

# STRETE PARISH COUNCIL

Clerk: Mrs Helen Darch

Homer Park, Strete, Dartmouth TQ6 0SJ streteClerk@gmail.com 01803 770018 www.strete.org.uk

## MINUTES OF THE ANNUAL MEETING OF STRETE PARISH COUNCIL (PC) HELD AT STRETE PARISH HALL ON THURSDAY 20<sup>TH</sup> MAY 2021 AT 5.30 PM

### PRESENT

Cllr Kate Gill (KG) (retiring Chairman); Cllr Peter Hales (PH) (elected Chairman); Cllr Ralph Clark (RC); Cllr Louise Newman (LN); Cllr Ian Cumberlidge (IC); Cllr David Rothwell (DR); Cllr Graham Campbell (GC); Mrs. Helen Darch {Clerk}; one parishioner on Zoom.

### 0521/1 TO ELECT A CHAIRMAN OF THE COUNCIL FOR 2021/22

KG was eligible to stand again in accordance with Standing Order 5f and offered to stand. PH also offered to stand and was duly elected on a count of four votes cast against three votes. PH was elected Chairman for the year 2021/22. All were in agreement. KG was thanked for her sterling work as chairman over her years in office. Councillors briefly discussed the appointment of a vice-chairman. **Resolved The Clerk will research this and report to the next meeting.**

### 0521/2 TO RECEIVE THE CHAIRMAN'S DECLARATION OF ACCEPTANCE OF OFFICE

PH duly signed his declaration of acceptance as Chairman **which was received by the Clerk** and took the remainder of the meeting.

### PUBLIC FORUM

A parishioner was due to attend on Zoom but was delayed and spoke later.

### COUNTY COUNCILLOR'S REPORT

The County Councillor, Julian Brazil {JB} was due to attend the Strete Annual Parish meeting at 7pm.

### DISTRICT COUNCILLOR'S REPORT

The District Councillor, Richard Foss {RF} was due to attend the Strete Annual Parish meeting at 7pm.

### 0521/3 APOLOGIES – none received.

### 0521/4 MINUTES OF THE PREVIOUS MEETING HELD ON 29 April 2021

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

### 0521/5 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.**

### 0521/6 PLANNING & PLANNING MATTERS

#### Planning applications consulted on.

**1366/21/HHO.** Householder application for proposed new porch, alterations to driveway and replacement windows. 1 Crestfields, Hynetown Road Strete TQ6 0SD. **Resolved to support with no comment.**

#### Other planning matters

**2 Crestfields.** Councillors discussed the recent recommendation for refusal by planners. There was disappointment especially as the applicant had been diligent in seeking advice from the Council and South Hams District Council [SHDC] in drawing up her plans. **Resolved PH would speak to RF on this and write to SHDC Planning to complain.**

**Blindwells.** RC had written to planners for the third time to request further information. A response is awaited.

**Covenants on properties.** **Resolved councillors would not comment on [restrictive] covenants in connection with planning applications.** These were a separate matter from the Council's role in planning matters as a planning consultee, with planning decisions made by SHDC. **Resolved the standard letter to neighbours in connection with planning applications would be updated for this as below.**

*Some Planning Applications may also have Restrictive Covenants attached to the property. SHDC Planning would only deal with planning matters as any Restrictive Covenants are a separate issue that would require separate legal advice. The Parish Council can only recommend that you seek legal advice if you consider Restrictive Covenants are*

*applicable to the planning application.*

**The meeting was closed for a parishioner to speak.** The parishioner spoke on planning application 0435/21/HHO as the applicant and explained what was in the revised application. He had spoken with neighbours and intended to draw up a construction management plan for the works which are planned to start in January 2022. The works addressed the need to replace for instance the worn-out roof. Glazing had been modified and issues to do with windows and the house boundary were addressed.

Councillors remarked the new application appeared similar to the one submitted in March 2020 which was turned down so asked if the applicant was confident this time it would be approved.

