

# 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 DECEMBER 2018 AT 7.00 PM

### PRESENT

Cllr Kate Gill, Chairman (KG); Cllr Ralph Clark (RC); Cllr Ian Cumberlidge (IC); Cllr Mark Hanson (MH); Cllr David Rothwell (DR); Cllr Julian Brazil, County Councillor, Kingsbridge Division (JB); Mrs. Helen Darch – Clerk

### PUBLIC FORUM

A member of the public attended the meeting later and spoke later.

### COUNTY COUNCILLOR'S REPORT

Cllr Brazil mentioned the Slapton Line: though it is up and running we have to be realistic as waves and high tides could affect it. Some people who lived along the Gara Mill road [Buckland and Burtlestone] have expressed a certain amount of concern over this road becoming a rat run with the plans by The Slapton Line Partnership [SLP] and the County Council [Highways] to upgrade this road with hardcore and tarmac to improve the passing places. This is in accordance with the report by JB on 18<sup>th</sup> October where he informed councillors that £600,000 had been provided for these works. JB noted the concerns of residents but stated the works would be done on public land not private property and were intended to make the passing places more resilient, not to widen the road. JB felt that Totnes Cross was a preferred route by many people.

A representative of some of the residents along the Gara Mill road had contacted the Clerk on the 19<sup>th</sup> December to ask for representation at the parish meeting on 20<sup>th</sup> December. They were offered a slot in the Public Forum tonight but were unable to attend and the Clerk will write to confirm a public slot at a meeting in the New Year once the SLP has convened to discuss the Line on January 25<sup>th</sup>. KG offered a slot at the February PC meeting [21<sup>st</sup> February] for the residents to make representation.

JB noted that Slapton were keen to have a traffic management strategy for when the Slapton Line goes and he offered Strete participation in this development of a strategy. Slapton PC have this on their agenda for 7<sup>th</sup> January to discuss what they want and consult with Highways and the SLP.

RC wondered if a diversion route for visitors away from Gara Mill would help ease traffic or a causeway across the Line. Unfortunately, with a diversion, people will tend to use a road especially if it is quicker (KG, MH) and it is not a private road (JB). However, if it was possible to provide signage that would deter volume traffic [e.g. holiday makers and business] and keep the road local then this could work. The planned works to the Gara Mill road are going to go ahead so it would be helpful if Strete PC could support the SLP who endorse the works to maintain the Gara Mill road. JB will copy KG and the Clerk into his email correspondence with residents on this matter.

### DISTRICT COUNCILLOR'S REPORT

Cllr Foss sent his apologies as he was unable to attend.

**1218/1 APOLOGIES** - Cllr Richard Foss, Cllr Louise Newman, Cllr John Vallance.

**1218/2 MINUTES OF THE PREVIOUS MEETING HELD ON 15 NOVEMBER 2018**

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

**1218/3 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.**

**1218/4 CLERK'S REPORT**

The 2019 register of electors has been issued and the Clerk has a copy for inspection.

**1218/5 CHAIR'S REPORT**

Chairs Report Strete Parish Council 20.12.18

Jean Bridgeman Parnell – It is with great sadness that I report that our kind, clever historian a native of Strete died on Saturday 24 November at home.

St. Michael's Church - Millennium Clock – The Parish Council was approached by the PCC with regard to the renewal of the servicing contract for the clock. I am delighted to say that a very kind anonymous donor has come forward to adopt the contract. I'd like to thank that person very much.

Slapton Line – The work to tidy and sort out the Torcross end of the Line continues. This is likely to continue after Christmas as a great deal of material has to be re-instated from the original work at Sands Road end and Memorial Car Park. I'd like to reassure everyone that the traffic signs/notices at this junction will be back in their correct places once this material has been moved. There will be no traffic lights at Torcross over the Christmas period.

Slapton Line Partnership has a meeting on the 25<sup>th</sup> January at Follaton House. This is of great importance as the future of The Line will be discussed.

