

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 19 SEPTEMBER 2019 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 Peter Hales (PH); Cllr Graham Campbell (GC); Cllr Julian Brazil, County Councillor, Kingsbridge Division (JB); Cllr Richard Foss, District Councillor, Allington & Strete Ward (RF) (arrived later); Mrs. Helen Darch – Clerk.

PUBLIC FORUM

No members of the public attended the meeting.

COUNTY COUNCILLOR'S REPORT

There is a proposed road closure at Asherne Lodge on the A379 around Christmas. This would probably not be an issue with local people who would be able to divert by Hynetown Road. LN informed the meeting that the closure was to carry out essential drainage works and it is South West Water who decides when to carry out works.

Another road closure is taking place in Frogmore in December 2019. Also, to carry out works to drainage and the diversion here is around Totnes Cross.

The recent government budget settlement has seen more funds offered toward education and for Adult social care. However, the means of generating extra monies is through permitted increases in Council Tax rather than Central government grants.

The Slapton Line Partnership [SLP] held six drop-in sessions and longer exhibitions in local libraries during the summer to present their proposals for when the Slapton Line [Line] eventually goes and isn't repaired. JB commented there needs to be preparation for an eventual loss of the road when alternative routes will be used instead. This is the message that needs to be promoted along with support for local business. A possible future for the road as a tourist destination with a focus on nature and outdoor activities was mooted. Car parking would need to be offered at either end of the Line to take up the lost spaces on the Line.

One option to build a bridge across the Ley had been discussed in the past but is expensive and requires piles to be driven into the soft soil. IC asked if funding had been sought from the EU and if the proposal had been costed. JB confirmed a study had been done by Plymouth University which put the cost as around £100m. In the past one suggestion had been to construct a private bridge and levy a toll but that idea had been dropped. Even if cost was not a factor, the idea of building a bridge has now been discounted.

It is possible technology may catch up in time to provide another solution (RC).

The report was received.

DISTRICT COUNCILLOR'S REPORT

The response to the Planning Inspector on Blindwells [3400/18/FUL] was not followed up properly by SHDC. The decision of the Inspector was not known.

Subsequent to the meeting the Inspector issued a ruling in favour of the appellant.

IC raised the TPO on Blindwells [983] which is still temporary [ends 17th October 2019]. RF said he would support him on this.

PH asked about the two applications for Blindwells. The first [3400/18/FUL] is at appeal and the second [1561/19/FUL] had been turned down by SHDC. RF explained that the second application did not comply with the new Joint Local Plan (JLP) [adopted in March 2019]. Also, weight should be given to the location in the AONB and the requirement in this respect [in the National Planning Policy Framework [NPPF]] for a development to be 'conserving or enhancing' [Sections 15 and 16 of the Framework] which this development did not meet.

RF commented on how much weight should be given to the JLP and NPPF in the AONB area.

The multiple planning application at Bowden submitted late July [2304/19/FUL to 2322/19/FUL] was raised. LN provided some feedback from the applicant in response to the Council's comments lodged on the planning portal. Councillors noted these but still wondered about the width of the road and JB noted Blackawton PC had raised this too.

GC asked about bus routes to Torbay Hospital as the current combination of buses meant long delays and multiple connections. He was concerned at the lack of public transport at the moment to hospitals and he wondered if DCC would support bus routes. JB stated the County Council can offer some financial support but as the routes are privately-owned it is only possible to advise operators on the timetables and routes. If routes are to change this must go to public consultation. The problem is not one that affects many people but it has a big impact on those who rely on public transport.

The report was received.

JB then left the meeting.

0919/1 APOLOGIES – none were received.

0919/2 MINUTES OF THE PREVIOUS MEETING HELD ON 18 JULY 2019

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

0919/3 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.**

0919/4 CLERK'S REPORT

Playpark and insurance. The Clerk had spoken with BHIB about the proposal by SHDC in their letter to the Council of 6th August to pass on responsibility for insurance and risk assessment on the playpark to the Council. The service provided by SHDC for £200 plus VAT p.a. includes weekly visits by an officer to inspect the site and two visits by the insurer to review the site mainly the equipment which is owned and insured by the Council. The current year [to 31st March 2020] will continue with inspections by SHDC and a bill, falling due, to the Council for £200 plus VAT.