**The parishioner then left the meeting and the meeting was reopened.**

**Applications.**

**0435/21/HHO.** Readvertisement (Revised plans received). Householder application for demolition of single storey north-eastern wing and replacement with new two-storey extension and landscaping works (resubmission of 0012/21/HHO). Primrose Cottage, Vicarage Lane, Strete TQ6 0RN. Councillors discussed the application. **It was resolved to object with grounds as below.**

- 1.A comprehensive Construction Management Plan must be approved prior to the commencement of any construction works;
- 2.Nuisance of construction works to neighbours and potential damage to Vicarage Lane infrastructure and surface;
- 3.The 3D plans submitted with the application include timber cladding in front of the windows below the ridge of the roof on both existing and proposed south facing sides of the property. This should be made a condition as it is not included on any of the other plans and is not present on the already updated section of the property; This will reduce light exposure from the property to comply with Policy SNP5: Tranquillity and Dark Skies in Strete Neighbourhood Plan which has recently been adopted;
- 4.A Councillor reviewed the previous application raised in February 2020 for the same property. Ref 0012/20/HHO. It appears from a comparison of the two sets of plans there is little difference between them other than the new ones are from another architect.
- 5.The Council referred to the SHDC decision notice dated 10/03/2020 in which the application was refused. The reasons given for refusal then would seem to apply today;
- 6.The applicant advised at a Zoom meeting with the Council in March 2021 that these refusal points had been discussed with SHDC Planning Dept and addressed in this new application.
- 7.JLP Policies DEV23, DEV25, DEV1, DEV20, DEV19, TTV29, DEV2, DEV8, DEV10 are referred to in the refusal notice.

**0521/7(a) FINANCE**

Two cheques were listed for payment on the agenda, invoices circulated before the meeting and invoices approved for payment at the meeting. An additional payment was added to the list and an invoice circulated prior to the meeting.

1769 - Clerk salary for May £261.	1770 - Greenspace contract grass cutting for February, March and April £407.60.
1771 – Helen Solomon Ltd. Payroll for Clerk March 2020 to March 2021 inclusive £52 plus VAT.	

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

**0521/7(b) FINANCE**

The Clerk presented the monitoring statements for May 2021. **It was resolved the monitoring statements would be put on the website.**

**0521/7(c) FINANCE**

Cash at bank – £14,367.72CR Current account at 07/05/21, £10,298.24CR Business Reserve account at 07/05/21.

**0521/7(d) FINANCE**

**Councillors received and agreed** the Annual Governance and Accountability Return Section 1 (Annual Governance Statement 2020/21) and Section 2 (Accounting Statements 2020/21). These were signed by PH as chairman.

**0521/7(e) FINANCE**

**Councillors noted the dates for the public inspection of the 2020/21 accounts as 14<sup>th</sup> June to 23<sup>rd</sup> July inclusive.**

**0521/7(f) FINANCE**

**Insurance renewal 2021/22 for general insurance cover.** Two quotes were received. The existing insurer BHIB quoted £336.83 under a new three-year agreement to 1st June 2024. This was unchanged from last year. As in past

years this quote covers a round-sum value of assets at around £180,000 and other specific covers of £21.35m listed in their schedule. Zurich quoted £554.85 for covers based on the 2020/21 asset register [£88,231] and comparative covers of £33.35m as listed. The Clerk asked Zurich to explain the level of their covers which are £12m greater than BHIB. Zurich replied they could not match the BHIB quote at this time. **On the basis of adequate cover for assets and [on past history] other risks it was resolved to renew the general insurance cover for the parish at the lower quote of £336.83 received from BHIB Insurance Brokers.**

**0521/7(g) FINANCE**

**Councillors approved** the offer to gift the used neighbourhood plan banners (quoted cost of £673.73) to the Parish Hall for future use in the parish. The signage would have little resale value or future use to the Council. It was noted the Clerk would pay £10 toward salvage wood from one banner for own use.

