

# 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 20 JUNE 2019 AT 7.00 PM

### PRESENT

Cllr Kate Gill, Chairman (KG); Cllr Louise Newman (LN); Cllr Peter Hales (PH); Cllr Graham Campbell (GC); Cllr Julian Brazil, County Councillor, Kingsbridge Division (JB); Mrs. Helen Darch – Clerk

### PUBLIC FORUM

No members of the public attended the meeting.

### COUNTY COUNCILLOR'S REPORT

JB noted there was not much to report. Devon County Council [DCC] had had their annual meeting and JB was back on Children's Scrutiny. The main areas DCC will have to deal with are adult social care, children's education, and special educational needs. There are clear cost pressures associated with all of these services but all are statutory and must be delivered.

DCC has started work on the back roads [previous minutes refer]. So far, no complaints have been received. The road to Slapton [5-mile Lane] needs work but there is no money.

The two recent applications: 8 Crestway [1940/18/ HHO and 1259/19/HHO] and Blindwells [3400/18/FUL and 1561/19/FUL] were briefly referred to. Both had planning appeals [with The Planning Inspectorate] ongoing in relation to the original application. Also, both had revised applications due to be dealt with by SHDC. JB noted the revised planning application for Blindwells dealt with one house on part of the plot. At the time of meeting neither appeal had been decided.

*Subsequent to the meeting the Planning inspector ruled on 8 Crestway in favour of the applicant.*

### DISTRICT COUNCILLOR'S REPORT

There was no District Councillor report.

**0619/1 APOLOGIES** – Cllr Richard Foss, District Councillor, Allington & Strete Ward (RF); Cllr Ralph Clark (RC); Cllr Ian Cumberlidge (IC); Cllr David Rothwell (DC)

**0619/2 MINUTES OF THE PREVIOUS MEETING HELD ON 16 MAY 2019**

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

**0619/3 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. **PH noted that the planning application [1561/19/FUL] concerned a property across the road from his house and so he would abstain [recuse himself].**

**0619/4 CLERK'S REPORT**

**Fixed asset register.** The Clerk circulated an updated fixed asset which now includes all assets she has been able to identify from invoices and minutes. The starting point is the register drawn up in 2010 for the audit in that year and this has been added to with acquisitions since 2010. Assets are valued at purchase cost except the war memorial which has an insurance value of £30,000 based on the BHIB cover. Some assets are unvalued eg the milestones. The register has a total value of £88,031 including the war memorial at June 2019. The assets will be included in next year's accounts. KG asked about the expiry of the Asset of Community Value application on the Pub. This expires in June 2020. **Resolved: The Clerk would look at renewing the Asset of Community value application on the Pub. Councillors were asked to review the register and update it with any additions. The Clerk was requested to circulate a report done in 2011 by Malcolm Hollis on the milestones to all.**

**Audit.** The inspection of accounts commenced on Monday 17<sup>th</sup> June and will finish on Friday 26<sup>th</sup> July.

**Financial regulations.** Have been updated and in draft based on the latest National Association of Local Councils/ Devon Association of Local Councils template. Councillors were asked to review a copy which will be circulated

with a view to adopt at the next meeting. The regulations were last discussed in October 2015. **Resolved: The Clerk will send round a draft for review.**

**Standing orders** – these were last updated in October 2015 but a draft was produced in 2018. **Resolved: The Standing Orders will be reviewed and reported on at a later meeting.**

**Code of conduct** – this was last updated in June 2012. **Resolved: The Clerk will check if a later model version of the Code of Conduct is now available and produce an updated version for approval.**

**The report was received.**

**JB then left the meeting.**

**0619/5 CHAIR'S REPORT**  
20.06.19

Michael Toll – our Lord of the Manor died last month on 4<sup>th</sup> May, his funeral service was held on 21<sup>st</sup> May in St Michael's followed by his wake here in The Parish Hall. His elder son Bryan Toll now holds the title.

Slapton Line – at the SLP Meeting held in Slapton Village Hall on 5<sup>th</sup> June the positioning of the War Memorial was top of the Agenda. My comments in last month's report proved correct.

The site Slapton wished to use proved to be totally unsuitable; consequently we are looking to place it at Strete Gate.

The ideal place would be in the picnic area up the steps behind the wall. Access for work/installation is already there.

This would enable it to be seen from the sea where the practice landings took place. We have a car park which could be potentially enlarged – I have already tentatively mentioned it to Bryan and to his agent Charles Dixon. Mr Toll owns the field adjacent to the existing car park.

