

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 16 JANUARY 2020 AT 7.00 PM

PRESENT

Cllr Kate Gill, Chairman (KG); Cllr Louise Newman (LN); Cllr Ralph Clark (RC); Cllr Ian Cumberlidge (IC); Cllr David Rothwell (DR); Cllr Graham Campbell (GC); Cllr Peter Hales (PH); Mrs. Helen Darch – Clerk; two members of the public.

PUBLIC FORUM

Mr Edwards and Mr Deuchar attended the meeting to present their plans to take on a ten-year lease of the Kings Arms and run it for the community. They were currently in discussions with the publican on the lease. There would be a number of events and activities on offer. Among these could be a cinema, breakfasts, takeaway, music and local food nights. A calendar of events is being drawn up and local opinion will be canvassed. Price is likely to be less than a bistro pub would charge. They commented, although there is a decline in pub numbers overall, there is growth in large pubs or those run as community pubs. In the first year they will assess custom and the type of customer they would attract in Strete and are likely to close in January which is normal in this area. Their intention is to employ a manager and kitchen staff. They then asked for the observations of the parish council on their proposals.

Councillors asked a number of questions. These included catering for allergies which is now well-provided for in the catering trade. The intention is to open every night for from Easter and Wednesday to Saturday in the winter. A lunch for the elderly could be accommodated. Marketing would be done via social media, the website and in Strete-wise. The draft Asset of Community Value application was touched on. Councillors remarked on how they directed visitors to the pub as a matter of course.

COUNTY COUNCILLOR'S REPORT

The County Councillor was absent so there was no report.

DISTRICT COUNCILLOR'S REPORT

The District Councillor was absent so there was no report.

- 0120/1 APOLOGIES** – Cllr Julian Brazil, County Councillor, Kingsbridge Division (JB); Cllr Richard Foss, District Councillor, Allington & Strete Ward (RF).
- 0120/2 MINUTES OF THE PREVIOUS MEETING HELD ON 19 DECEMBER 2019**
The above minutes were AGREED as a true and correct record and were signed by the Chairman.
- 0120/3 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. **IC declared an interest in Agenda item 10.**
- 0120/4 CLERK'S REPORT**
A number of enforcement, planning and highways issues had been circulated to the county and district councillors for discussion prior to the meeting. It was intended these would be discussed in their reports. Councillors then decided to discuss these and refer on any action points.

Enforcement

Three enforcement issues have been raised and these are ongoing. RC stressed he was keen to ensure works complied with approved plans during construction to remove the need to get retrospective planning done.

Planning

Next, **Landcombe [2859/19/HHO and 2857/19/CLP]** was discussed. Planners had confirmed before the meeting that new applications were due to be submitted in respect of the site.

Resolved: The Clerk obtain confirmation from SHDC planners on what works could and couldn't be undertaken under the split decision issued by the Development Management Committee on the certificate of lawfulness [CLP]. They also requested an enforcement be raised if needed on works taking place.

Since the meeting the Clerk has consulted the planning department at SHDC to ask advice on what works can and can't be done at present before the new applications are granted and given the split CLP decisions made. Planners informed HD that there is a watching brief over the site. Discussions are taking place and out of these there should be new planning applications.

The Old Byre [2031/18/FUL and 2900/19/VAR] where works commenced recently and there has been some disruption on the road. Sweeping is taking place nightly and the site intended to perform a full sweep of the A379 on Friday 17th. **Resolved: Councillors would like the enforcement team to visit.**

Blindwells. RC and IC reported on the felling of storm-damaged trees before Christmas. The contractors said they would be back in February to remove trees at the top of the site. A Tree Preservation Order [TPO 983] is in place on certain trees on the site. **Resolved: The Clerk would confirm with the tree manager at SHDC whether an application to have trees felled in February was received.**

Since the meeting the Clerk has spoken with the tree manager and confirmed no application had been received for felling of trees at the top of the site. Unless these trees were named in the TPO the application was not required.

Highways, paths and other matters

Prideaux Lane. GC updated the meeting on the situation whereby road racing had taken place along the lane between the A379 and the Start Bay estate initially before Christmas and on a couple of occasions. This has been reported to the police and JB as the county councillor. The police are investigating whether a crime has been committed and they can then act on it. GC had researched temporary barriers to put up on the Lane and the usefulness of 'No entry' signs. **Resolved: The Clerk would speak with the footpaths [Rights of Way] officer on what could be erected on the public right of way.**

Since the meeting the Clerk has spoken with the Rights of Way officer and matters are ongoing. A Locality grant application for £250 has been submitted toward the cost of two barriers and concrete foundations.

Speed limits on the A379 from Frogmore to Blackpool Sands. A parishioner emailed to request the current 40-mile and hour limit on the road, in particular on the sharp bend out of the village, be reviewed as they felt the speed limit was too fast.