**0521/7(h) FINANCE**

A parishioner emailed RC on 11<sup>th</sup> May to offer a number of benches and Sadolin for their upkeep. There may be a cost for the benches and the parishioner has suggested £100 for the Sadolin. **Councillors noted the kind offer but resolved not to accept. The Clerk to write to the parishioner who had made the offer and with regret decline. The report was received.**

**0521/8 TO CONFIRM PARISH REPRESENTATIVES**

**PH requested this was held over to the June meeting.** He circulated a list of suggested responsibilities for later discussion.

**0521/9 TO CONFIRM PARISH REPRESENTATIVES TO OUTSIDE BODIES**

**PH requested this was held over to the June meeting.** A list of responsibilities would be circulated to councillors before the next meeting for discussion at the June meeting.

**0521/10 TO RECEIVE THE MEETING DATES FOR THE COMING YEAR. In Strete Parish Hall at 7pm.**

17<sup>th</sup> June 2021  
15<sup>th</sup> July 2021  
19<sup>th</sup> August 2021 (if necessary)  
16<sup>th</sup> September 2021  
21<sup>st</sup> October 2021  
18<sup>th</sup> November 2021  
16<sup>th</sup> December 2021 (if necessary)  
20<sup>th</sup> January 2022  
17<sup>th</sup> February 2022  
17<sup>th</sup> March 2022  
21<sup>st</sup> April 2022 Annual Parish Meeting  
19<sup>th</sup> May 2022 Annual Meeting of the Parish Council

**0521/11 CLERK'S REPORT**

**Report submitted before the meeting.**

**a. Police.** The Clerk is the councillor advocate for Strete and has regular updates on Police and Crime Commissioner events such as Facebook appearances by senior police and the Police and Crime Commissioner. The Clerk also receives information from the Police on Devon and Cornwall Alerts. This email alerts subscribers on matters such as missing people, local crime and police plans for the Devon area. There has been little contact with individual local police though Jon Croft [Dartmouth police] has just started regular monthly catch-ups on Teams with local parishes. The Clerk sent some concerns to Jon Croft – vis the provision of beach marshals and more regular local PCSO visits on 13<sup>th</sup> May and he has promised to chase these up. There is also an occasional report from the Rural Crime newsletter.

**b. Poo bins.** The Clerk has arranged to meet with Helen Hardwicke on 10<sup>th</sup> June to discuss the siting of a new poo-bin down at the field on the Totnes Road. The visit will also deal with a request from a parishioner for extra bins.

**c. Coronavirus updates.** We have reached Step 3 of the roadmap and all being well will enter Step 4 on 21<sup>st</sup> June. <https://www.gov.uk/coronavirus>

There were 5 cases in the week to 13<sup>th</sup> May. The number of positive cases in the South Hams since the start of the pandemic is 1,699 at 18<sup>th</sup> May. Deaths remain at 51 to that date. [Daily summary | Chillington, Torcross & Stoke](#)

Fleming (data.gov.uk) On a better note in England 36,811,405 people had been given a first dose by the end of 26<sup>th</sup> April 2021. 20,546,452 people had been given a second dose by that date.

d. **To note** carry forward of business to June to include discussion of financial regulations, online banking, procurement policy and update on contracts. **The report was received.**

**0521/12 CHAIR'S REPORT**

**Report submitted by the outgoing Chairman before the meeting.**

Chair's Report Strete Parish Council 20.05.21. Coronavirus – So far so good; although the rate of infection has risen in the South Hams it hasn't risen dramatically. I just hope the Indian variant isn't with us here.

Strete Gate. Since the recent lifting of restrictions there have been many more people taking advantage of the beach at Strete Gate and motorhomes have been aiming to park up in the car park in the evenings. Strict monitoring of the beach and car park will be essential.

Slapton Line - As usual I declare an interest on this subject. 'Aires' at Memorial and Torcross Car Parks have become dominant in questions I have been asked by many local people. Hardly a day has gone past in the last fortnight when someone hasn't asked me about it or told me how ridiculous the idea is. Most of those people have businesses.

Firstly - we must consider the sites. Both the Memorial Car Park and Torcross are in the AONB and adjacent to an SSSI. The Memorial Car Park itself is vulnerable. You only have to walk along the edge of the tarmac to see how it is being destroyed by movement in the car park itself with the shingle running out down the beach; the tarmac is then breaking off and in turn the shingle is at the mercy of the waves.

