

## STRETE PARISH COUNCIL MEETING

### Strete Parish Hall, Strete Thursday 19<sup>th</sup> July 2018

#### **PUBLIC FORUM** - Four Members of the public attended.

- The owners of 7 Crestway made a statement about the planning application for 8 Crestway. They requested that the Parish Council change its recommendation. It was explained that this was not possible because there was no new information about the application and that Members had dictated the recommendation to the Clerk as it appeared on the recommendation. It was also pointed out that the PC does not make planning decisions and makes recommendations. Cllr. Brazil suggested that Cllr. Foss who was not present, should be made fully aware of the objections to the application. He suggested that a site visit by the planning committee be requested. The owner of 8 Crestway was present and said that he was happy to address the concerns of his neighbour.

#### **COUNTY COUNCILLOR'S REPORT – Cllr. J. Brazil –**

- Work has begun to replace the road at Slapton Line which it is hoped to complete in October.
- Slapton have put up their own signs to try and restrict traffic.
- Parking enforcement has been stepped up.

#### **DISTRICT COUNCILLORS REPORT – Cllr. R. Foss** - No report

**PRESENT** Kate Gill (Chair), Louise Newman, Ian Cumberlidge, Ralph Clark, Mark Hanson, David Rothwell  
John Vallance  
In attendance: S. Winstanley (Clerk), Cllr. Brazil

#### **1. APOLOGIES – Cllr. R. Foss**

#### **2. MINUTES OF THE PREVIOUS MEETING HELD ON 21<sup>st</sup> June 2018**

It was proposed seconded and *resolved* that the Chair should sign the Minutes as a true and correct record.

#### **3. DECLARATIONS OF INTEREST –**

Members are invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have in any items to be considered at this meeting –  
L. Newman declared a personal interest in planning application No. 2031/18/FUL

#### **4. CLERK'S REPORT –**

- The owner of the land on which the phone box stands did not want to transfer ownership to the PC because she was moving imminently. She felt sure the new owners would be helpful.

#### **5. CHAIR'S REPORT –**

Slapton Line – Hurrah – work has started. The men are creating a safe working area from which the public are excluded.

They arrived in Strete on Sunday 8<sup>th</sup> July.

Work proper is about to commence.

Strete Gate – Having reported the goings on to SHDC; they have responded to thank me and given me an email address which everyone can use it is : -[reportit@swdevon.gov.uk](mailto:reportit@swdevon.gov.uk) [the sofa still remains!!](#)

The beach party which has been held by a religious group at Strete Gate for the last few years has found a new home at Blackpool Sands.

A good result coming from the complaint about errant dogs/owners has resulted in legislation of an on the spot £100.00 fine.

People who park in the wrong place at Strete Gate are continuing to get parking tickets – to my knowledge six were issued last Saturday.

The Kings Arms – opened last Saturday at 6 p.m. This week it has been open for drinks – food will follow shortly.

It was a delight to be able to go to and enjoy a drink. There were very many happy smiling faces and even better - first drinks were on the house.

Thank you Mark and Kat for bringing our pub back to us.

The VAS sign – has been welcomed by the owner of property in its current new location, who thanks us for providing it for the community.

Planning Issues – This is a very sought after village in which to live. As a consequence many people who purchase property wish to make alterations and indeed build new properties.

I would like to say that whilst the Parish Council are consulted on each application; sometimes these applications come in we have a very small 'time' window in which to reply.

We still receive hard copies of the plans if we are lucky – but not always. In such circumstances we have to access the information on line. This makes discussions difficult.

Householders who are affected by such applications should also receive a communication by mail.

Finally – please - everyone who might be affected by a planning application remember that we Strete Parish Council members only give advice to SHDC we do not make the final decisions.

## 6. PLANNING AND PLANNING MATTERS -

### a) To be considered: **2031/18/FUL, Lower Court Barns, Old Byre, Strete TQ6 0RW**

Construction of new dwelling on land adjoining 'The Old Byre'

Following discussion it was **resolved** to recommend objection for the following reasons:

- a) The proposed dwelling is too close to the conservation area
- b) It is within the AONB
- c) It is out of keeping with the centre of the village
- d) The settlement boundary is being amended as recommended by SHDC, to exclude the area of the proposed development.

### **2122/18/HHO – Falloden, Hyne Town Road, Strete TQ6 0RS**

New roof extension (resubmission of 4195/17/HHO)

Following discussion it was **resolved** to recommend support

### b) DELEGATED AUTHORITY TO RESPOND TO PLANNING APPLICATIONS

To agree to delegate authority to the Clerk to respond to planning applications, following receipt of observations from Parish Councillors during the summer recess and for such responses to be forwarded to District Planning.

Following discussion it was agreed that the PC would meet if a planning is received in the summer recess.

## 7. NEIGHBOURHOOD PLAN. Report by Ralph Clark on the neighbourhood plan.

### Important Views

To qualify the issue of protecting important public views e.g. views from the village green, the coastal footpath and views from public benches in the village; it was proposed to add an additional clause 3 to Policy

**SNP1: Protecting the Landscape** with the following wording:

"3. Protecting the high coastal setting of the parish, including public views of the village from the sea and coast and views of the sea and coast from the village".

In addition the 'Start Bay Coastal Hinterland' hyperlink from the DCC Planning and Landscape Character Areas Assessments is to be added to the 'Supporting Evidence' section of the Neighbourhood Plan section of Strete website.

### **SNP4: Low Density**

In accordance with the response recommendation from SHDC to the draft plan the wording in this policy is to be amended and a revised map that does not include land that has not been developed is to be produced.