Resolved: The Clerk approach Lisa Edmonds to review the speed limit from Frogmore down to Blackpool.

Since the meeting the Clerk has passed on the request to Lisa, JB and Highways to review the existing speed limit on that stretch of road.

A379/Totnes road junction conditions A parishioner had emailed the Clerk on 10th January to express concern on the state of the road with heavy mud and wet conditions. The buddle holes are being cleared by IC but heavy traffic from site works and farmers means the roads are getting dirty. The Clerk had promised to raise this at the meeting and see if the gully sucker could be sent out to clear the drains.

Since the meeting the Clerk has spoken with Lisa Edmonds on getting a gully sucker to visit but was informed the visit can only be done in accordance with the schedule, so July is the earliest. Other provision is being investigated.

Signs and public rights of way. The Public Rights of Way officer [Paul McFadden] had been contacted about the signs that are uprooted at the A379 down from Asherne and Prideaux Lane. He replied to say the works would be done by March this year.

DPI [disclosable pecuniary interest]. The Clerk checked with the SLCC on the matter of IC working on the buddle holes and getting paid. This is permissible provided he declares an interest when he attends and speaks at committee and the Clerk will update his register of interests.

Website accessibility requirements. Regulations came in in September 2018 that require public bodies with websites to have these compliant with accessibility standards by 23rd September 2020. The Society of Local Council Clerks [SLCC] is publishing further guidance and the Clerk is booked on a course on 29th January which covers the

requirements amongst other issues. The Clerk also contacted Ian Judge at Kingsbridge Websites for advice but he doesn't know any more at the moment.

The report was received.

**0120/5 CHAIR'S REPORT
16th January 2020**

Slapton Line & Strete Gate. These are rolled into one tonight with the addition of the custody of the War Memorial which is to have a new home in the picnic area at Strete Gate. Peter Chamberlain has forwarded his latest document via email which you will all have had by now. It is up for discussion this evening.

Councillors discussed arrangements down at Strete Gate in particular landscaping and planning permission. Peter Chamberlain's email of 7th January had requested the three parishes [Strete, Slapton and Stokenham] provide him with an informal indication of whether the arrangement proposed in that email is likely to be acceptable to [] your Parish Council. Councillors commented they wanted more information on what was planned before they responded. **Resolved: first, KG to find out when planning permission was due. Second, Strete PC could not agree at the moment to the proposals in Peter Chamberlain's email and wanted more information.**

Playpark. Helen Hardwicke has sent her monthly report. Sadly, we don't get her photographs. We still need to change the information on the signs which is in hand.

Kings Arms. Peter has very kindly done a great deal of research on the activity of the pub. It is currently closed and still the subject of a Community Asset Order. This regardless of current information will be required to be renewed. DR advised the two proposed lessees be informed that the Asset of Community Value order is in place and of the council's intention to renew the order this year. **Resolved: The Clerk will write to Mr Edwards and Mr Deuchar to welcome them, thank them for attending and to mention again the Council's application for the Asset of Community Value**

Road maintenance. Ian has taken on the job of buddle hole maintenance. I understand he was very ably assisted by Neetie McCoy in the clearing of the one on the Totnes Road a couple of days ago. Due to the appalling weather and a vast quantity of tractors and trailers travelling along this road, not to mention the return of the No 3 bus due to roadworks in Stoke Fleming, the verges become damaged. Then add the soil and debris to the mud larking and to everyone's annoyance. The pothole saga is still ongoing.

Doggie poo bins. We do have a spare poo bin which if needed could be used. A suitable site would have to be found. This bin was originally purchased for Strete Gate but due to the damage/closure of Slapton Line one was moved from nearer Slapton to us. *A parishioner had emailed the Clerk about the possibility of there being more dog poo bins in the village and if the council had any concerns on where these would be located. At present there are two with one spare.* Councillors wanted to be certain the bins would be emptied regularly before any more were installed.

Resolved: The Clerk to write to the parishioner stating the council has a bin in hand and that we want to ensure a protocol for having bins emptied. The Clerk would also confirm with SHDC whether there would be provision for emptying additional dog poo bins in the waste collection cycle.

Since the meeting the Clerk has spoken with SHDC who have advised that there is no capacity to add extra bins to the waste collection round. Existing bins could be relocated to more 'popular' locations if that was helpful.

The Chair's report was received.

0120/6 PLANNING & PLANNING MATTERS

We are still to write to SHDC to complain about Blindwells.

**0120/7 NEIGHBOURHOOD PLAN
NP Report for PC – January 2020**

A letter from Mr Dixon in response to the word change proposals for policies SNP8 and SNP9 in SNP was received during the Christmas holiday.

In the letter Mr Dixon acknowledges the revised wording proposals provide his clients with an opportunity for

further discussions to take place.