Secondly – if cars are being replaced by motorhomes, that reduces the footfall. It prevents families including the older generations from enjoying the benefits of the views and access to the sea with their families with a picnic after which they are then likely to visit a café for ice-cream, a restaurant or shop to make other purchases.

At Torcross there will not be spaces for the usual coaches full of people if motorhomes have taken their places - thus less spending!

Thirdly – as a campsite owner I am fully aware of my safety responsibilities. All camping units must be 6 metres apart. Motorhomes have cooking facilities on board – thus there is a risk of fire. Therefore, other vehicles such as cars must park at a safe distance not as closely as they would in a carpark. I attach a separate document on fire safety outdoors. Fourthly – I'm not aware of any chemical disposal points for motorhome owners to use other than those on existing campsites. We do not need any more human excrement being left in the public domain near pathways!!!!Lastly – I'm not against the idea in principle there are some very suitable sites for 'Aires' in towns in the South Hams. A great deal more thought needs to be used before any further action takes place at all. Stay safe everyone!! **The Chair's report was received.**

**0521/13 NEIGHBOURHOOD PLAN**

**A report was submitted prior to the meeting.**

**Neighbourhood Plan Report – May 2021**

Strete Neighbourhood Plan received resounding support from residents in the referendum held on Thursday 6<sup>th</sup> May 2021. There are 418 residents who are registered to vote in the Parish of which 263 voted on the day. This represents a community turnout of 63%. 222 of 263 voted to accept Strete Neighbourhood Plan. This equates to 85% of those who voted on the day. The target was 50% to ensure the Plan became part of SHDC development policy. A point worth noting is that 222 votes to accept the Plan represents 53% of the total number of residents who are registered to vote in the Parish.

The Parish Council wishes to thank volunteers from the community, SHDC Neighbourhood Plan team and Lee Bray, our policy consultant, for their help and support over the last six years in preparing and developing the Neighbourhood Plan for Strete. The majority of residents in Strete have shown their support to protect the environment in which we all live and to retain the character of the village for future generations.

Although it was not possible to reach agreement with Strete Estate for 17 homes in Cox's Farm Fields, the Plan welcomes proposals for small housing development sites that are at a scale in keeping with the special qualities of the village and the AONB. The Plan will be formerly presented to SHDC Committee on 20<sup>th</sup> May 2021 at which time the Plan's policies will become part of SHDC development policy for development sites in Strete. **The NP report was received.**

**0521/14 COUNCILLORS' REPORTS**

**Reports had been circulated prior to the meeting.**

**KG Playpark.** GC mentioned the mole infestation in the playpark. It was felt this was less of an issue now mating season is over. However, the molehills are a potential hazard. **Resolved IC to look into this.**

**LN Transport and Roads.** The sweeping of the roads has taken place and makes the edges look much better. We are still waiting for a visit by Lisa Edmonds to resolve a number of issues, including speeding. The same problems exist with the surface of Vicarage Lane and the road down to Fuge.

**DR Health and Safety.** I have registered my availability to be the snow warden for the next winter with the highways department, and continue to check and monitor the Defibrillator and send monthly details to the south west ambulance service. On the home front there is nothing else to report.

**IC Rights of Way, tree warden and Strete Gate. Rights of Way.** There is a padlock missing on Prideaux Lane. Councillors discussed who might have this. **It was resolved to approach Mark Wall in case he had it as a keyholder.** All other footpaths/bridleways do not seem to have any major problems.

**Strete Gate.** Nothing new to report. **Tree warden.** The three rescued ash trees are now leafing happily. Unfortunately, the two stumps at the top of the carpark appear to have Ash dieback.

**RC Planning and Neighbourhood Plan.** RC had nothing in addition to report.

**PH (Chair). VAS Monitoring.** Operation continues at the Totnes Road site. Strimming of the foliage growth in front of the sensor 'flight path' has been requested from Greenspace.