### **SNP6: Settlement Boundary**

Members were advised that in the discussions with SHDC the view was expressed that the settlement boundary included in the draft plan opened up too many pockets of land for potential development. Whereas members understood land inside the settlement boundary was protected from unreasonable development, it did imply that development was acceptable. By excluding land from the settlement boundary, SHDC advised it was less likely that development would take place.

A map produced by SHDC that is included in the draft JLP was circulated to members showing a much tighter settlement boundary. It was agreed that this should be accepted.

**SNP9 / SNP13: Consider Development Options**

With the revised settlement boundary limiting the land for development to Cox's Farm Fields members were asked to consider the option proposed by SHDC. This is to include the whole site for development as this would provide the viability for a developer to incorporate the aspirations of the community for a village car park, a footpath from The Plat to the A379 near the pub car park and an area for recreational use (to be determined).

SHDC response to this policy is for 15 homes to allow for 5 affordable homes. Members discussed the likelihood of 15 homes being increased if the whole site was included for development as the site is likely to be able to deliver more than 15 homes.

Members expressed concern that the community's preference was being overridden by SHDC. It was agreed that a further meeting be arranged with SHDC to discuss the consequences for the following options:

1. to retain the status quo i.e. as per the draft plan;
2. development phasing of homes for the whole site from Lower Cox's Farm Field;
3. the production of a master plan setting out how and what development would take place prior to approval

Members were informed that the Senior Highways Development Management Officer for Devon CC Highways Development Management visited the access location to the A379 from Cox's Farm Field and has advised that it would be possible to provide access at this point. However, this was likely to be subject to part of the pub car park becoming available to provide the enhanced visibility splays needed for safety.

**SNP10: 2nd Homes Evidence**

GC informed members of the additional evidence he has incorporated into the existing evidence from research for principal residence that he has carried out. This provides evidence of 2<sup>nd</sup> home ownership in Strete of 22.5%.

Members of the community who responded with support on this policy in the draft plan with comments or the feedback forms was 63%.

**Feedback Forms and Response Comments**

Due to the need for a further six-week consultation phase as the result of the changes to be made to the draft plan, the Response Report cannot be finalised and publicised.

All of the approved amendments from the response report will eventually be incorporated into the revised draft plan that will be circulated to all members of the community.

The new draft plan is likely to receive additional comments that will need to be incorporated into the final Response Report.

Feedback Forms were purely tick box without comments. It was agreed that these would be available to view by SG members only upon request.

**It is hoped that more members of the community will take part in responding to the revised draft plan once it is finalised and distributed.**

**8. Update on Slapton Line** - as Chair's report.

**9. To approve the implementation of Data Protection Policy (as circulated). Approved.**

**10. COUNCILLOR'S REPORTS**

K. Gill (Chair) – Playpark – The repairs to the equipment has been carried out.

A basket ball post tips over in the wind and the situation needs to be made safe. I. Cumberlidge to speak to the owner.

L. Newman– Transport & Road – Vicarage Lane is overgrown. Work to Start Bay Park pavements completed.

D. Rothwell - Health & Safety – Work on the phone box has been completed. The electrical situation for the defibrillator needs to be clarified. The defibrillator box has been cleaned.

I. Cumberlidge – Rights of Way, tree warden and Strete Gate. There is a bull in the field near the footpath to Landcombe. 15 trees have been felled at one property. Strete Gate has been very busy and there has been some fly tipping. Discussion took place regarding the expansion of the kiosk business at Strete Gate.

R. Clark – Planning & Neighbourhood Plan – No report, but requested that the Newsletter section of the website be removed. The tree at the corner of Hyne Town Road is concerning.

J. Vallance – Village Green – No report.

**11. FINANCE**

- a) To approve payment of the following cheques:
  - 1516 - £17.50 – Saunders Signs
  - 1517 - Cancelled
  - 1518 - £23.97 – R. Clark (printing)
  - 1519 - Cancelled
  - 1520 - £80.00 – SH Planning (VAT)
  - 1521 - £1.00 – Savills (playing field rent)
  - 1522 - £40.00 – Strete Parish Hall (£20 NP)
  - 1523 - £260.00 – T. Hallett (4x cutting & strimming Apr – June)
  - 1524 – Cancelled
  - 1525 - £692.05 – Lee Bray – NP (2 invoices)
  - 1526 - £120.00 – Westcotec (brackets)
  - 1527 - £266.68 - S. Winstanley (July) to be advised
- b) Cash at bank – £22301,01 (including £2,215 Groundworks NP)

*Approved*

- 12. Correspondence – Emails:** SHDC re. playpark  
 SHDC – re. Hidcote  
 Martin Sobey x 6 re. 2 The Plat  
 Cllr. Foss – 2 The Plat  
 N. Shepherd – re. planning app. 2031/18/FUL  
 N. Backwith

- 13. DATE OF NEXT MEETING:** in Strete Parish Hall at 7pm 16<sup>th</sup> August 2018 (if necessary)  
 Otherwise 20<sup>th</sup> September 2018

Signed .....  
 Chair

**ACTION POINTS :**

- Clerk **To contact Highways re. hedgerows/roadsides Strete Gate to Blackpool**  
**To contact Cllr. Foss re parameters of the licence for the kiosk at Strete Gate**  
**and whether a licence is necessary for hiring/selling watersports equipment**
- I. Cumberlidge **To contact the owner of the basket ball post**
- Chair **To contact C. Dixon re. tree on corner of Hyne Town Road.**
- L. Newman **To contact J. Gilbert re. cutting Vicarage Lane and the DCH land.**