Mr Dixon continues to have viability concerns with CFF site despite the majority of the word changes reflecting those submitted by Mr Dixon. In particular, the proposed car park and the number of second homes with a residency restriction.

Mr Dixon has also requested details of likely conditions and costs that might be applied by SHDC in connection with development in CFF. In particular, education, leisure and recreation facilities as well as Section 106 conditions.

SHDC have replied with the following:

Normally a scheme such as this would include the 106 obligations:

- 1) *i) Education infrastructure contributions if there is no capacity in local schools
ii) Education transport to school contribution
Devon County Council (education Authority) determine the amounts.
Please contact Mark Andrews at DCC to obtain details.*
- 2) *Contributions towards open space, sport a recreation dependent on what is proposed to be provided on site and adequacy of local facilities – Amount is currently calculated based on adopted OSSR SPD (approx. £900 per bed space if full amount is required....and commonly it is), however the emerging SPD has a new formula for calculating payments*
- 3) *Management company for POS and SUDs in public areas*
- 4) *It is likely (but not certain) that a site like this would need a Landscape and Ecological Management Plan (LEMP)– the content of which would normally be agreed by condition – but is likely to contain recommendations about future management of public landscaped areas, hedgerow boundaries etc to maximise biodiversity and landscape benefits – the on-going implementation of such a plan is usually ensured by a 106 Obligation.*

You should also factor in a likely requirement for natural slate roofs given the site's location.

Mr Dixon has also requested that the whole of CFF site be included in the plan and that agreed wording be included in policy SNP8 to support this.

In reply it has been suggested that the eventual policy to reflect that development can be accommodated within the whole of CFF site without necessarily including all of the land in the built development seems reasonable. In addition, Mr Dixon has been informed that it should be borne in mind that the areas to the west of the site have been precluded from the plan as a result of concerns from Historic England and others during the consultation period. It will be necessary, therefore, to ensure that any proposal for this larger area is worded in the Plan to meet those concerns and be agreed before inclusion.

A formal request has been submitted to Deborah McCann, the Examiner, requesting approval for and extension to the examination suspension period until the end of April 2020 to enable Mr Dixon sufficient time to undertake a detailed viability analysis on the policy word change proposals submitted.

Support for the proposed viability analysis process together with the objective of enabling the examination process to resume asap has been confirmed to the Examiner.

Confirmation of this extension was received on Monday 13th January 2020.

In correspondence received this week from Mr Dixon he has subsequently requested that further revised wording be submitted in respect of widening the CFF site to include those areas within the Conservation Area to avoid further delay for consideration of the revised plan.

Mr Dixon has been asked to undertake his viability assessment based on the changes and potential cost implications he has received before further changes to the plan are submitted for consideration.

If CFF site is widened to include the areas within the Conservation Area I have been advised that the current examination would need to be cancelled.

To continue, the plan would have to be re-drafted to include all the changes, including a revised site plan, that would then be subject to another Regulation 15 consultation period of 6 weeks.

Whilst this is exasperating for all involved, to achieve an end result, it is currently recommended that negotiations with Mr Dixon should continue.

GC asked if the examiner requests that Cox's Farm Field is removed from the draft plan does the plan have to go back for consultation? **Resolved: RC would check this with Duncan Smith at SHDC.**

The NP report was received.

0120/8 UPDATE ON THE SLAPTON LINE, PLACING OF THE WAR MEMORIAL & PROVISION OF EXTRA PARKING ALONG THE SLAPTON LINE

This has already been covered in 0120/5.

0120/9 UPDATE ON CONTRACTS

Greenspace. There had been no scheduled grass cutting under the contract or any required. The contractor was still due to visit and do works on rolling the road down at Prideaux Lane [Severns Cottages] after the 'road race' incident. **This was noted.**

0120/10 COUNCILLORS' REPORTS

KG (Chair) Playpark. This was covered in 0120/5.

LN Transport and Roads. LN confirmed the road junction at the A379 and Totnes Road would be cleaned tomorrow. DCC Highways was not providing clear notices for road works and where these were taking place. John Gilbert had sent a quote of £435 plus VAT to cut the hedges. The additional strip of hedge to the bottom of Vicarage Lane onto the A379 was costed at £20 but LN will confirm the price with the contractor.

DR Health and Safety. DR confirmed the defibrillator cabinet outside the Hall had been removed.

IC Rights of Way, tree warden and Strete Gate.

Rights of way. The latest TPO [996] was put in place because of tree felling activity by a resident of Vicarage Lane. IC asked if there were any covenants in the deeds of properties along that road as some debate was taking place over the heights of hedges. IC wondered if the covenants on the Village Green extended to the properties alongside. The Totnes Road buddle hole [near the bench] was getting blocked due to activity with farm tractors and other heavy road users. The buddle hole up by Philip Knight was okay.