Strete Gate – Lisa Edmonds DCC has done it for us!! The tarmac was laid on 12<sup>th</sup> May and she rang me with great glee to tell me that the white lines had been done on 10<sup>th</sup> June. Since then parking has been much tidier.

SHDC has managed to put some posts on the beach side which will now stop 4-wheel drive vehicles parking on the SSSI.

Kim Ryder of Lime Coffee Kiosk has also managed to get the shutting of the gate done; complete with a padlock which works - also to prevent vehicles – saunas - motorhomes and the like from parking there. Very well done all round.

The result is much tidier parking even if the vehicles are very large – however – BBQ's are still being lit between the vehicles; this is extremely dangerous. In certain conditions lives could be put seriously at risk. I know! My home was put at risk in such circumstances when my family were evacuated, and eight fire engines arrived.

Planning – Blindwells is now at appeal, but they have put in a further application for the site. 1561/19/FUL This is on the agenda tonight.

Litter on the shingle at Strete Gate – it was reported to me that a school prom party had been held on the beach Strete end of the Line. A video was taken of the mess and the name of one of the perpetrators was found on a discarded item.

Play Park – needs new information notices.

**The Chair's report was received.**

**0619/6 PLANNING & PLANNING MATTERS**

**[1561/19/FUL]** Erection of detached dwelling and garage and formation of vehicular access. Blindwells, Hynetown Road, Strete TQ6 0RS. Comments had already been submitted by email from RC, GC and PH. A discussion then took place. PH abstained from the discussion. GC commented this was a self-build and okay because it was not as close to its neighbour [on the left facing onto Hynetown Road] as the previous application and is a buildable plot.

However, he was concerned if future applications applied for development of the site 'one-by-one'. LN thought it was close to the boundary on the left but not too crowded and certainly less so than three on one site. She also wondered if there might be privacy issues.

IC was not present so KG conveyed his concerns over the Tree Preservation Order on the site which is temporary and will need to be reapplied for. [TPO no 983 served 17<sup>th</sup> April 2019]. IC had also suggested the people who wanted to build objected to the TPO and so it was important to keep it in place. Councillors wondered if the site plan represented the trees on site accurately or were for illustration only.

KG commented the post box on Hynetown Road would need to be relocated and that she wanted the rural bank that runs along the Hynetown Road side of Blindwells [a Devon hedge bank] retained.

**Resolved that the council would NOT object subject to:**

- 1. The trees being maintained**
- 2. The post-box to be relocated on the Devon hedge bank**
- 3. The bank to remain a Devon hedge bank.**

**0619/7 NEIGHBOURHOOD PLAN**

**As RC was absent the Clerk read out his submission to the meeting.**

**NP Report for PC – June 2019**

On the 20<sup>th</sup> May SHDC made contact and advised Mrs Deborah McCann (the examiner) had decided to request an exploratory public meeting for Strete Neighbourhood Plan.

The objective of the meeting was to specifically explore in detail, with a representative of the Strete Neighbourhood Plan, South Hams District Council and a representative of the owner of Cox's Farm Field, issues arising from the plan in connection with the delivery of housing across the plan period.

A public notice was displayed in the village notice boards and on Strete website informing the exploratory meeting would take place at 2pm on Tuesday 11<sup>th</sup> of June 2019 at Strete Parish Hall.

The meeting opened with DM explaining the examination of the plan is to ensure it meets the basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (introduced by Schedule 10 of the Localism Act 2011).

The exploratory meeting process is new and has been added to assist examiners in their role.

Mr Duncan Smith of SHDC was asked to comment on where Strete NP sat within the recently adopted Plymouth and South West Devon Joint Local Plan.

DS confirmed there was no minimum target in the JLP for housing in the village although there was a recognised need for some housing. SHDC supported the decision made by the community of Strete to proceed with a NP that included a vision for housing.

R. Clark representing Strete NP was asked to comment on how Cox's Farm Field was determined to be the site for housing development.

RC explained that with a tight settlement boundary, as recommended by SHDC and Natural England, a site assessment determined that Cox's Farm Field is the only and most sustainable site to accommodate a viable housing development to meet the needs and aspirations of the community.

Consultation with regulatory organisations to ensure all the necessary environmental and historical aspects of the site have been considered and included, including a Strategic Environmental Assessment Report that supports the plan.

Extensive discussions by Steering Group members to confirm and agree CFF was the preferred site for housing development was concluded before consultation with the community took place.

DM asked if consultation with the landowner had taken place.

RC confirmed Mr Charles Dixon of Strete Estate responded to a public Call for Sites advert in the local press offering two sites for development consideration in December 2016.