Strete Village Christmas Tree – our Santa Claus didn't forget to deliver it – thank you Ian. It is in the process of being decorated. Taking a personal view it is probably just as well that the tree and decorations were not in place over the last few days. I have seen two trees in nearby villages needing remedial treatment. One had been completely blown over and the other was on its way, completely lit heading for the Ley.

A Banking Pantomime! Helen and I have been endeavouring to update our information with NatWest. This has been difficult and has involved two visits to Paignton Branch which hold the P.C's. accounts.

First do it on line – no, call in at the branch. Branch visited, were told any new accounts have to be dealt with on line – with that their computer failed. Ahh!! Left with instructions – fill the forms in on line – this proved impossible, they wouldn't download. Visit the branch they will sort it. Helen and I visited together to be told 'do it on line'. We protested that it wasn't possible. We were then told to ring 'this' number whilst in the bank. Helen did - she asked for an email so that she could print hard copies. We asked please would they email it now - to Strete Clerk and my email address! We sat and waited for it to come through on my smart phone. At last mission accomplished. Yes, a pantomime!

Planning – The application for a track to Cox's Farm via the Plat has been withdrawn.

Fun – After all it is Christmas! The Village Christmas Party was held in the Parish Hall on Saturday 15<sup>th</sup> Dec. - complete with Hand Bell Ringers, quiz, a bar, festive food and Carols. Those who attended told me how much they enjoyed the evening.

Have a Happy Peaceful Christmas Bank Holiday! Happy New Year Everyone!

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

#### **1218/6 PLANNING & PLANNING MATTERS**

No planning applications or matters were received. Cox's Field [2223/18/FUL] was discussed under 1218/5.

#### **1218/7 NEIGHBOURHOOD PLAN NP Report for PC – December 2018**

##### **Joint Local Plan Changes**

The changes imposed by the examiners of the draft Joint Local Plan to SHDC confirm the allocation of the number of homes in the village is withdrawn. There is also no longer a need to deliver a development within the plan period (2034). However, SHDC consider there will continue to be a need for housing development to fulfil private and affordable home requirements in the village.

Preparing a well evidenced and robust Neighbourhood Plan, that recognises the need to meet acceptable levels of development together with the protection of the AONB, will create the Statutory Framework to provide the best outcome for the community.

The need for a Neighbourhood Plan in Strete has been driven by the need to manage the risk of over development in the village. A Neighbourhood Plan gives Strete community a much stronger voice in shaping the future of the village. Without it there is a risk that development may be introduced that does not consider the views of those who live and work in the parish.

Cox's Farm Field is considered, by the majority in the parish, to be the best place for development in the village should the site be offered for development in the future (regardless of how long it might take to materialise) but with control in keeping with the requirements of a Neighbourhood Plan. The plan will sit within the Plymouth and South West Devon Joint Local Plan currently being finalised. Once finalised and approved, both will have statutory force.

##### **Strategic Environmental Assessment (SEA)**

Pages 23 to 30 of the amended Strategic Environmental Assessment report should be read. The rest of the document provides technical and regulatory references.

These pages sum up the objectives of the plan by taking every aspect into consideration including, a vision for the future, sustainability of the village, protection of the AONB and Conservation Area, a settlement in keeping with its

surroundings that is well constructed and incorporates up to date low energy construction techniques together with facility improvements for the well-being of the community. [Strategic Environmental Assessment Report](#)

#### **Traffic Speed Survey**

Traffic speed cables were installed on the A379 near the access to Cox's Farm Field to record traffic speed in both directions over a period of one week as required by the Senior Highways Development Management Officer for Devon CC.

Traffic speed results had yet to be received in full but an initial report indicated an 85% speed percentile of 23.6mph. The full report is to be secured for presentation at the next meeting.

#### **Re-Consultation Feedback Forms and Comments**

59 Feedback Forms were returned from a total of 284 delivered which represents a return of 20%.

These were distributed amongst SG members present at the meeting to review and verify.

