

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 15 NOVEMBER 2018 AT 7.00 PM

PRESENT

Cllr Kate Gill, Chairman (KG); Cllr Ralph Clark (RC); Cllr Ian Cumberlidge (IC); Cllr Mark Hanson (MH); Cllr Louise Newman (LN); Cllr David Rothwell (DR); Cllr John Vallance (JV); Cllr Richard Foss, District Councillor, Allington & Strete Ward (RF); Mrs. Helen Darch – Clerk

PUBLIC FORUM

Two members of the public attended the meeting but declined to speak at this point.

COUNTY COUNCILLOR'S REPORT

Cllr Brazil sent his apologies as he was unable to attend. However he wanted councillors to know there is an extra pot of money which will be available after the budget to claim for expenditure such as potholes. If Strete wanted anything we need to let him know.

DISTRICT COUNCILLOR'S REPORT

Cllr Foss commented on the decision arrived at on 7th November at the Development Management Committee on The Old Byre [2031/18/FUL]. Votes cast had been 6:5 and with an odd number of members there was no casting vote but a simple majority. The Neighbourhood Plan and Joint Local Plan (JLP) had little influence on the decision making. It is possible to seek a judicial review of the decision process but the outcome is uncertain and the process is costly. Nonetheless this option has been discussed by some villagers interested in the application. KG read from her Chair report [in full later] highlighting concerns with the way the presentation had been handled by the planning officers in particular misinformation and officers not being present to answer questions.

RF counselled that planning officers can take different views on the same matter and that the planning process has an element of subjectivity. For instance the National Planning Policy Framework contradicts itself in places. However planners are professionals and RF is always mindful of their advice. IC remarked that at the site visit by the DM committee members had declined an invitation to view the site from a neighbouring property upstairs which he felt was negligent. Councillors continued to discuss aspects of the application. RF noted that because the JLP is not final yet there could not be any more weight attached to it in the planning process. LN wondered if this would set a precedent but RF replied there is no such thing as precedent and each case must be judged on its own merits. RC wondered if enforcement would be the next stage. RF informed the meeting that judicial review would be the next stage but this must be acted on quickly. He also noted that it was possible for the applicant to submit a revised plan. RC advocated monitoring the build so that the plans were being adhered to. Teignbridge is the relevant building control authority.

RF also reminded councilors that plans would only be available online soon and that the Hall needed to have broadband installed.

The Clerk has already investigated broadband providers and whether a phone line is available into the Hall. She has also completed a grant claim form from RF toward the installation and £500 maximum has been offered.

Finally, rubbish collection is being put out to tender with a date for deciding on the contractor of December 2018.

1118/1 APOLOGIES - Cllr Julian Brazil.

1118/2 MINUTES OF THE PREVIOUS MEETING HELD ON 18 OCTOBER 2018

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

1118/3 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. LN declared an interest in Blackpool Sands and KG [non-pecuniary] in the Timed Premises Application Licence as she runs a business which has music licences.

1118/4 CLERK'S REPORT

The Clerk updated the meeting on the condition of the laptop which had been taken for a service. The Microsoft Office software had become corrupted and the battery had failed. She informed councillors that the cost of reinstalling the software and a replacement battery would amount to £100.

Since the meeting the Clerk has collected the laptop and has an invoice for £111 including VAT which will be listed under payments due next month.

1118/5 CHAIR'S STATEMENT

Chairs Report Strete Parish Council 15.11.18

Slapton Line - Is open!! Yes we did have speeches and we did cut the cake. However work still continues at Torcross with the help of traffic lights. Minor works also continue to tie up loose ends along the route. The toilet block at Memorial Car Park has finally been removed.

The 100th Anniversary of the Cessation of WW1 – took place on 11.11.18. It was truly a community event. As Chair of Strete Parish Council I laid our wreath at our War Memorial at 11.00 a.m. and said the prayer of remembrance. I'd like it to be known that although I signed it I did it on behalf of Strete Parishioners.