Initial correspondence culminated in a meeting with CD and members of the Steering Group for Strete NP in

August 2017. CD expressed his concern at the way the group were delivering the NP without consultation with the landowner. In particular: -

- The size of the housing development
- Conditions to accompany a housing development – Car Park, Footpath & Open Space
- Principal Residency Requirement

These points were confirmed by CD in his comments to DM at the meeting.

Correspondence with CD continued through to October 2017 when CD informed the group that unless the conditions were removed from the NP the site would be withdrawn for development.

RC informed CD of the SG's unanimous decision to retain the Principal Residency Policy.

This resulted in no further dialogue or correspondence with Strete Estate.

Following recommended changes to the plan that were subject to a Regulation 14 six-week Re-Consultation period, only response comments were received from CD.

DM concluded that the current impasse could only be resolved if the parties involved agreed to enter into discussions to address the concerns of each party.

DS suggested an initial meeting be arranged to establish if suggested changes to policy wording could be proposed for consideration and possible acceptance.

CD explained his client had recently died and that the estate was in probate which could take several months to conclude.

DM informed the meeting of the intention to suspend the examination of Strete NP for six months to provide an opportunity for all parties to meet and discuss the objection to the allocation of Cox's Farm Field for residential development in Strete NP.

At the end of the six month period DM will consult on the progress made and consider whether to extend the period further or recommence the examination of the plan as submitted.

DM closed the meeting at 4pm.

**The NP report was received.**

**0619/8 UPDATE ON THE SLAPTON LINE, PLACING OF THE WAR MEMORIAL & PROVISION OF EXTRA PARKING ALONG THE SLAPTON LINE**

KG reported back from the last Slapton Line Partnership [SLP] meeting that in time the sea would be allowed to take the road away at the memorial. If this happens there will be dead ends at Strete Gate and Torcross. The war memorial will then need to be moved to a place of safety. It is preferred that this new home is in the area the US army did their practicing for D-day: that is somewhere along the beach. This is likely to be at Strete Gate. The SLP will have to negotiate placement and access with the Field Studies Centre as the land on the picnic area at Strete Gate now belongs to the Ley Centre.

GC asked who had decided that the road would not be rebuilt in the future. He expressed concern about the effect on the local economy. KG replied that Natural England as the guardian of the SSSI wants the land to return to salt marsh. LN commented Plymouth University had studied the environment and advised the beach shingle would overcome the road in time. GC noted the alternative roads are not good and he wondered if people and business would start to move out of the area if the road became unusable.

**The report was received.**

**0619/9 ACCESS TO THE BEACH FROM THE PUBLIC TOILETS**

KG reported that SHDC was responsible for blocking access from the [removed] steps and carpark to the beach. IC is in negotiation with SHDC [Luke Rees] to get the steps reinstated. GC noted there is a safety issue now as people have to walk down the busy road at the moment to get to the beach.

**The report was received.**

**0619/10 VILLAGE PUMP**

IC has removed the ivy from the pump. The walls could be reinforced with acrow props.

**The report was received.**

**0619/11 UPDATE ON CONTRACTS**

**Hedges.** LN had received a complaint about the bank hanging out on Vicarage Lane. **Resolved: LN will get John Gilbert to come and do it once the nesting season is finished. This will be subject to quote.**

**Greenspace** is now billing on a monthly basis in accordance with the schedule sent to them in the contract in March. **Resolved: The Clerk will send GC a copy of the contract from 1<sup>st</sup> April 2019 agreed with Greenspace. GC will check what is being done and get in touch with the contractor; regular grass cutting for the VAS verge to be added to the contract.**

**WIFI** – this will be discussed further at the Parish Hall Committee on 17<sup>th</sup> July.

**Playpark.** A report was received from the localities officer that two chain rungs are broken on one of the swings. This will be checked out.

**0619/12 COUNCILLORS' REPORTS**

**KG (Chair) Playpark. Reported on in 0619/5.**

**LN Transport and Roads. This was dealt with in 0619/11.**

**DR Health and Safety.** The Clerk reported on the telephone box. A planning application had been submitted by the council [1093/19/LBC] and SHDC planners had requested further information which had been sent on. The decision is awaited.