The percentage supporting the changes to the plan totalled 86%; the total not supporting totalled 13% with 1% not responding to some of the changes.

In addition, 20 members of the community submitted comments – 8 supporting the changes; 10 not supporting and 2 requesting clarification on some of the terminology.

Of the 60 Bodies and Organisations invited to comment on the changes only 5 responded.

SG members agreed that RC should liaise with Lee Bray in preparing appropriate responses to all comments received. These to be included as a supplement to the Response Report and reviewed at the next SG meeting. This may result in wording be added or altered in the plan.

#### **Provisional Revised Plan**

A current revised version of the plan was reviewed for comment. This includes the re-consultation map changes and removal of policies SNP7 and SNP13 of the initial draft NP. The word changes previously agreed by the SG following a review of the responses in the initial Response Report to the comments received from the six-week consultation in February/March/April, 2018 are also included.

#### **SHDC Second Home Statistics**

The latest South Hams second home statistics reveal that one in every 12 homes in the South Hams is a second home. The third highest in the UK.

Recent data released by Government shows there are 3,835 second homes in the South Hams. This figure is more than seven times higher than the national average.

South Hams District Council recognise there is a high proportion of second homes in the area and are supporting Neighbourhood Plans that limit second homes by introducing a principal residence policy that should result in restricted occupancy being applied on new housing developments.

Strete Neighbourhood Plan includes such a policy.

#### **NP Costs to Date**

Costs to the Parish Council to date amount to £819.63. In addition, the maximum grant funding of £17,000 has been secured from Central Government to cover all other costs over the 3½ years of work including professional consultants who, without their expertise, the plan would not have progressed.

#### **Consultants On-Going Involvement**

Re-consultation comments received to the pre-submission changes to Strete Neighbourhood Plan are to be responded to and included as a supplement to the Response Report.

Proposed changes to wording in the plan are to be provided for review and approval by the SG.

Subject to the plan being submitted for examination by SHDC any comments that may be received from the examiner may require the assistance of Lee Bray to provide any appropriate response.

Final versions of the Basic Conditions Statement, Statement of Consultation, Monitoring Framework and Sustainability Appraisal have been received.

**The NP report was received.**

#### **1218/8 UPDATE ON THE SLAPTON LINE**

KG noted this had already been discussed [see the County Councillor's report].

#### **1218/9 PROVISION OF A CHRISTMAS TREE**

IC had put up the Christmas tree down in the village and it has been part-dressed but high winds made work difficult. The Clerk had provided £50 toward costs [cheque 1621] but IC thought these would be higher.

#### **1218/10 COUNCILLORS' REPORTS**

**KG (Chair) Playpark. This will be discussed under Finance.**

**LN Transport and Roads.** LN had sent the Clerk a quote from John Gilbert for annual hedge cutting costs which she read out in the meeting. The quote was for £445 plus VAT.

**DR Health and Safety.** DR still awaited contact with the new owners of the land on which the kiosk stood. **He has arranged training for the defibrillator with The South West Ambulance Service at 6.30pm on Wednesday 23<sup>rd</sup> January at the Hall.**

**IC Rights of Way, tree warden and Strete Gate.** **Rights of Way** were sticky but passable at the moment.

**Tree Warden.** DR commented that Tallis Rock has taken down their trees on the left-hand side. IC proposed a TPO on these trees. There had been no further progress with the tree at Firstfield. RC wasn't certain the tree belonged to the house but IC thought it might do. **The PC may need to contact Charles Dixon [Savills] on this matter.**

**Strete Gate.** The Field Centre had been quiet on the picnic area. On the coastal path, the signpost has broken down and **KG offered to email Jane Beech.** IC noted signs have been removed. He also remarked that the parking meter is still broken and so no revenue is being taken. This would affect the proposed funding of the Strete Gate toilets which were supposed to be funded by car parking charges. A number of other items were mentioned; for instance, the CCTV which had been installed by a member of the public as there had been a number of break-ins. A bollard had been broken off, a sign directing people in had been flattened but RC has sorted this out. MH had told off someone for driving on the beach. It was noted that the gap by the gate on the right-hand side should be filled in and a dog bin be provided.

