

# 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 21 NOVEMBER 2019 AT 7.00 PM

### PRESENT

Cllr Kate Gill, Chairman (KG); Cllr Louise Newman (LN); Cllr Ralph Clark (RC); Cllr Ian Cumberlidge (IC); 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.

### COUNTY COUNCILLOR'S REPORT

JB spoke on the closure of the A379 at Asherne planned for December, and Stoke Fleming where there was presently a diversion through the village. The A379 at Stoke Fleming would be closed entirely from next week when works would move to outside the Post Office. Gigaclear are installing optic fibre and the consequent road closures have pushed back road closure for the South West Water works at Asherne which will be expected to be put back to March 2020. GC requested clearer signs to indicate where roads are closed so drivers can take alternative routes with better information.

A parishioner had emailed to inform a wall along the side of Vicarage Lane and the cut through to Start Bay Park was in a poor state and would need repair. JB advised that Paul McFadden, the footpaths officer at DCC be contacted regarding the wall. Paul would check if the wall was on a public footpath or a permissive path [used with permission of the landowner]. If a public path then DCC would most likely be responsible for works to repair the wall. Otherwise it was likely to belong to a landowner and be their responsibility for repair.

**Resolved: The Clerk contact Paul McFadden to discuss the location and find out whether the wall was part of DCC infrastructure. If this was not the case then it was most likely part of a landowner's property.**

The report was received.

### DISTRICT COUNCILLOR'S REPORT

JB spoke on behalf of RF who was absent. As there is a general election on December 12<sup>th</sup> councils are in purdah. This affects council business. Budgeting and the setting of budgets will probably take place after the election in case of any political bias. The Climate Change emergency action plan is due 5<sup>th</sup> December.

JB mentioned housing strategy where there is a desire to intervene and build generally affordable housing. It is likely that an arms-length company will be set up to run housing provision as there is a wariness about central government intervention [previously seen in Right to Buy and policies surrounding social housing]. Loans can be taken out to finance works with the Public Works Loan Board at just under 3%. The intention is to match the term of the loan taken out with the investment made. The company will not consider more speculative ventures for instance hotels.

IC brought up bridleways and the recent 'road race' at Prideaux Lane. Prideaux Lane is a bridleway [on DCC maps] but JB wondered if it was also a Byeway Open to All Traffic [BOAT]. Cars may drive along a BOAT but these are mainly used by walkers. Regarding the recent activity JB stated it was most likely criminal activity and if ID could be obtained DCC could pursue a case. DCC would have to act anyway as the bridleway was being damaged. Interim measures were discussed including temporary blocks [trees] across the road that allowed farmers to pass through but kept road traffic at bay. It would also be useful to find out who owned the land along the lane.

LN then mentioned potholes and the problems being experienced at Orestone and Snails Castle. JB said he would report this. The Clerk offered to measure the potholes when the road was dry.

**Resolved: The Clerk to investigate the potholes further as weather permits; JB to mention the potholes at DCC. Since the meeting the Clerk has been down the route and recorded the state of the road.**

JB then left the meeting.

**1119/1 APOLOGIES** – Cllr Richard Foss, District Councillor, Allington & Strete Ward (RF); Cllr David Rothwell (DR).

**1119/2 MINUTES OF THE PREVIOUS MEETING HELD ON 17 OCTOBER 2019**

The above minutes were updated as **GC noted there had been a resolution to write to SHDC regarding the outcome and handling of the Blindwells appeal.** These were then AGREED as a true and correct record and were signed by the Chairman.

**1119/3 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.**

**1119/4 CLERK'S REPORT**

**Pub and Asset of Community Value.** The Clerk circulated an updated letter of support for comment which now allows parishioners to opt into certain pledges. Parishioners will need to return this and it will be part of the submission to SHDC to retain the Pub on The Asset of Community Value register. PH wondered if the council was clear why it wished to go ahead with renewing the registration for the pub. Councillors then expressed views on the uncertainty of future intentions for the pub. **Resolved: the publican [Mr Mark Hildyard] be invited to meet with the council and Clerk early in the new year to talk about the pub and the application which is still in draft stage before the council go ahead with the application.**

*Since the meeting the Clerk has drafted a letter of invitation which has been circulated to councillors.*

**Sapper James Gordon.** Quote still awaited from The Church.

**WIFI.** The Clerk has been on site with Lesley Andrew to chat about the relocation. This can be done by the electrician used by the Hall committee. He will confirm a price and install the hub in a secure box above the notice board. **Resolved: the council is happy just to seek the one quote [subject to the actual quote] and get the works done. There is still £139 of the grant left.**

