

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 17 OCTOBER 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) (arrived later) ; Mrs. Helen Darch – Clerk; three members of the public.

PUBLIC FORUM

Three members of the public attended the meeting. Mr. M Hildyard, publican of the Kings Arms Strete, spoke on the matter of the draft Asset of Community Value application which had been minuted in the July and September 2019 minutes. A general discussion followed on the reasons for the application and the particular circumstances of the pub. Councillors expressed concern if the pub was to close and what this would mean in the village. Suggestions were made about how villagers might be encouraged to visit the pub and how it might be used in the community to include a centre for the community to meet. Councillors noted they already encouraged visitors to go to the pub when they came to Strete.

Mrs. H Kenny and partner spoke on the application for planning permission [2859/19/HHO] Landcombe House. A site visit had taken place earlier that day and councillors had raised during the visit the new site entrance through the wall down on the A379 [toward Blackpool Sands] and the need for planning permission. *This had also been addressed with SHDC planners earlier and they confirmed planning permission was required. Since the meeting road safety signs have been erected at the site entrance.*

COUNTY COUNCILLOR'S REPORT

JB observed there is an acceptance that the Slapton Line [Line] might eventually go and contingency plans are being made. For instance, to increase car parking at Strete Gate and to encourage local business. However daily commuters are beginning to use other routes. KG noted the Strete Estate would have to give permission for more land to be used for the carpark.

Devon County Council [DCC] has declared a Climate Change Emergency with a citizen's assembly of experts and interested individuals on the panel. The aim is to draw up an action plan but the assembly is at a very early stage.

The report was received.

DISTRICT COUNCILLOR'S REPORT

JB spoke on behalf of RF who was absent. The successful planning appeal on Blindwells [3400/18/FUL] was discussed. JB felt the planning inspector simply came to a different conclusion to South Hams District Council [SHDC] on the reasons for refusal they gave. The tardy response by SHDC wasn't helpful but the Inspector had included the district council's comments in his ruling. However, JB also was of the opinion the neighborhood plan was not far enough advanced to carry the weight it might have if it had been adopted. The Inspector also needed facts on the number of second and holiday homes in the parish.

RC responded that he had spoken with Duncan Smith at SHDC who felt SHDC had not emphasized the Strete Neighborhood Plan [SNP] sufficiently and it was at inspection stage so far enough along to be part of the review evidence. Also, the issues raised by the complainant were not in the SNP. The draft plan does have evidence on second homes. It [the plan] also identifies the site as low density so two homes rather than three were preferred. The appeal ruling had not referred to the recommendations of the parish council that two rather than three houses were acceptable on the site. JB asked if the planning department had contacted the parish on this matter and the points raised here and was told no. He suggested the parish council might write to SHDC to complain. To take the appeal process further would mean taking a legal route which is costly and would have to be met out of parish funds.

GC asked about the outcome of the fire service consultation. JB said the consultation was between the Full Council and the Cabinet where it would be decided upon before being passed back to Council for debate.

The report was received. Resolved: to write to SHDC to complain about the Blindwells' appeal.

JB then left the meeting.

1019/2 MINUTES OF THE PREVIOUS MEETING HELD ON 19 SEPTEMBER 2019

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

1019/3 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.**

1019/4 CLERK'S REPORT

Playpark and insurance. The Clerk spoke again with BHIB about the proposal by SHDC to pass on responsibility for insurance and risk assessment on the playpark to the council. As part of that conversation BHIB was emailed a copy of the reports done by both Allianz and the localities officer so they could get an idea of what level of risk was entailed.

BHIB rang back on the 16th October and advised that an annual inspection be performed using a ROSPA qualified inspector. Weekly inspections could be done by councillors if they took notes and photographs of the condition of the play equipment to give evidence of a survey being done. The insurer suggested we take our cue on key areas from the 'professional' ROSPA report. We could adopt the Localities Officer's template and use that. They also sent guidance on risk management and playground loss inspection.