**RC Planning and Neighbourhood Plan.** RC noted a member of the public was at the meeting as he wished to hear of any developments on Blindwells [3400/18/FUL].

**JV Village Green.** JV had not provided a report.

#### 1218/11(a) FINANCE

The Clerk supplied the meeting with a list of cheques for payment

1616 – Actionwest Business Systems £92.50 plus VAT	1617 – South Hams District Council Neighbourhood Plan printing/maps [2 invoices] £435.30 plus VAT
1618 – Lee Bray NP [invoice 4 <sup>th</sup> December 2018] £437.50	1619 – Strete Parish Hall hires for November £30.
1620 – Clerk salary December £233.50	1621 – Ian Cumberlidge for Christmas tree £50.00
1622 – Lee Bray NP [invoice 12 <sup>th</sup> December 2018] £437.50	

**At the meeting one more cheque was added to the list for approval and invoices provided for scrutiny.**

1623 – G John Surveys Ltd Automated traffic count £300 plus VAT.

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

#### 1218/11(b) FINANCE

The Clerk presented the updated mandate to place the Clerk on the mandate as a signatory. The background to this had already been explained by the Chair in her report [1218/5].

**The mandate was signed by two current signatories and a meeting note approved.**

*Since the meeting the Clerk took the mandate to NatWest in Paignton who promised to deal with it and update the mandate.*

#### 1218/11(c) FINANCE

The Clerk briefly outlined the work she had done to obtain three quotes toward the supply of broadband to the Hall. Papers had been sent to councillors the previous Saturday. The costs are summarised in the table. Cllr Foss had approved a grant for £500 toward installation and payment of rentals/charges; received on 28<sup>th</sup> November 2018. **SHDC would no longer provide paper copies of plans to Clerks from April 2019 and councils had been asked to look into using broadband at their meetings.** The broadband would need to be at least 30Mbps to allow

plans to be downloaded. Councillors discussed a number of issues including whether a telephone line was required and if it was possible to have a roaming supply. They were also concerned about security and access to the WIFI by other users of the Hall. The quotes obtained were all for 24 months except PlusNet which also quoted 12 months at £53.50 plus VAT. Cllrs decided it was preferable to go for 24 months and seek a renegotiation at the 12-month anniversary. It was decided to approach Plusnet who had quoted £35 plus VAT per month (24 months) and free line connection.

All costs £ ex VAT	Phonecoop [24mths]	EE [24mths]	Plusnet [24mths]	Plusnet [12 mths]
Connection charge	50.00	125.00	0.00	0.00
Broadband plus line per mth	65.00	37.90	35.00	53.50

**It was resolved that the Clerk would go back to Plusnet and confirm the quote for £35 plus VAT and proceed on this basis to obtain a broadband supply into the Hall.**

*Since the meeting the Clerk has contacted PlusNet. She has also confirmed with Openreach that a fibre supply is available to the cabinet [No 1] on the Hynetown Road. This will allow the supplier to take fibre from the cabinet to the Hall.*

#### 1218/11 (d) FINANCE

The Clerk provided two additional quotes for the fencing works [minute 1118/9 refers to an initial quote received from Ben Nock]. These new quotes were from H2 Environmental and WJ Wicks & Sons. The comparative quotes are outlined in a table. Mention was made of the width of the fencing at 3mm [Wicks and H2] versus 2.5mm [Ben Nock], and whether the fencing was galvanised or not [Wicks and Nock versus H2]. It was decided to do all works at the same time and if these took place in 2018/19 to draw on reserves if required and to pay back into reserves in 2019/20 as these works were provided in the 2019/20 budget. On the basis of cost Wicks were selected as the contractor of choice.