Related to this the hall committee would like to offer the WIFI as part of their hire to users. **The contract is unlimited downloads and usage for £20/month to April 2020. Resolved the council is happy to have the broadband as it stands offered as part of a hire package.**

**Reminder of elections and purdah.** The clerk had recently circulated advice on the conduct of councillors and the stance of the parish during purdah. This is the same as that sent out during the last elections. Essentially councillors may act in their own names but not represent the parish ie use their name as councillor or use the parish website or other parish resources to promote candidates. Election notices from SHDC have been placed on the boards and on the website.

**The report was received.**

**1119/5 CHAIR'S REPORT  
21<sup>st</sup> November 2019**

**Slapton Line.** Earlier this week I contacted Peter Chamberlain with regard to the progress on moving the War memorial to its new site at Strete Gate. An email was sent by Peter on 18<sup>th</sup> November and this was forwarded to all councillors.

**Strete Gate.** Trying to think ahead I have taken some photographs of the road up to the carpark. Before next season we have to come to terms with reinstating the steps from the carpark and from the toilets to the beach. Funding is going to prove difficult and I mentioned this in my email to Peter.

*'I was wondering if the funds we had at our disposal would be enough to widen the bit of road up to the carpark. We do all realise that we shall need to make the carpark bigger and the road commensurately wider to take the extra traffic safely. We also have to deal with the problem of access to the beach from the carpark. From my perspective it is all interlinked. Also, the access from the carpark to the public toilets and then onto the beach which is the bit in the narrowest part of the road.'*

From a layperson's viewpoint it appears possible to widen the road simply. Sadly, I have not been able yet to download the pictures onto my computer.

**Playpark.** Helen has the repair of the goal post in hand. The notices will be changed and renewed with up to date information.

**Road to Snails Castle past Orestone.** We have received emails about the state of the road as potholes and surface condition from Giles Halliwell. I lived at Snail's Castle for 5 years some 40 years ago. I am very familiar with the road. Over the years its state has varied. I'm afraid I have seen and used it in a worse state than now. Only last Saturday I gave a guided tour to some BasH visitors which included a drive down to Snail's castle and a turnaround at the turning space there. The leafy surface from below Orestone was the most slippery surface. The rest was less troublesome.

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

**1119/6 PLANNING & PLANNING MATTERS**

**3351/19/VAR The Old Vicarage Hynetown Road Strete TQ6 ORS.** Variation of condition 2 (approved plans) demolition of existing dwelling including detached garage and the construction of replacement dwelling) for design amendments. **Resolved: to support the variation.**

**3095/19/HHO Moortosea Totnes Road Strete TQ6 ORU.** Householder application for rear extension. **Resolved: no comments to make.**

**3076/19/FUL The Coach House Tallis Rock Vicarage Lane Strete TQ6 ORN.** Demolition of existing dwelling and construction of new dwelling. **Resolved: to object over, first, concern that the site is being overdeveloped ie the planned building is large in relation to its existing site; second, concern about the proposed roof height in comparison to that of the existing building; finally that more information is needed on the plans to be clear what is proposed.**

Councillors also discussed **Landcombe House [2859/19/HHO]** where the application had been withdrawn. There shouldn't be any works taking place in connection with this application now. It was also noted that the committee decision on **2857/19/CLP** Certificate of lawfulness for proposed development - erection of porch and extension and other alterations to dwelling at Landcombe House had been a split decision. IC noted he would apply for a tree preservation order [TPO] on the tulip tree at Landcombe. **Resolved: The Clerk to consult with SHDC planners on why the application had been withdrawn, to ask an enforcement officer to visit and check the site is compliant, and to find out why there had been a split decision on the certificate of lawfulness application. IC to apply for a TPO on the tulip tree.**

Councillors also discussed **Fallogen [2122/18/HHO]** where there was some concern over the extent of scaffolding. Extensive works appeared to be in progress. **It was resolved that the Clerk contact SHDC enforcement team to ensure works were being carried out in accordance with the approved plan.**

**1119/7 NEIGHBOURHOOD PLAN**

**NP Report for PC – November 2019**

An email from Locality was received on 30/10/2019 requesting an update on our progress with getting our NP made. Locality is the organisation that has provided funding and technical support in producing our NP. The following response was submitted:

Strete NP is still not made.