The insurer also confirmed that no increase in the premium would be forthcoming solely from the council taking on inspection duties. **Resolved: The Clerk would circulate the guidance sent by BHIB for information.**

Pub and Asset of Community Value. The Clerk had previously circulated a draft canvas letter for comment. Resolved: this will be passed to parishioners to complete and this will be part of the submission to SHDC to retain the Pub on The Asset of Community Value list. Councillors observed that the listing protects the pub as an asset for the whole village. **Resolved: The Clerk would circulate the letter for parishioners to complete as part of the evidence for support for the retention of listing. The publican would be consulted as well during the process.**

Sapper James Gordon. The Clerk had spoken with Roy Kendall about the history and price for an inscription. James Gordon is buried in the churchyard and his grave is maintained by the War Graves Commission though it is a family plot. Roy rang on Wednesday evening to say the mason hadn't given a price yet and any works wouldn't happen before Remembrance Sunday. **The report was noted.**

WIFI. The Clerk has spoken with members of the Parish Hall committee on this and sent info to them on what can be achieved. Steve from Actionwest is waiting for instructions. It may require a cable to be extended or just a plug point. Once its final home is known it can be moved provided it is within 5 metres of the aerial. There is still £242 of the grant left. **Resolved: The Clerk will contact Actionwest to agree a date to come and do the remedial works.**

Membership of SLCC. Every year the Clerk renews a membership with the Society of Local Council Clerks. This year the membership [based on salary] is £76 for the year. **Resolved: to approve payment of the membership of £76 for the Clerk.**

Meeting at Follaton House 3rd October on code of conduct. The Clerk and Chairman had attended a training course on governance and standards. **Resolved: The Clerk would circulate the handouts from the training course to all.**

SLP Meeting 1st October. The Clerk attended the meeting on behalf of Kate. Alan Denbigh has sent round a statement of policy for the Line.

The report was received.

**1019/5 CHAIR'S REPORT
17th October 2019**

Slapton Line. A great deal has been discussed since our last meeting – not least the public notice in the Dartmouth Chronicle. *A notice and plan had appeared in the Dartmouth Chronicle in September concerning the Stopping up of the A379 and an application to Newton Abbot Magistrates Court on 18th November 2019 to approve an order to stop up the redundant highway. The Clerk and Chairman made enquiries of Highways and obtained an explanation. This explanation, a copy of the draft order and suitable explanatory plans were posted on the noticeboards and website on 8th October.*

I have been in contact with DCC regarding it. It is a legal requirement to enable DCC to return the road – no longer used- to The Whitley Trust on whose land the now shingle bit of road belongs. We did take the new bit from them to replace it. There is no need for anyone to be alarmed: the new bit of Slapton Line is not about to be shut. There was an SLP meeting on the 1st October. I was unable to attend and Helen kindly took my place.

Strete Gate. This has been a busy corner of the world. DCC has employed workmen to clear the proposed site for the War memorial's new home. I have taken pictures of the completed work – it looks fabulous. Last week I stopped by when I spotted two gentlemen from DCC wearing high viz clothes doing a topographical survey of the site to be told by them that Ian had already stopped by. He told them to expect a visit from me- yes quite right!

Playpark. We have another report from Helen Hardwicke which has some photographs but not all. We also have a report from Allianz part of which says the goal net needs attention. This will be put in hand with your approval.

Approval was sought under 1019/12.

VAS sign. This is working well. Thankyou Peter.

AONB. There was a meeting of the AONB at Stokeley last week which I attended on your behalf. One exciting and interesting item to come up was the probable upgrading of AONBs to National Park status thus giving them more importance and more financial support.

Monterey Pine on Hynetown Road. The Pinus Radiata which is planted adjacent to the road outside Robin Hill and First Field has had its lower branches cut off. It is a very large tree to have been planted in that position. They grow rapidly and their trunks become very large with their roots travelling not far below the surface of the ground. This is likely to cause road disturbance in the not too far distant future.

The Chair's report was received.

1019/6 PLANNING & PLANNING MATTERS

2859/19/HHO Landcombe House Strete TQ6 0RH. 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. PH noted he had no issues with the application. **Resolved: there was unanimous support for the application.**

2900/19/VAR FUL Lower Court Barns Strete, TQ6 0RW. Application for variation of condition 2 of planning permission 2031/18/FUL. RC observed the layout and principles haven't changed from the original application. There had been some amendments to the garden with additional plants to enhance screening. Roof lighting had been replaced with windows on the west elevation. A door was added to the utility and store room. RC concluded the amended plans aimed to improve landscaping. **Resolved: no comments to make.**