Ten people representing many groups in the community tolled our single bell ten times each representing the 100 years which have passed.

Ian Cumberlidge kindly organised the lighting of our Beacon at Manor Farm. (The field in which the Beacon is situated is called 'Great Bondfire'. It has been used as the beacon field for hundreds of years as part of the chain around the coast.)

This was followed by refreshments (a BaSH contribution) which enabled those attending to sample the sort of food consumed all those years ago – in the trenches and at home. Recipes were garnered from old cookery books and historical records. I'd like to think we might even get a small commemorative booklet produced as a proper record of the day.

Here I would like to thank our village photographer 'par excellence' Nick Shepherd for his input on the illustrative front.

Planning issues – this month several sensitive planning matters have arisen. The application in the field next to the Old Byre which was part of Cox's Farm was taken to committee and was narrowly passed by one vote. Those of us present were not entirely happy with the way the SHDC planning officers handled the presentation. There were several pieces of misinformation which the officer present tried to correct but the proper officers to answer questions were not present.

On the list for tonight – not previously discussed:-

The land on which Blindwells on Hyne Town Road is built has a planning application for three houses. Prior to application during the summer - tree surgeons from northern England were employed to fell any trees they considered might prove inconvenient. Those trees left might require listing.

A listed building request in the Blackpool area of Strete Parish for raising the height of a chimney will be discussed.

Timed premises Licence Application at Blackpool Sands 12th 14th July 2019 will also be discussed. Applicants are Tunes in the Dunes Ltd.

The Chair's report was received.

1118/6 PLANNING & PLANNING MATTERS

A number of planning applications were discussed.

3295/18/HHO and 3296/18/LBC Woodside East of Southwood Farm to Blackpool. Householder application for works to chimney. Listed building consent to works to chimney. The works to the chimney were being done to comply with building regulations relating to thatched buildings. **There was unanimous support for the application.**

1940/18/HHO 8 Crestway Strete. Re-advertisement (revised plans). Householder application for extension and alterations to dwelling to form additional bedroom. Councillors debated the application and considered information made available to them by members of the public. **It was resolved to object with a compromise to be made about the roof extension by being a metre less. There was unanimous support for this decision.**

A member of the public sought to speak on this application and so the meeting was closed for members of the public to speak on the above matter.

During this discussion it was mentioned that the planning officer was meeting with interested parties to discuss matters and seek a way forward.

The meeting was reopened.

3400/18/FUL Blindwells, Hynetown Road Strete. Demolition of Buildings and redevelopment of site with 3 detached dwellings. Councillors raised a number of issues on the application. RC felt a sustainable approach should be taken to heating and recommended that geothermal heating should be used. KG was concerned about the drainage and sewerage provision currently in the plans. DR suggested if there were two rather than three properties it would allow room for septic tanks. RC noted otherwise sewerage would have to be pumped uphill though RF advised this was quite normal now.

Councillors also felt the number of houses planned, three, should be reduced to two houses. That at the easterly end of the plot the planned housing might be invasive as it was right up against the Plat (IC). It was noted there was not enough information to make a decision at this stage, in particular over technical details and the situation of trees on the plot.

It was resolved to object on the basis that:

- **There was not enough technical information.**
- **There should be two properties rather than three as there was an issue of 'overlooking'.**
- **It was suggested geothermal heating be in place.**

There was unanimous support for this decision.

To report back on **2031/18/FUL** Land adjoining Old Byre. Construction of new dwelling on land adjoining 'The Old Byre'. This matter has been covered in the district councillor and chair reports.

To receive/consider **Timed premises Licence application** from 'Tunes in the Dunes Ltd' for three days 12th July to 14th July 2019 inclusive at Blackpool Sands, Blackpool Dartmouth. KG abstained as she had an interest in the matter. LN declared a personal interest. Councillors discussed matters such as policing the site and possible disruption in the local area.

Resolved: to support the application.