BHIB advised they wouldn't increase the premium as it stood at this time but would want assurances that the site is being inspected weekly to assess risk. **Resolved: The Clerk will approach BHIB to ask their advice on what sort of risk assessment would be acceptable to comply with current insurance cover.**

Pub and Asset of Community Value. The Clerk approached SHDC about the renewal of the Asset of Community Value application and they advised to start preparing a new application with a view to submitting it early in the new year. The form on the website is the same one used for the original application; the main difference is now the pub is in current community use whereas last time it was vacant. As last time the Council as nominating organisation needs to collect evidence of community support, funding and an operations/business plan. There is a template for community support from last time which just needs updating for current circumstances. As the canvassing could take some time we may want to start canvassing soon. **Resolved: The Clerk would send around the updated community forms to all councillors for comment.**

TPO. The Clerk emailed South Hams TPO this week to remind them about the temporary TPO [no 983] [effective until 17th October] which may be made permanent to remind them to respond. There is a new [temporary] TPO [no 996] on Land to the South East of Vicarage Lane which the Parish needs to comment on by 16th October and so at this meeting. The application had been emailed to councillors earlier this week. New homeowners will receive a letter on the protected trees in the village as a matter of course. **Resolved: to support as served.**

Coastal footpath sign. One of the Coastal footpath signs [at the corner opposite Weetwood House] was blown down around the 11th August. This was reported to the Clerk who had approached Coastal Access – Jane Beech who passed this on to DCC Rights of Way team on 28th August. The sign has been inspected and it's safe away from the road and does its job though it has been uprooted.

RF then left the meeting.

Pay award. Every year the Clerk goes incrementally up the NJC pay scale. This starts at SCP 5 and after a year goes to SCP 6. The Clerk is presently on SCP 5 At £9.77/hr and would move up to SCP 6 at £9.96/hr or £249.00 per month effective from 1st September. **Resolved: to agree the pay rise with effect from 1st September 2019.**

Introduction to Local Council Administration [ILCA] course. The Clerk reported she had taken and passed the ILCA course during the holidays. This is an introductory level 2 NVQ course on local government.

The report was received.

**0919/5 CHAIR'S REPORT
19th September 2019**

Slapton Line. There was nothing more to report than in July.

Strete Gate. This has been quiet though some large motorhomes have parked up there but not really an issue.

Playpark. The Localities Officer sends regular emails but the attachments are impossible to read so we have got her to list them in an email.

VAS sign. This is working well.

TPOs. We need to keep an eye on what is happening with the trees in the AONB.

RC raised the recent email from a dogwalker who had encountered activity on the beach at Strete Gate and felt intimidated by [some] people there. Is it possible to do anything about this? An email had been sent round to all councillors in August, advice received and the correspondent replied to. Councillors discussed a number of options that included signs to respect the area but previous signs had been removed. It was felt keeping an eye on the area could help so that it was known the Strete Gate area was 'managed'.

The Chair's report was received.

0919/6 PLANNING & PLANNING MATTERS

Two planning applications had been received after the agenda date and will be considered at the next meeting as they are in time. These are 2900/19/VAR Application for variation of condition 2 of planning permission 2031/18/FUL Lower Court Barns Strete, and 2859/19/HHO Householder application for erection of single-storey rear extension, alterations to first-floor windows, addition of bay window to south-west elevation, removal of chimney stack and alterations to garden walls. Landcombe House Strete TQ6 0RH. **Resolved the Clerk will download documents and send these to councillors.**

0919/7 NEIGHBOURHOOD PLAN

NP Report for PC – August & September 2019

A meeting took place on 6th August 2019 in Strete Parish Hall. This was chaired by Duncan Smith of SHDC with Mr C. Dixon and Mr J. Smith (representing Strete Estate), and members of the Steering Group for Strete Neighbourhood Plan in attendance.