All costs £ ex VAT	Ben Nock	WJ Wicks & Sons	H2 Environmental
South side	2,042.47	1,503.11	1,768.10
East side	2,729.00	2,489.92	2,958.57
Both sides	3,798.31	3,712.54	4,726.67

**It was resolved the Clerk approach WJ Wicks & Sons to confirm their quote of £3,712.54 plus VAT for all the works and ask them when they could start the works.**

#### 1218/11(e) FINANCE

Two draft budgets for 2019/20 had been circulated to councillors prior to the meeting. The budgets both outlined known costs and revenues which were in line with prior years' budgets and the latest examined accounts to 31/3/18. Additional expenditure consisted of the upkeep to the fencing, the defibrillator, and the costs of broadband to the Hall. The budgets suggested expenditure of around £12,500 was required to provide the services needed to run the parish and maintain its assets.

RC reminded councillors of the need to use budgets to monitor and adhere to spending plans. DR asked for confirmation that the defibrillator was included and this was confirmed [£2,000/4 years]. MH noted a new battery was needed for the VAS machine. The Clerk informed councillors that it was possible to calculate the effect of various precepts on the Band D taxpayer as a parish rate in £ and percentage increase on prior years.

**It was resolved to set a precept of £12,000 which represents an increase of £2.54 and 6.79% on 2018/19 for a Band D taxpayer.**

Councillors also talked about drain clearance and the Clerk was requested to approach DCC Highways to get a gully sucker to unblock drains in the village. As Vicarage Lane will be closed in March 2019, it was suggested that John Gilbert do the hedges whilst the road is closed. IC noted it is impossible now to cut the post at the bottom of Tallis Hill road [onto the A379].

**The Clerk to approach DCC Highways to request a gully sucker is sent to unblock drains.**

**1218/11(f) FINANCE**

A monitoring report to the year end 31/3/19 had been circulated by the Clerk previously. This showed known expected costs and income to the year end. A net balance of £1,730CR before the reclaim of VAT [after the year end] was projected. RC asked that an amount of £1,500 be provided toward Lee Bray's costs on the Local Plan.

**The report was received.**

**1218/11(g) FINANCE**

Cash at bank – £7,446.98 CR Current Account at 10/12/18, £14,264.02 CR Business Reserve Account at 10/12/18.

**1218/12 CORRESPONDENCE**

Correspondence listed on the agenda was noted.

**During this item the meeting was closed.**

A member of the public sought to speak on Blindwells [3400/18/FUL]. Councillors informed him there was no update on the application since the last meeting.

**The meeting was then reopened.**

**1218/13 REPORTS**

Councillors were asked if there was anything else to add.

MH and DR had nothing to add. RC mentioned the village pump which was still dislodged. He requested this be placed on next month's agenda. IC asked for the gully sucker to attend to the drains on Church Hill which were blocked. He also asked that the owners of Frogwell be written to on the laurel hedge to cut this back before the growing season. He had visited the owners and informed them there was a traffic issue with the hedge.

**Resolved: the Clerk write to the owners of the laurel hedge to request it be trimmed back before the growing season.**

*The Clerk has drafted a letter to the owners of the hedge to request it be trimmed.*

**1218/14 THE NEXT PARISH COUNCIL MEETING WILL BE HELD ON THURSDAY 17 JANUARY 2019 IN STRETE PARISH HALL AT 7.PM.**

**THE MEETING WAS CLOSED** at 9.00 p.m.

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

Dated: 17 JANUARY 2019

**ACTION POINTS:**

**Clerk: to go back to Plusnet and confirm the quote for £35 plus VAT and proceed on this basis to obtain a broadband supply into the Hall; approach WJ Wicks & Sons to confirm their quote of £3,712.54 plus VAT for all the works and ask them when they could start the works; to approach DCC Highways to request a gully sucker is sent to unblock drains; write to the owners of the laurel hedge to request it be trimmed back before the growing season.**

**KG: to email Jane Beech re the sign post on the coastal path.**

**ANOTHER: to contact Charles Dixon [Savills] on the matter of the tree at Firstfield.**