1118/7 NEIGHBOURHOOD PLAN
NP Report for PC – November 2018

Joint Local Plan - Main Modifications

The JLP Inspectors confirmed the removal of those villages that lie in the AONB from the list at 5.10.

The identification of Strete as a sustainable village has, therefore, been removed from the JLP.

The housing allocation applied to Strete as a minimum target, 10 dwellings, has been removed from the JLP (Table 5.8).

The settlement boundaries (for sustainable villages) submitted during the JLP process has been rejected by the Inspectors.

The JLP does not now contain settlement boundaries for sustainable villages. This includes Strete.

With the above changes being imposed by the examiners, the allocation of the number of homes in the village within the JLP is replaced by the community determining a suitable number in consultation with the Local Authority to form a robust Neighbourhood Plan.

It will no longer be imperative to deliver a development within the plan period (2034).

To avoid speculative development in an AONB that has strong protection in the National Planning Policy Framework and the AONB policy guidelines for development a robust Neighbourhood Plan, in line with the changes currently out for consultation, should ensure the village escapes these possible challenges and enshrines the community's aspirations.

The site is clearly the best and right place for development in the village (regardless of how long it might take to materialise).

Strategic Environmental Assessment (SEA)

AECOM provided and updated SEA in time for the start of the re-consultation. Pages 23 to 30 out of 70 pages are the most relevant to Strete and I would urge everyone to read these. The SEA can be downloaded from the website. click [Strategic Environmental Assessment Report](#)

Response Report

The Response Report will be updated with any comments received during the re-consultation period after 3rd December 2018.

Re-Consultation Changes & Feedback Form

Provisionally planned for these to be reviewed at the SG meeting on 5th December 2018.

Volunteers for Hand Delivery of Re-Consultation Changes & Feedback Form

Thanks to all volunteers who distributed the documents.

Traffic Speed Survey

The traffic speed survey loops were installed on the A379 near the pub car park on Friday 9th November and will be in place for one week. The 85% percentile requirement means the top 15% of fast speeds recorded will be removed from the survey report.

On-Going Requirements

Final versions of the Basic Conditions Statement, the Statement of Consultation and the Strategic Environment Assessment report will be submitted to SHDC together with final versions of the Monitoring Framework and Sustainability Appraisal.

Work has started on re-drafting the plan with final amendments being added, as necessary, after the re-consultation period has ended. Desktop publishing will take place at the same time and be updated accordingly to save time.

The NP report was received.

1118/8 UPDATE ON THE SLAPTON LINE

KG updated members on the monument and its probable future location. It looks likely Strete will host the monument somewhere in the Strete Gate area. In that case more space would be needed if it abutted the current carpark but it is unlikely SHDC would fund any expansion of the carpark. LN thought the land at Strete Gate is Michael Toll's and the council would need to approach Charles Dixon. Councillors mooted a number of locations including the carpark, picnic area, the [removed] steps, in the grassy area up the steps on the left and the Village Green in Strete.

The Strete Gate location would suit access and car parking but issues of environmental concern rested with the Field Centre so the monument would have to be placed somewhere that didn't intrude on wildlife (IC). The steps area risked being washed away and relocation into the village may come up against parking problems and simply people being unaware the monument was there. Councillors wondered if the US authorities would like to assist in the move (as the monument was erected by the US Army after World War II). **KG asked the Clerk if she could investigate with an aim to obtain funds and inform the US authorities.**

Since the meeting the Clerk has made contact with someone who has promised to speak with the US Embassy.

MH noted there was an area of standing water near the Slapton turnoff when rainfall was heavy. This should be reported to the County Council Highways department.

RC brought up the offer of monies from the County Council as outlined in Cllr Brazil's apology [email 9th November 2018] which he suggested could be used to resurface the approach into the Strete Gate carpark. KG commented some money from the £2.5m could also be deployed there.