The landowner of the site selected for housing development died earlier this year.

The landowner's agent is currently unwilling to approve the site for inclusion in the NP on a viability basis and the plan's 2nd home policy.

The examiner has suspended any decision for 6 months until 10 December pending joint negotiations. Although the plan is considered to be sound it is likely a further 6 months suspension will be recommended to allow time for probate to be concluded and further negotiations to take place. Proposals to address the viability concerns of the land agent have been submitted but these need the landowner's approval. It is hoped a resolution can be secured in the new year.

A response to the letter submitted to Strete Estate dated 9<sup>th</sup> September 2019 following a meeting with Mr Dixon of Savills was received on Tuesday 19<sup>th</sup> November 2019.

Despite the NP having been acknowledged by SHDC as having met all the regulatory requirements in its preparation and evidence content, Mr Dixon has again repeated his objection to the second home policy included in the plan and his viability concerns in relation to community aspirations for a car park and link road as part of

proposed housing development for 17 homes in Cox's Farm Fields.

The final sentence of his reply states that 'unless these preconditions are removed from the NP the examiner must now be informed that the landowner objects to the policy and does not make the land available as set down in the NP'.

Removal of the site from the NP is the estate's preferred outcome as it is perceived that this will provide an opportunity to negotiate any development conditions that may arise direct with SHDC planning department.

This makes the work of volunteers over the past 4½ years to ease the process to approve housing development planning in the village pointless. A meeting has been requested with Duncan Smith (SHDC NP representative) and the examiner to consider proposals for an appropriate response.

RC will be meeting with Duncan Smith of SHDC on 18<sup>th</sup> December and will meet with the Neighbourhood Plan steering group [steering group] before this to discuss a way forward.

*Since the council meeting a meeting of the steering group has been called for the 3<sup>rd</sup> December at the Parish Hall.*

**The NP report was received.**

**1119/8 UPDATE ON THE SLAPTON LINE, PLACING OF THE WAR MEMORIAL & PROVISION OF EXTRA PARKING ALONG THE SLAPTON LINE**

KG said she would forward Peter Chamberlain's email of the 18<sup>th</sup> November on the Line to all. IC asked if there had been contact made with the US authorities as discussed in earlier meetings. KG confirmed she had met a representative of the US Embassy and obtained his card at the Tiger memorial ceremony in April. However, there had been no discussion with the US authorities on the relocation. IC wants to speak with this representative as there have been objections in Slapton to the removal of the monument to its site at Strete Gate. He also noted an engineer had assessed the current site as stable. **Resolved: IC to obtain details of the US contact from KG and approach them concerning the relocation of the war memorial.**

**1119/9 ACCESS TO THE BEACH FROM THE PUBLIC TOILETS**

This has been covered in 1119/5. **Brought forward resolution: KG to email RF regarding the steps as he was going to look into this.**

**1119/10 VILLAGE PUMP**

IC had inspected the pump recently and removed some ivy, it is stable, and matters are in hand. **The report was received.**

**1119/11 UPDATE ON CONTRACTS**

**Greenspace.** A bill for four cuts up to November had been received in the sum of £407.60 and GC was happy the work had been done. No cuts are planned for December in the contract but this is subject to growth and need. **Resolved: The Clerk will add the bill to the list of cheques to be paid.**

**1119/12 COUNCILLORS' REPORTS**

**KG (Chair) Playpark.** This had been covered in 1119/5.

**LN Transport and Roads.** John Gilbert will come and cut hedges in December. The issue of potholes at Orestone/Snails Castle had been discussed in the District Councillor report. LN had not been down the road to Strete Gate recently. KG remarked the works on the wall down there were well done. RC noted the sign into the village from Strete Gate was overgrown with vegetation.

GC wondered if some sort of block could be lain on Prideaux Lane to stop road racers but it would have to allow access for farmers who use the lane.

**DR Health and Safety.** The defibrillator is installed in the telephone box. DR was absent so the Clerk read out from the memorandum of understanding which covers the terms between the Council and the South Western Ambulance Service NHS Foundation Trust [SWAS]. This is a four-year agreement which includes annual training on the use of the defibrillator. Obligations on the council include a daily visual check and a monthly online report on the status of the defibrillator. A copy signed by the SWAS is still required.