The purpose of this meeting was to review the comments raised by Mr Dixon in respect of the following policies in the NP together with the objective of trying to find some common ground that might lead to CFF becoming part of SNP.

POLICY SNP8: HOUSING DEVELOPMENT SITE AT COX'S FARM FIELDS

And

POLICY SNP9: PRINCIPAL RESIDENCE REQUIREMENT

It was suggested that the focus in respect of second homes should be on Policy SNP8 Housing Development Site at Cox's Farm Field.

Viability is at the heart of the concerns expressed, and the question is whether the proposed changes from Mr Dixon were appropriate in order to enhance and assure the site's viability.

Members of the Steering Group representing the community acknowledge that a reasonable profit from the sale of CFF for development is the objective of Strete Estate.

Without the evidence of a viability assessment for the development of 17 houses, including 5 affordable homes and the following community aspirations: -

1. a car park for up to 20 cars; and
2. a link road from the A379 to The Plat through the site to include footpath links

a reduction in house prices affecting the viability of the site as a result of the second home policy cannot reasonably be determined.

Any housing development proposal in CFF has to be treated with extreme sensitivity in accordance with all the regulation guidelines that have been incorporated into the NP as well as the wishes of the majority in the community.

Mr Dixon expressed concern that members should not attempt to design a housing scheme or be allowed to veto a scheme that might be submitted by a potential developer.

It was explained that the NP has been developed after significant consultation with SHDC, Historic and Natural England, other regulatory bodies and the community to ascertain how a sizeable housing development on open space in the centre of the village could meet all the regulatory requirements as well as add to the character and sustainability of the village.

It is essential that the examiner's approval incorporates the vision put forward in the NP.

Duncan Smith suggested a letter be sent to the landowners of CFF enquiring if they would be willing to consider releasing the land at a reduced value as this would assist in making policy SNP8 more viable. Duncan Smith advised this suggestion has proven to be successful in other communities.

A letter was prepared in accordance with this suggestion and submitted to the executors of Strete Estate and the landowners (Mr Toll) via Mr Dixon on 9th September 2019.

LN noted concerning the Neighbourhood plan (NP) that Jeremy Smith was in contact with The Strete Estate but as the Tolls were away this could be a while as well as there being probate on the estate. RC reminded all that the examiner had suspended the examination of the NP for six months at the meeting in June 2019 and responses would need to be chased up.

The NP report was received.

0919/8 UPDATE ON THE SLAPTON LINE, PLACING OF THE WAR MEMORIAL & PROVISION OF EXTRA PARKING ALONG THE SLAPTON LINE

The Slapton Line had been discussed earlier. KG asked if Strete PC is willing to take over the maintenance of the Slapton Monument [Progress Report Slapton Monument August 2019 in email 30th August 2019 refers]. **Resolved: Strete Parish Council to take over the responsibility for the Monument subject to obtaining grants and sharing costs with the other two parishes of Slapton and Stokenham.**

The report was received.

0919/9 ACCESS TO THE BEACH FROM THE PUBLIC TOILETS

Whilst the steps have been out of operation people have been making their own routes onto the beach. IC commented there was no progress with SHDC on the repair of the steps. **Resolved: to keep this matter on the agenda. KG to email RF regarding the steps as he was going to look into this.**

0919/10 VILLAGE PUMP

IC had not been able to make further progress but will attend to the pointing. **The report was received.**

0919/11 UPDATE ON CONTRACTS

Greenspace. GC had spoken with the contractor and come to an agreement that the Council would only be invoiced for what had actually been done. He was concerned that work was not being done but being billed for under the contract schedule and asked that the contractor send notification every time he had performed work in the parish. It was also discussed briefly whether there was a need for 18 cuts a year and whether the contract should be adjusted to 12 cuts per year which at £101.90/cut would be £1,222.80. **Resolved: that the latest invoice number 1225 be paid on account in the sum of £305.70 for three cuts which GC was happy had been performed. Cheque 1672 was then issued for this sum and added to the list of cheques agreed and paid. That GC meet with the contractor to resolve the outstanding balance of £305.70 [three other cuts] on this invoice.**