1118/9 COUNCILLORS' REPORTS

KG (Chair) Playpark. Fencing in the playpark area. KG informed all that Rory Saunders is not offering to tender for the work but has passed on another contractor WJ Wicks Fencing Buckfastleigh. The Clerk emailed WJ Wicks with a specification based on that provided by Ben Nock [see later]. RC met with Ben Nock who supplied a quote. So a third quote will be needed. The Ben Nock quote was given in three parts: east side, south side and both sides. Costs range from £2,450.96 inc VAT for replacement of the southside chain-link to £4,557.97 inc VAT to replace south and east sides of the park. MH thought the specification for the fence wasn't very thick. IC commented some fencing has gone, up to No 2 Seaview.

Resolved. The Clerk research a third contractor. That the subject of fencing be put on next month's agenda.

Playpark. The Clerk had received a quote for £1,150 plus VAT from Peter Tanner to do the works outlined in the original condition report from the Localities Officer and photographs taken by RC [Minute 1018/9 refers]. She read the email detailing the works and costs in the meeting. She had approached Helen Hardwicke from SHDC to request a quote but had not received anything by the date of the meeting. **It was decided to waive the requirement to seek three tenders and contact Peter Tanner to go ahead based on the quote and price given.** *The Clerk contacted Peter Tanner after the meeting to request he undertake the works and at the price quoted and received confirmation on 21st November from Peter that he would start works before Christmas.*

LN Transport and Roads. LN noted one signpost beside the road at ‘Heart-attack Hill’ was on the ground. She is also talking to John Gilbert regarding hedge cutting. IC had spoken with the landowner regarding the laurel hedge at Frogwell. He suggested now would be a good time to cut the hedge back.

It was resolved to write a polite letter to the landowner to request the hedge be cut back to the stone wall by hand.

RC noted that the siding out still needed to be done on the A379. KG informed councillors that the VAS sign is not working. **MH offered to deal with this.**

DR Health and Safety. DR had left a note for the new owners of the land on which the kiosk stood to get in contact with him. He has received one quote for electrical works. **He is also trying to resolve an issue of listed building consent on the kiosk, which is a K6 listed telephone box, with Richard Gage at SHDC.**

IC Rights of Way, tree warden and Strete Gate. Rights of Way were okay at the moment.

Tree Warden. IC wants to get a tree preservation order [TPO] in place for the trees at Blindwells.

Strete Gate. The Clerk had contacted Dan Field (DF) regarding the steps and whether these would be replaced. DF had advised there were no plans to do so at the moment. IC wondered if Michael Toll would grant permission to have the steps replaced and **to get in contact with Charles Dixon.**

RC Planning and Neighbourhood Plan. RC had nothing to add.

JV Village Green. JV commented that the hedges had not been trimmed at the Village Green. **It was suggested he should get details of the work carried by Greenspace to compare against an alternative quote.**

1118/10(a) FINANCE

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

1604 – Greenspace invoice for September 2018 £152.85	1605 – South Hams Newspapers Strete Neighbourhood Plan advert £239.62 inc VAT
1606 – Lee Bray NP £500.00	1607 – Strete Parish Hall hires for October £30.00
1608 – Terry Hallett grass cutting and strimming July – November 2018 £260.00	1609 – Clerk membership of SLCC £77.00
1610 – Clerk purchase of Charles Arnold Baker Local Council Administration £103.99	1611 – Clerk salary November £233.50
1612 – Clerk travel costs to training course at Exeter DALC 6 th November 2018 £19.90	1613 – Acting Clerk salary for October £101.60.

At the meeting two more cheques were added to the list for approval and invoices provided for scrutiny.

1614 – Greenspace £1,528.50 in settlement of outstanding invoices from November 2017 to August 2018.

1615- £25 donation toward The Royal British Legion for a wreath on Remembrance Sunday.

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

1118/10(b) FINANCE

The Clerk outlined the process by which the bank mandate needed to be updated to remove the previous Clerk as signatory and address for correspondence and add the new Clerk as an address for correspondence

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

Since the meeting the Clerk met with NatWest who stated they would only permit signatories on the mandate be granted access to the account either telephone or paper banking and no other parties even by letter which had been custom in the past. She has spoken with the Internal Auditor who recommended she became a signatory for the purposes of access to the account by telephone or paper statements.

