes are not accepted and Strete Estate intends to release the site for development in the future, there would be no alternative for the Neighbourhood Plan Steering Group but to request the Examiner to remove the Cox's Farm Field allocation from the Plan and return the settlement boundary to the edge of CFF settlement.

This would place the site outside the settlement boundary and any proposal for it would be considered against JLP Policy TTV 27.

SHDC have been approached and have confirmed their support for the word changes.

The Examiner has released a public notice extending the suspension period to 31st January 2020.

Depending on the response from Mr Dixon to the letter with proposed word changes and the consequences for SNP if they are not acceptable, the Examiner will then consult on the progress made and consider whether to recommence the examination of the plan. RC informed the meeting that Mr Dixon had contacted SHDC to request an extension to the suspension period to the end of April 2020 to allow consultation with the Toll Estate.

The NP report was received.

1219/8 UPDATE ON THE SLAPTON LINE, PLACING OF THE WAR MEMORIAL & PROVISION OF EXTRA PARKING ALONG THE SLAPTON LINE

RC asked on progress with the relocation of the War memorial to the Strete Gate carpark area. He asked if Peter Chamberlain been contacted on progress. It was advised there would be no further progress until mid-January. There would need to be an additional budget to maintain the monument which will be picked up when the precept is discussed later. RF referred to the discussion last month [1219/8] where IC had mentioned the possibility of keeping the monument in its present location with additional infrastructure works to protect it. RF thought this recommendation was not sound and mentioned another similar situation where works to stabilise and protect a structure in its coastal site had been unsuccessful.

1219/9 UPDATE ON CONTRACTS

Greenspace. The contractor was due to do works on rolling the road down at Prideaux Lane [Severns Cottages] after the 'road race' incident. The extra fee quoted was £70 in addition to the contract and GC awaited confirmation that the work had been done. There was some discussion on ownership of the land around Prideaux lane and to consider the access needs of farmers who used the lane if traffic calming measures were deployed. **This was noted.**

1219/10 COUNCILLORS' REPORTS

KG (Chair) Playpark. This was covered in 1219/5. IC had met with Peter Tanner when he came to review the goal posts and suggested a diagonal at the back of the goal posts but Peter Tanner advised this could be a trip hazard.

LN Transport and Roads. John Gilbert is yet to come and cut the hedges. The road to Orestone/Snails Castle through Fuge is now very muddy where the two farms are and beyond up the hill. A discussion took place on who was responsible for clearing up dirt, waste and other mess on agricultural roads. It was suggested the farmer [Mark Wall] might like to clear the road of mud. LN asked if the sweeper had been down to clear the road. LN also observed the wall down to Strete Gate was being worked on, though a bit near Brockhall had been missed.

DR Health and Safety. DR confirmed the defibrillator is checked daily and a report made monthly online to the South Western Ambulance Service NHS Foundation Trust on its status. The old defibrillator had now been removed and its cabinet taken down. The Parish Hall committee had requested a contribution to the recent felling of trees around the Hall. IC commented that the Hall committee had not asked permission of the Council to fell the trees. It was felt that the council should not offer to contribute to the costs of the trees being cut down.

Resolved: [unanimous] The Council would not offer to contribute to the cost of cutting down the trees around the Hall.

IC Rights of Way, tree warden and Strete Gate.

Rights of way. Some haven't been inspected since last time and one buddle hole needs to be drained.

Tree warden. Trees at Strete Gate had been cut down because of Ash Dieback but IC noted there was no sign of dieback in the trees that had been felled. He has put a reprieve on the trees that remain. SHDC had impeached the trees after a survey earlier in 2019. IC commented that the trees were responding to the drought conditions that pertained and were not diseased. Contractors maybe weren't knowledgeable and were cutting down well trees but RF observed that DCC was careful because of the risk of trees falling onto the highway.

Strete Gate. The Pay and Display sign has now been replaced.

RC Planning and Neighbourhood Plan. RC stated there was nothing to add. RF noted that Slapton PC had a prime residency requirement in their proposed Neighbourhood plan which applied to new build homes only. The aim is to help maintain sustainable communities.

PH The VAS sign and local transport liaison. PH has taken the battery for the VAS home to charge it.

GC Village Green. GC noted there was nothing to add.

1219/11(a) FINANCE

The Clerk supplied the meeting with a list of cheques for payment. One late cheque 1691 was added to the list on the agenda for the Christmas tree and decorations. This is permissible under s137 LGA 1972.

1689- Strete Parish Hall hire November £30.00	1690- Clerk salary December £249.00
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1691 – Mr I Cumberlidge – Christmas tree and decorations £86.00.	
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It was proposed and **AGREED** by all present to authorise payments as enumerated above.

1219/11(b) FINANCE

A monitoring report for the year to December 2019 had been circulated already along with a cashflow projection. The latest projection of 2019/20 to the end of March 2020 gives CR 3,689.23. It was agreed the latest monitoring should be published on the noticeboards. **Resolved the Clerk would provide the monitoring statements for the boards and website.**

1219/11(c) FINANCE

Cash at bank –. £7,056.33CR Current account at 08/12/19, £10,287.04CR Business Reserve account at 08/12/19.

1219/11 (d) FINANCE.

Precept. The Clerk had previously circulated a draft precept and a range of Band D calculations to councillors for discussion. A brief discussion took place. A number of items were identified that would need to be provided for in 2020/21 over and above existing activities. These are: parish initiatives on becoming carbon neutral, maintenance of the War memorial once it is moved to its new location at Strete Gate by March 2020, new website accessibility requirements due by September 2020; maintenance of the buddle holes [£600 lodged toward this], stiles on Prideaux Lane to keep out unwanted vehicle traffic, and to put money back to reserves to cover some of the £4,000 transferred in March 2019. **Resolved: to set a precept of £13,000 up from £12,000 in 2019/20 to cover existing activities and the new obligations listed. This £13,000 represents an amount of £44.75 per council tax charge payer.**

1219/12 CORRESPONDENCE

Correspondence as listed on the agenda was noted

1219/13 REPORTS

Councillors were asked if there was anything else to add. All declined.

1219/14 THE NEXT PARISH COUNCIL MEETING WILL BE HELD ON THURSDAY 16 JANUARY 2020 IN STRETE PARISH HALL AT 7.00 PM.

THE MEETING WAS CLOSED at 9.05 p.m.

Signed: Cllr Kate Gill (Chair)

Dated: 16 JANUARY 2020

ACTION POINTS:

Clerk: to update the contact details on the signs at the playpark; contact the planners to get an enforcement officer to visit on site at Landcombe and ensure activity was compliant; to provide the monitoring statements for the boards and website.

KG: to speak with RF on the matter of the steps down to the beach at Strete Gate.

All: the discussion on the Asset of Community Value application be carried over to the meeting in January.