Subsequent to the meeting, GC spoke with the contractor and emailed all to confirm that one more cut and thus payment had been agreed in the sum of £101.90. The Clerk then emailed the contractor to agree a credit note for the balance on invoice 1225 of £305.70 to clear the debt and to add the additional amount agreed of £101.90 to the September bill.

WIFI. RC asked the Clerk the terms of the WIFI contract which are 12 months at £20/month. **Resolved: The Clerk to review the contract for WIFI coming up to the anniversary in April 2020.**

0919/12 COUNCILLORS' REPORTS

KG (Chair) Playpark. Reported on in 0919/5.

LN Transport and Roads. LN has contacted the farmer [Mark Wall] who maintains the hedge from Camellia House down to the A379 to request he cut it and he has promised to do so. GC reminded all of the correspondence over the summer expressing concern over the speed of tractors driven by contractors on Hynetown Road. LN offered to discuss the matter with the farmer [Adrian Dayment]. **Resolved: LN to speak with Adrian Dayment on the matter of contractors and their speed.**

Since the meeting LN has spoken with Adrian Dayment on this matter.

DR Health and Safety. The defibrillator is on order and paperwork is expected. The agreement is a lease for £1,800 plus VAT. This payment is now required to be upfront and delivery thereafter in six to eight weeks. **Resolved: to accept the lumpsum payment which can be funded from reserves subject to receipt of an invoice and paperwork.**

DR has been requested to resolve the matter of the location of the WIFI and its location in the Hall. **Resolved: The Clerk contact the contractor [Steve from Actionwest] to revisit and relocate the WIFI. This can be funded from the savings on the original contract.**

Since the meeting the Clerk has contacted Steve and corresponded with the Hall Committee to confirm where the WIFI should be located.

IC Rights of Way, tree warden and Strete Gate. Rights of Way are fine at the moment and being well-used. The steps on the coastal path are too wide and people are walking around them.

Tree warden. Two TPOs are in progress at the moment. One was agreed tonight [see 0919/4]. The matter of the Ash reported last time had not been resolved.

Strete Gate: the steps are still awaited as mentioned already [0919/9]. The dog bin is still at Manor Farm awaiting installation. Phil Cruse was suggested to do this originally. **Resolved: KG and IC to deal with the installation of the dog bin.**

Resolved: The buddle holes need to be cleared and IC will submit an expense claim for work done.

RC Planning and Neighbourhood Plan. RC keeps an eye on all planning and there is nothing new.

PH The VAS sign and local transport liaison. The VAS is now working well and the battery needs to be kept charged. PH had attended the Stagecoach Southwest Annual Stakeholder conference on 27th July. Stagecoach see that no commercial return is possible on sparsely used hospital routes, unless there is an appropriate subsidy of some sort and thought other community transport options would be preferable for journeys.

GC Village Green. Daisy's Dog Food had produced two signs for dog fouling. One is on the Village Green and the other is a spare in case of wind damage. The Council would pay for both signs. Bags for dog fouling would be provided. **Resolved: GC to arrange with Daisy's Dog Food to submit an invoice for the cost of the signs.**

0919/13(a) FINANCE

The Clerk supplied the meeting with a list of cheques for payment. It was noted the upfront payment for the defibrillator would need to be taken from reserves. A late cheque 1672 was added to the list on the agenda as noted in Minute 0919/11.