1118/10(c) FINANCE

The Clerk explained she had consulted the acting clerk about what the asset register entailed. **This will need some work on recording assets, their book and current values and locations and is something that will be done in due course.**

1118/10(d) FINANCE

The Clerk briefly outlined the paper she had sent to councillors at the weekend which contained a statement of monitoring against budget, ledger, bank reconciliation and a projection to the year end. A brief discussion of finances took place. RC has around £300-£400 left for the NP and up to £3,000 still to spend from council funds.

It was resolved that RC and the clerk would prepare budget statements for discussion at the meeting on 20th December.

Since the meeting RC has circulated a draft budget for councillors to consider. The Clerk will be attending a budget meeting briefing at SHDC on 10th December which will provide information on budget constraints and forecasts.

1118/10 (e) FINANCE

The Clerk advised the latest available balances on the two bank accounts held by the Council as follows:

Cash at bank – £11,225.65 CR Current Account at 8/10/18, £14,259.28 CR Business Reserve Account at 8/10/18.

1118/11 CORRESPONDENCE

RC wished to have noted that he retained a copy of the Plymouth and South West Devon Joint Local Plan passed to him by the Clerk. Other correspondence listed on the agenda was noted.

1118/12 REPORTS

Councillors were asked if there was anything else to add.

RC mentioned the blocked buddle hole down the road from Manor Farm. He also referred to the issue of trees around the Parish hall [raised at the previous meeting].

IC updated the meeting on the situation of the trees around the Parish Hall. He had spoken with the occupants of No 11 the Plat which was overlooked by trees to arrange to deal with the trees. The Clerk advised that some of the land and possibly the trees around the Parish Hall site was owned by No 10 The Plat. **She would contact the family and get them to confirm what land was owned by them.**

Since the meeting the Clerk has contacted the family and obtained confirmation that the land to the left of the road into the Plat is owned by No 10. This was passed on to IC.

KG said she would see if Jean Parnell had the deeds to the Parish Hall which showed where land boundaries lay.

IC said he could deal with the trees by reducing the crowns in rotation with those most in need being done first. He will report to the Parish Hall committee. One tree by the small side gate appears to be dying. He also confirmed that he will take the slats out of the bench now. The gateway at the picnic area still needs to be replaced.

JV, LN and MH had nothing else to report.

DR said he had approached about recycling bags being left on Vicarage Lane. This is a matter where individuals should contact SHDC if their litter is being forgotten.

1118/13 THE NEXT PARISH COUNCIL MEETING WILL BE HELD ON THURSDAY 20 DECEMBER 2018 IN STRETE PARISH HALL AT 7.PM.

THE MEETING WAS CLOSED at 9.50 p.m.

Signed: Cllr Kate Gill (Chair)

Dated: 20 DECEMBER 2018

ACTION POINTS :

Clerk to investigate contacts with the US authorities regarding the monument; to research a third contractor for fencing; contact Peter Tanner regarding playpark works; to write a polite letter to the owner of the laurel hedge to request the hedge be cut back to the stone wall by hand; to provide JV with a copy of the quote and correspondence to do the work by Greenspace; to prepare budget statements for discussion at the meeting on 20th December; to contact the family of No 10 The Plat and get them to confirm what land was owned by them.

K Gill to see if Jean Parnell had the deeds to the Parish Hall which would show where land boundaries lay. Tree in H/town Road.

R Clark to prepare budget statements for discussion at the meeting on 20th December

I Cumberlidge to get in contact with Charles Dixon regarding the steps at Strete Gate; to deal with the trees around the Parish Hall; to report to the Parish Hall committee on the trees.

D Rothwell to resolve listed building consent on the kiosk, which is a K6 listed telephone box, with Richard Gage at SHDC.

M Hanson to deal with possible fault on VAS sign.