**Resolved: The Clerk circulate a copy of the memorandum to all councillors for information.**

**IC Rights of Way, tree warden and Strete Gate.** Rights of Way are fine at the moment and being well-used. There are two broken finger posts: one down from Asherne and one at the top of Prideaux Lane. The one down from Asherne was reported in August by the Clerk to DCC/ Coastal access (Jane Beech).

**Tree warden.** Three trees at Landcombe had been cut down but the tulip tree remained. **Resolved: IC will pursue a tree preservation order on the Tulip tree.**

**Strete Gate.** The Pay and Display sign has been demolished. **Resolved: IC to speak with SHDC regarding signage.**

**RC Planning and Neighbourhood Plan.** RC noted there was nothing to add.

**PH The VAS sign and local transport liaison.** PH noted there was nothing to add.

**GC Village Green.** Dartmouth Town Council has now got Stagecoach to agree to run an hourly bus to Torbay Hospital via Totnes. Around £100,000 funding is required toward the route. However, a taxi to the hospital would cost around £40 to £80 each way.

There had been a complaint about the amount of dog faeces left on the village green despite the poo bags which are at the gates.

#### 1119/13(a) FINANCE

The Clerk supplied the meeting with a list of cheques for payment. One late cheque 1688 was added to the list on the agenda and agreed under minute 1119/11.

1683 – Terry Hallett grass cutting June – October inc £280.00	1684 – Clerk salary November £249.00.
1685 – Strete Parish Hall hire October £30.00	1686- £25 donation toward The Royal British Legion for a wreath on Remembrance Sunday.
1687 – Clerk expenses June to October including broadband recharge £128.70.	1688 –Greenspace invoice 1262 grass cutting August to November inclusive £407.60.

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

#### 1119/13(b) FINANCE

A monitoring report for the year to November 2019 had been circulated already along with a cashflow projection. The latest projection of 2019/20 to the end of November gives CR 5,560.03. It was agreed the latest monitoring should be published on the noticeboards. LN asked that an amount be provided for John Gilbert’s hedge cutting in the near future. **Resolved the Clerk would provide the monitoring statements for the boards and website. The Clerk to provide for hedge cutting costs in the next projection.**

#### 1119/13(c) FINANCE

Cash at bank – £8,176.63 CR Current account at 08/11/19, £10,285.41 CR Business Reserve account at 08/11/19.

#### 1119/13 (d) FINANCE.

**Draft financial regulations.** These were circulated earlier in an abridged form suitable for a smaller parish as Strete. **Resolved: to adopt the abridged Financial regulations.**

#### 1119/13 (e) FINANCE.

**Precept.** The Clerk had circulated a first-draft precept to councillors for discussion. The budget needs to be set and a precept notified to SHDC by 31<sup>st</sup> January 2020. This budget included estimates provided by GC for the Greenspace contract, St Michael’s Parish Church toward the churchyard, and a number of routine expenses and regular income. IC asked if a lodgement toward his expenses on clearing the buddle holes could be included. RC asked for £1,000 to be lodged toward the Neighbourhood Plan. A brief discussion took place. **Resolved: to carry over the budget setting to the December meeting and include the estimates listed herein for discussion.**

#### 1119/14 CORRESPONDENCE

Correspondence as listed on the agenda was noted

#### 1119/15 REPORTS

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

**1119/16 THE NEXT PARISH COUNCIL MEETING WILL BE HELD ON THURSDAY 19 DECEMBER 2019 IN STRETE PARISH HALL AT 7.00 PM.**

**THE MEETING WAS CLOSED** at 9.40 p.m.

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

Dated: 19 DECEMBER 2019

**ACTION POINTS:**

**Clerk: to investigate the potholes further as weather permits; the publican [Mr Mark Hildyard] be invited to meet with the council and Clerk early in the new year to talk about the pub and the ACV application which is still in draft stage before the council go ahead with the application; to consult with SHDC planners on why the application at Landcombe had been withdrawn, to ask an enforcement officer to visit and check the site is compliant, and to find out why there had been a split decision on the certificate of lawfulness application; to contact SHDC enforcement team regarding the works at Falloden; to circulate a copy of the memorandum of understanding for the defibrillator to all councillors for information; to provide the monitoring statements for the boards and website; to provide for hedge cutting costs in the next projection.**

**KG: to email RF regarding the steps as he was going to look into this.**

**IC: to obtain details of the US contact from KG and approach them concerning the relocation of the war memorial; to pursue a tree preservation order on the Tulip tree; to speak with SHDC regarding signage at Strete Gate.**