1667 – Lee Bray expenses £125.00	1668 – Strete Parish Hall hires for July and August £40.00
1669 – Clerk salary August £244.25	1670 – Clerk salary September £244.25
1671 – Ralph Clark printing costs NP £19.98 plus VAT	1672 – Greenspace invoice 1225 paid on account £305.70

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

0919/13(b) FINANCE

A monitoring report for the year to September 2019 had been circulated already along with a cashflow projection. The latest projection of 2019/20 to the end of October gives CR 8,685.10 to include the second half precept of £6k. 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.**

0919/13(c) FINANCE

Cash at bank – £6,559.32 CR Current account at 10/09/19, £10,281.91 CR Business Reserve account at 10/09/19.

0919/13 (d) FINANCE.

Draft financial regulations. It was agreed to carry forward the discussion on these to the next meeting.

0919/13 (e) FINANCE. Defibrillator. This was discussed and agreed under 0919/12.

0919/13 (f) FINANCE

The correspondence from SHDC on the withdrawal of Council Tax Support Grant by 2021/22 was noted. **Resolved: The Clerk write to SHDC as requested to acknowledge the withdrawal of the grant worth £277 in 2019/20 and £138 in 2020/21.**

0919/14 CORRESPONDENCE

Correspondence as listed on the agenda was noted. PH informed the meeting that the Social Club had applied for a grant under the South Devon CCG small grants scheme. GC noted the proposed Health and Wellbeing Centre did not in reality have a facility for beds as the two beds allocated were in a care home but could not be guaranteed. He also reminded the meeting of the deadline for responses to the Fire and Rescue service consultation. A letter from the Honorary Treasurer of St Michael's Parish Church concerning an inscription on the War memorial was received on the 19th September and circulated to all councillors. The request concerned a Sapper James Gordon who passed away in January 1919 and was missed off the War memorial. A quote had been asked for by the Honorary Treasurer and was awaited. **Resolved: The Clerk contact the Honorary Treasurer of St Michael's to confirm the history of Sapper James Gordon and name on the inscription and to obtain a cost for the works.**

Since the meeting the Clerk has met with the Honorary Treasurer, obtained photographs of the grave site, and confirmation that it is maintained by the War Graves Commission. A quotation on cost is awaited.

0919/15 REPORTS

Councillors were asked if there was anything else to add. RC referred to a request received in August by a local company to advertise on the parish website. Councillors noted the Council could not endorse any advertising. Also, a rate needed to be agreed. **Resolved: RC contact Ian Judge to ask what he would recommend.**

LN advised she would organise another litter pick in the car park after half term most likely a Monday or Friday daytime.

0919/16 THE NEXT PARISH COUNCIL MEETING WILL BE HELD ON THURSDAY 17 OCTOBER 2019 IN STRETE PARISH HALL AT 7.00 PM.

THE MEETING WAS CLOSED at 9.45 p.m.

Signed: Cllr Kate Gill (Chair)

Dated: 17 OCTOBER 2019

ACTION POINTS:

Clerk: to approach BHIB to ask their advice on what sort of risk assessment would be acceptable to comply with current insurance cover; to send around the updated community forms to all councillors for comment; to download planning documents and send these to councillors; to ensure the WIFI contract would be reviewed coming up to the anniversary in March 2020; to provide the monitoring statements for the boards and website; to write to SHDC as requested to note the withdrawal of the grant worth £277 in 2019/20 and £138 in 2020/21; to contact the Honorary Treasurer of St Michael's to confirm the history of James Gordon and name on the inscription and to obtain a cost for the works; the Clerk contact the contractor [Steve from Actionwest] to revisit and relocate the WIFI.

KG: To email RF regarding the steps at Strete Gate as he was going to look into this.

KG and IC: to deal with the installation of the dog bin.

IC: to arrange clearing out of the buddle holes and to submit an expense claim for work done.

GC: to meet with the contractor [Greenspace] to resolve the outstanding balance of £305.70 [three other cuts] on invoice 1225; to arrange with Daisy's Dog Food to submit an invoice for the cost of the signs.

LN: to speak with Adrian Dayment on the matter of contractors and their speed.

RC: to contact Ian Judge regarding advertising on the parish website to ask what he would recommend.