

## STRETE PARISH COUNCIL MEETING

**Strete Parish Hall, Strete  
Thursday 16<sup>th</sup> November 2017 at 7pm.**

**PUBLIC FORUM** - One Member of the public attended.

- A question was asked about the management of the trees on the boundary of the Village Hall with regards to the septic tank.

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

- Unable to attend the Highways Meeting today due to commitment for the Children's Scrutiny Committee. Two weeks ago Members went to the offices where the frontline staff are based in Children's Services which was extremely informative and it was realised that the County Council support for training was not nearly good enough. Cornwall CC pay for the training of staff which Devon CC does not.
- The battle with the manholes on Blackpool is ongoing.

**DISTRICT COUNCILLORS REPORT – Cllr. R. Foss –**

- The financial situation is difficult.
- I stand by the way I voted for 'One Council'.
- There is a meeting at Follaton House with the leader of SHDC and the head of DC on the 27<sup>th</sup>.
- A date will be arranged with the two adjoining Parishes to discuss the provision of an 'aire'.
- Staffing problems at SHDC have become extreme and the Head of Planning has apologised for any gliches.

**PRESENT** Kate Gill (Chair), Louise Newman, Ian Cumberlidge, David Rothwell  
In attendance: S. Winstanley (Clerk) Cllr. Brazil, Cllr. Foss

**1. APOLOGIES** - Ralph Clark, Mark Hanson

**2. MINUTES OF THE PREVIOUS MEETINGS HELD ON 19<sup>th</sup> October 2017**

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 the planning application 3675.

**4. CLERK'S REPORT –**

- Dog bin has been delivered.
- Members were advised to remind themselves of the Code of Conduct, of their responsibilities as employers and of their roles & responsibilities in general.

**5. CHAIR'S REPORT**

November

The Kings Arms – Surveyors were seen working the car park outside the pub itself. I spoke to the lady surveyor who said she was doing a survey for a new lease. Alarm bells rang. I rang Hugh O'Rourke to clarify. He seemed to know nothing but rang back to say that he expected the purchase to have been completed by now and considered that everything was progressing correctly. Possibly the surveyors were at the wrong property – The Green Dragon at Stoke Fleming has a lease up for renewal!

Strete Gate Picnic Area – At present there is no further official news.

Strete Gate – The Lime Coffee Kiosk at Strete Gate has been taken into storage for the winter – I have heard whisperings it might be open for Christmas week.

Strete Village Green – also know as The Tannen Land or dog walking field. This was Harry Fenton’s responsibility which he carried out well, putting an annual contract in place with Greenspace. He has migrated to France permanently. Before he left he made arrangements with Richard Soans to look after the trees – which he has been attending this last week. However, there has been a hiccough over the grass cutting. The last cut was done on 6<sup>th</sup> October by Greenspace as part of their annual contract which is still in place and working fine – the next cut will be on 17<sup>th</sup> November. The owner of Greenspace explained that the grass has so far not stopped growing – that combined with his unfortunate admission to hospital meant that he could not come earlier.

Road Closure from Orestone to Hansel – Phil Wright from DCC Engineering Group are intending to repair the retaining wall near Rose Cottage and install a concrete haunch between the road and the parapet of the wall to deter vehicles from sliding into the wall or getting stuck against it. The road is used by the postman and is valuable for residential traffic needing to get to Merrifield & Slapton. Thanks to Mr. Bartlett for letting us know the problem.  
Parking along Slapton Line - Still to be resolved.

Blackbird Wood – Was queried last month with regard to its maintenance. I spoke to one of the trustees who is more than happy. It is intended to be a quiet rural area where wildlife and humanity are able to co-exist. There are seats and a picnic table where any visitor is able to sit and contemplate their surroundings. It is the only such place in Strete – where the wild flora is allowed to flourish and the public have rightful access!!

Old Hill – There have been concerns about the overgrowth this year. Everything is still growing. Paul McFadden of DCC - Public Rights of Way Warden after receiving help to identify where it was, agreed that he would get his contractor to trim back the worst of the undergrowth. Casual dog exercisers do not want to use the far more energy sapping coastal footpath.

## 6. PLANNING: To be considered:

**3675/17/VAR** – Hidcote House TQ6 0RW

Variation of condition Nos 2 (approved plans) and 5 (boundary wall details) following grant of planning permission

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

1. The property is adjacent to the Conservation Area and completely out of keeping
2. The wall has not been built according to the approved plans i.e. it is higher by .5m
3. The wall has changed the street scene dramatically.
4. Members question whether Highways are content with the restriction in visibility when accessing the property.

**3713/17/FUL** – Abingdon, Strete TQ6 0RH

Demolition of existing one storey 3 bed residence and replacement with new one storey 3 bed residence

Following discussion it was **resolved**

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

### November – by email

#### SEA Update

AECOM requested a copy of the updated version of the draft plan before completing the SEA report. AECOM confirmed the report would be available within one week.

#### Site Assessments

Site assessments without access to the two sites completed on 20/10/2017.

Two reports in accordance with the requirements of the site assessment matrix provided by SHDC received. SHDC confirmed these will be acceptable in the NP.

**Strete Estate Response to Correspondence**

Strete Estate refused to grant access to the sites if the occupancy restriction policy was retained in the neighbourhood plan. If this policy was not removed then the offer of the sites for development would be withdrawn.