**Local transport liaison.** Nothing to report.

**Climate Change Emergency – see below.**

**Strete Residents EV Survey – Outstanding Actions.** Updates in bold.

1. Maintain a watching brief on the development of the public charging infrastructure in the local towns of Kingsbridge, Totnes and Dartmouth. **I notice that two chargers are in the process of being installed in the car park of the Dart Marina Hotel in Dartmouth. I suspect that this may be at the behest of the Hotel (in which they may be for guest use only) and not to be confused with the two public units to be installed by DCC in Mayor's Avenue car park, which are running late**

**It remains the case that there is no SHDC or DCC strategy for the provision of public charge points in rural villages across the South Hams, beyond encouraging Parish Councils to bid for match funded grants.**

2. Maintain a watching brief on the availability of grant monies to support rural charging infrastructure. **Status – ongoing. No further progress**

3. Suggest to Strete Community Pub Limited that a business case for the acquisition of a public fast Charging Unit should be carried out, with a view to it being located in the Kings Arms car park and operated as a revenue stream for the pub. The business case should take into account the benefit of any future grant subsidies which might be announced which would help to make the venture viable (no subsidy is currently available). **Status – No change, although apparently the sale of Rose Cottage is believed to have fallen through.**

4. Share our survey and results with local neighbouring Parishes and look for synergies in approach. **Status – Next joint meeting with Slapton planned for June 23rd**

5. Provide a facilitation service to offer a conversation between prospective BEV purchasers and existing owners, with the aim of providing education about electric vehicles allaying fears about investing in this new technology. **Status – available upon request (PH)**

6. On a wider Climate Emergency point, carry out similar resident surveys aimed at raising the awareness of the availability of new technologies with grant subsidies, for example the phase-out of oil and gas fired boiler systems and their replacement with ground and air source heat exchangers, the widespread availability of Solar Photovoltaic (PV) schemes for heating and power and the availability of home insulation schemes. The PC could play a major role in assisting DCC and SHDC to achieve the aims of their Climate Challenge Declaration. **Nothing to report, other than the Green Homes Grant scheme has ended and has not yet been replaced with any other form of incentive scheme for residents.**

**Parish Benches and picnic table maintenance.** Awaiting contractor action Nothing further to report.

**GC Village Green.** The grass is being cut regularly. Greenspace are now leaving 60cms uncut around the hedge sides of the village green. They are also limiting regular cutting on the wide verge on Dartmouth Road to a narrow band each side of the footpath; this is to encourage wild flowers and insects. They have been asked to cut in front of the VAR machine. As Prideaux Lane is still too rough for the big grass cutter, they will keep the path clear using a strimmer. GC also mentioned the query on the contract raised by Greenspace. He will be meeting them next Tuesday with the Clerk to discuss this.

One of the keyholders for the barriers in Prideaux Lane has not replaced the padlock at the Start Bay Park end. If we cannot find the padlock we will have to consider buying a new one that is a match to the original to avoid having to have a second set of keys. Keyholders have been contacted. **Reports were received.**

**0521/15 CORRESPONDENCE**

This has been forwarded to Councillors as it was received. Anthony Mangnall MP had written to congratulate the Council on the success of the Neighbourhood Plan referendum. The Council wrote to the SHDC Corporate Director for Strategic Finance on 12<sup>th</sup> May in response to her recent letter on council tax; in particular on the state of the roads. Devon County Council Meg Booth, the Chief Officer for Highways, Infrastructure Development and Waste, was still to respond on Council tax and JB had been asked if he could chase.

**0521/16 OTHER BUSINESS**

**None was raised.**

**0521/17 THE NEXT PARISH COUNCIL MEETING WILL BE HELD ON THURSDAY 17<sup>th</sup> JUNE 2021 AT 7.00 PM. THE VENUE IS LIKELY TO BE IN THE PARISH HALL UNLESS OTHERWISE ADVISED. THE MEETING WAS CLOSED at 6. 50 p.m.**

Signed: Cllr Peter Hales (Chair) Dated: ..... 17<sup>th</sup> JUNE 2021