Tree warden. Nothing else to report.

Strete Gate. Nothing to report.

RC Planning and Neighbourhood Plan. RC recommended a construction management plan is submitted as a matter of course with planning applications. This follows on from the construction traffic and dirty road conditions which arose from the works to The Old Byre though in this instance the contractor did clean the road.

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

GC Village Green. One gate post on the swing gate is broken and needs to be replaced. GC wondered who did this originally and to get quotes to replace. GC showed examples of temporary traffic barriers that could be installed along Prideaux Lane. The overall cost was estimated at around £250. GC also asked if the council would consider making a grant to the local Citizens Advice Bureau. Councillors agreed £50 to be added to the 2020/21 budget. PH was against because he was opposed to the increased precept agreed in his absence at the December meeting. LN asked where the funding would come from.

After the meeting PH asked the Clerk to look at the making of the grant to a registered charity and whether this could be done by a parish council. The Clerk confirmed that small amounts could be granted to local charities that directly benefitted the local area under s137 Local Government Act 1972.

0120/11(a) FINANCE

The Clerk supplied the meeting with a list of cheques for payment. One late cheque 1694 was added to the list on the agenda for training for the Clerk. This is covered in Minute 0120/4.

1692- Strete Parish Hall hire December £30 [£20 for PC and £10 for NP].	1693- Clerk salary January £249.
1694 – Society of Local Council Clerks course fees for attendance on update course for Clerks 29 th January £51.	

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

0120/11(b) FINANCE

A monitoring report for the year to December 2019 had been circulated already along with a cashflow projection. The latest projection of 2019/20 to the end of March 2020 gives CR 3,653.23. It was agreed the latest monitoring should be published on the noticeboards. **Resolved the Clerk would provide the monitoring statements for the boards and website.**

0120/11(c) FINANCE

Cash at bank –. £6,777.33CR Current account at 08/01/20, £10,288.84CR Business Reserve account at 08/01/20.

0120/11 (d) FINANCE.

Precept. The budget set for 2020/21 was discussed in detail. PH had not been present at the budget-setting meeting and so could not have his views represented [Sch12 s39 LGA 1972]. He stated the increase could not be justified as he felt there were sufficient funds in reserves to cover planned activity. KG observed that the council had gone on the advice of RF who counselled the meeting to make an increase. [District Councillor report 12/19]. GC commented that parish councils were being asked to take on services previously provided by other tiers of local government. A full debate took place and a number of items were discussed. **Resolved: The Clerk update budgets and send these around for comment.** A discussion took place on the frequency and efficacy of road sweeping and whether this needed to be added to the budget. **Resolved: RC offered to supply names and contacts of firms who supplied a road sweeper.**

LN mentioned she would organise a litter pick to take place in February before the growth gets too high. **Resolved: LN to arrange a litter pick in February.**

0120/12 CORRESPONDENCE

Correspondence as listed on the agenda was noted. A late letter from Messrs Savills concerning the Neighbourhood plan was received and passed on to RC. PH noted a £200 grant had been secured by the Social Club from the South Devon and Torbay Community Grants Fund 2019 through Dartmouth Caring last year. GC mentioned social prescribing and that Nick Hindmarsh of the Council for Voluntary Service could come and speak to the council on this.

0120/13 REPORTS

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

0120/14 THE NEXT PARISH COUNCIL MEETING WILL BE HELD ON THURSDAY 20 FEBRUARY 2020 IN STRETE PARISH HALL AT 7.00 PM.

THE MEETING WAS CLOSED at 9.45 p.m.

Signed: Cllr Kate Gill (Chair)

Dated: 20 FEBRUARY 2020

ACTION POINTS:

Clerk: to obtain confirmation on Landcombe from SHDC planners on what works could and couldn't be undertaken under the split decision issued by Development Management Committee on the certificate of lawfulness [CLP]; to request an enforcement be raised if needed on works taking place; to request the enforcement team visit The Old Byre; to confirm with the tree manager at SHDC whether an application to have trees felled in February was received for Blindwells; to speak with the footpaths [Rights of Way] officer on what could be erected on the public right of way; to approach Lisa Edmonds to review the speed limit from Frogmore down to Blackpool; to write to Mr Edwards and Mr Deuchar to welcome them, thank them for attending and to mention again the Council's application for the Asset of Community Value; to write to the parishioner stating the council has a bin in hand and that we want to ensure a protocol for having bins emptied; to confirm with SHDC whether there would be provision for emptying additional dog poo bins in the waste collection cycle; to provide the monitoring statements for the boards and website; to update budgets and send these around for comment.

KG: to find out when planning permission was due in respect of the Monument.

LN: to arrange a litter pick in February.

RC: to check point on Cox's Farm Field with Duncan Smith at SHDC; to supply names and contacts of firms who supplied a road sweeper.