SHDC and the two NP consultants engaged to assist in drafting the NP confirmed that the plan could continue despite the offer of land for development from the landowners being withdrawn.

SG members confirmed they are unable to accept Strete Estate's requirement to remove the occupancy restriction policy from the NP.

**Property Value Comparison**

Local estate agents to be contacted to obtain their views on the comparison value of homes being sold with and without an occupancy restriction in place. This will add to the evidence for this policy.

**Draft Statement of Consultation**

The Draft Statement of Consultation has been updated to include links to supporting evidence documents available on Strete Parish website. The final sections of the document will need to be completed once the plan is finalised and dates for the regulation community consultation can be confirmed.

**Draft Neighbourhood Plan**

Three paragraphs of the draft plan have been updated:

4.8 - This reflected the change to the number of new homes from 10 to 12.

4.9 - Reference to the removal of the offer of Cox's Farm Fields for development by the landowner.

5.4 - Reference to the non-preferred section for development of Cox's Farm Fields to remain in agriculture until a new plan is considered necessary.

Maps are to be included in the plan to hi-light specific areas.

In particular, the preferred location for the development of 12 homes. The group have still to reach an agreement for this.

Some members referred to the 'Terms of Reference' for the NP and commented that those members living close to the boundary of Cox's Farm Fields may not be permitted to vote on this issue as they could be required to 'Declare an Interest' in accordance with the TOR.

It was suggested that this matter could be resolved by involving the community at the Public Consultation meeting. This could include arranging for community members to vote via a ballot as they left the meeting.

This to be an agenda item for the next meeting to provide everyone the opportunity to express their point of view on the issue.

GC to produce a summary of the draft plan that will be hand delivered to every household as part of the regulation consultation process.

**Parish Plan**

SG Members enquired about the number of preferences raised by the community in the household questionnaire that are not included in the NP. The main points are in a Parish Plan that has been submitted to Parish Councillors for consideration to action.

RC informed the meeting of the urgency to finalise the plan so that desktop publishing and printing can be arranged. Failure to do so may result in grant funding issues.

Members discussed the Parish Plan. It was agreed that the Parish Council has actioned all the points included in the Plan or are in the process of doing so. It was agreed that 'Blackbird Wood' should be removed from the Plan being privately owned and not a matter for the Parish Council.

**8. Proposal to consider quotes for a portable VAS –**

Three quotes had been received and after consideration it was *resolved* to accept the quote from Westcotec.

**9. Update on the Kings Arms – as Chair's report****10. To discuss the telephone box.**

D. Rothwell will discuss with the landowner.

**11. To discuss the vacancy arising from Harry Fenton's resignation.**

Members are not in a position to approach anyone for co-option at present.

**12. To receive a report from the Tree Warden on the trees at the Parish Hall and Glen Cottage.**

The trees by the Parish Hall have yet to be examined. There is no objection to felling trees adjacent to Glen Cottage but they should be replaced.

**12. COUNCILLOR'S REPORTS**

- K. Gill (Chair) – Playpark – There is a small problem with the skate ramp – chase SHDC for quote.  
 L. Newman (Vice Chair) – Transport & Roads – Hedge cutting is in hand. Flooding has occurred on Totnes Road but the Chair reported that work to prevent this has been carried out.  
 D. Rothwell - Health & Safety – Defibrillator training is arranged for the 30<sup>th</sup> November @ 6.30pm in the Parish Hall.  
 I. Cumberlidge – Rights of Way, tree warden and Strete Gate. The PROWs seem in good shape. The fence at the Strete Gate car park has still not been repaired. The bench at the top of Old Hill needs to be refurbished.  
 R. Clark – Planning & Neighbourhood Plan – as above

**13. FINANCE**

- a) To approve payment of the following cheques:  
 1583 - £245.36 – S.Winstanley (Oct)  
 1584 – £100.00 – N. Brown (JKW)  
 1585 - £250 – Music for All  
 1586 - £20.00 – Kingsbridge Websites  
 1587 – £30.00 – Strete Parish Hall  
 1588 - £85.60 - HMRC  
 1589 - £245.56 – S. Winstanley (Nov)  
 1590 - £245.36 – S. Winstanley (Dec)  
 1591 - £25.00 – C. Gill – To reimburse for poppy wreath  
 1592 - £305.70 – Greenspace - (2 months ) **Approved**
- b) To discuss applying for TAP fund and consider setting the Precept  
 It was **resolved** to apply for the TAP fund to fund a replacement defibrillator.  
 It was **resolved** to increase the Precept by 10% to £11,000 (approx. £2.20 p.a. per elector)
- c) Cash at bank – £ 27,364.58

**14. CORRESPONDENCE – None**

- 15. DATE OF NEXT MEETING:** 15<sup>th</sup> December 2017 - Strete Parish Hall, 7.00pm (if necessary)  
 otherwise 19<sup>th</sup> January 2018

Signed .....

Chair

**ACTION POINTS :**

- Clerk
1. To contact H. Hardwick re. repairs to playpark & fence at Strete Gate
  2. To include bench at Old Hill on next agenda
  3. To contact Heavitree re. JKW
  4. To Contact BHF re. defibrillator
  5. To order the VAS