*Subsequent to this meeting the planners replied to agree the application.*

**IC Rights of Way, tree warden and Strete Gate.** Rights of Way were okay. Tree warden. The TPO [see 0619/6 above] had been discussed. IC wanted the TPO to be made permanent. **Resolved: The Clerk would confirm if the TPO was permanent or not and report back. Strete Gate: had already been discussed.**

**RC Planning and Neighbourhood Plan.** Nothing more to add.

**PH The VAS sign and local transport liaison.** The VAS is now operational and had been repaired under warranty. The batteries need to be charged fortnightly. GC noted a conversion kit could be applied and PH would look at this. PH had spoken with Tony Crawford about transport liaison with the bus company through Dartmouth Town Council but this forum is now disbanded. **Resolved: PH will continue enquiries.**

**GC Village Green.** GC wondered if there would be any interest in approaching Daisy's Dog Food to install emergency dog bags at the Green akin to those which that Daisy's Dog Food had placed in Strete Gate.

**0619/13(a) FINANCE**

The Clerk supplied the meeting with a list of cheques for payment. Cheque 1553 for annual insurance was issued after the last meeting but approved [Minute 0519/9 refers] and cheque 1662 was added at this meeting.

1653 – BHIB Ltd annual insurance for the parish £336.83	1654 – Strete Parish Hall hire for April and May 2019 £70.00
1655 – Terry Hallett grass cutting March to May 2019 £280.00	1656 – Peter Tanner works to playpark £1,121.00 plus VAT
1657 – Peter Tanner additional works done May 2018 £70.00 plus VAT	1658 – Clerk salary June £244.25
1659 – Mr CML and Mrs CMK Toll Strete Estate rent for playing field at Strete £1.00	1660 – Ralph Clark padlocks for VAS machine £25.91 inc VAT
1661 – Greenspace contract costs for mowing/strimming May 2019 £203.80	1662 – Ian Cumberlidge expenses on buddle holes £250

**It was proposed and AGREED by all present to authorise payments as enumerated above.**

**0619/13(b) FINANCE**

A monitoring report for the year to June 2019 had been circulated already along with a cashflow projection. The latest projection to the end of July is CR5,183.22 CR. 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.**

**The bank mandate.** The updating of the bank mandate to add the new councillors and remove the retired councillors was discussed. The Clerk advised that the mandate has six [6] existing signatories and the two retired

councillors weren't signatories. **It was resolved that there were sufficient signatories at present and there was no need to add more signatories for the moment.**

**0619/13(c) FINANCE**

Cash at bank – £9,725.43CR Current account at 11/06/19, £10,276.78CR Business Reserve account at 11/06/19.

**0619/14 CORRESPONDENCE**

Correspondence as listed on the agenda was noted. The proposed road closure between Burlestone Cross and Blackwell Cross in August [5<sup>th</sup> to 8<sup>th</sup>] was discussed and noted. GC asked if the Clerk could send him any information about wildlife and rural matters as these were received.

**Resolved: The Clerk will send on emails and literature on wildlife and rural affairs to GC as these are received.**

**0619/15 REPORTS**

Councillors were asked if there was anything else to add. PH asked about the landing site for Devon Air Ambulance at Manor Farm. KG reported that a planning application is proposed but the quotes for lights at the site were too high. The armoured cable is already below ground and paid for by KG. This is a private site and a work in progress.

Tunes in the Dunes [considered in November 2018, ref 1118/6] is running 12-14<sup>th</sup> July at Blackpool Sands. It was noted parking and camping would be at Stoke Fleming, that the event was licensed and admission is by ticket only.

**0619/16 THE NEXT PARISH COUNCIL MEETING WILL BE HELD ON THURSDAY 18 July 2019 IN STRETE PARISH HALL AT 7.00 PM.**

**THE MEETING WAS CLOSED** at 8.45 p.m.

Signed: ..... Cllr Kate Gill (Chair)

Dated: 18 JULY 2019

**ACTION POINTS:**

**Clerk: to look at renewing the Asset of Community value application on the Pub; to circulate a report done by Malcolm Hollis on the milestones in 2011 to all; to send round a draft of Financial Regulations for review; to review and report on Standing Orders at a later meeting; to check if a later model version of the Code of Conduct is now available and produce an updated version for approval; to send GC a copy of the Greenspace agreed contract from 1<sup>st</sup> April 2019; to confirm if the TPO on Blindwells is permanent and report back; to provide the monitoring statements for the boards and website; to send on emails and literature on wildlife and rural affairs to GC as these are received.**

**LN: to get John Gilbert to cut hedges as the nesting season is now finished. This will be subject to quote.**

**GC: to check with Greenspace what is being done under the contract and to include regular grass cutting for the VAS verge.**

**PH: to continue enquiries on transport liaison forum.**

**ALL: to review the fixed asset register and update it with any additions.**