2989/19/TCA Pipers Cottage Strete TQ6 0RW. T1: Prunus – crown height reduction by 2.5m and lateral reduction by 2.5m on all sides to inhibit growth into telephone line and over car park. T2: Prunus – crown height reduction by 2.5m and lateral reduction by 2.5m on all sides to inhibit growth into telephone line and over entrance steps. The options available were to request a tree preservation order [TPO] of the District Council or let SHDC allow the works. **Resolved: happy to support the works and not raise a TPO.**

1019/7 NEIGHBOURHOOD PLAN

NP Report for PC – October 2019

No response has been received to the letter sent to Strete Estate and the landowners (Mr Toll) of CFF via Mr Dixon on 9th September 2019 enquiring if they would be willing to consider the suggestion to release the land at a reduced value that could assist in making housing development as detailed in policy SNP8 more viable.

A follow up letter is proposed at the beginning of November that will include advising Strete Estate that the Examiner has been updated on where we are with our negotiations with the owners. We have until 10th December when the Examiner's SNP suspension date expires.

It is expected that the Examiner will do everything necessary to ensure the Plan is not abandoned or discarded as the evidence base is fine. SNP will have a shelf life of up to 5 years once made.

Together with Duncan Smith of SHDC I am researching grant funding possibilities that may be available to assist the viability concerns expressed. Nothing positive has been forthcoming to date.

Blindwells appeal decision.

Although Strete NP has reached Examination and the Examiner's reasons for the suspension are not pertinent to the appeal the Inspector's decision to attach "little weight" to Strete NP is, at the very least, disappointing.

Unfortunately, an appeal against the Inspectorate's decision is not permitted. This can only be overruled by the judiciary and that would require significant funds to cover the costs.

The NP report was received.

1019/8 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. IC commented there is no extra room on the Line for carparking. Extra parking is needed at Stokeley and Strete Gate. RC noted access needed to be improved into the car park at Strete Gate preferably before the Line goes.

1019/9 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.**

1019/10 VILLAGE PUMP

IC had inspected the pump today, it is stable, and matters are in hand. **The report was received.**

1019/11 UPDATE ON CONTRACTS

Greenspace. No bills had been received for August or September at the committee date. GC and the Clerk have both requested updates from Greenspace. GC reckoned there had been two additional cuts [one each for September and October] to add to the cut carried over from August. This makes three cuts at £101.90 each or £305.70 owed for work done. **Resolved: The Clerk will make provision for the works done by Greenspace from August to date in the accounts.**

1019/12 COUNCILLORS' REPORTS

KG (Chair) Playpark. The Allianz report seen by KG and the Clerk listed goal net fittings as missing. **Resolved: take a photograph of the net fittings and contact contractors to include Peter Tanner to get a quote.**

LN Transport and Roads. The 20-mile and hour sign was the wrong way around out of the village but has now been corrected. The hedge from Camellia House down to the A379 is still uncut. **Resolved: The Clerk to write to Mark Wall to request the hedge from Camellia house to the A379 be cut. Also, in the letter to advise that hedge cutting duties could be taken over by the existing contractor but recharged by the council to Mark Wall.**

LN had spoken with Adrian Dayment on the matter of speed and farm vehicles. Councillors were split on whether the drivers had slowed down since last month.

A parishioner had emailed LN on the potholes down at Fuge and as far as (up to) Snails Castle. Some had been mended but the road was in a poor state generally. IC asked for copies of this correspondence.

Since the meeting KG has been down the route and recorded the state of the road.

DR Health and Safety. The defibrillator is now expected within the next six to eight weeks.

DR confirmed the new location of the WIFI in the Hall. **Resolved: as above [1019/4].**

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.

Tree warden. The trees on the Tannen Land are being monitored. The Clerk passed TPO 983 [Trees at Blindwells] to IC which is now final but amended from the original application. **IC to confirm he is happy with the final TPO.**

Strete Gate. The little road sweeper had been round but unfortunately leaves had fallen since then. Fires are being lit with pine needles and this fire damages the surface of the tarmac.

RC Planning and Neighbourhood Plan. RC noted the property at the Old Vicarage is unkempt and brambles are growing. KG replied that the new owner had now cut back the hedges. No 1 Crestway is an empty house and a number of local people are unhappy. *Correspondence had taken place in August between RC, KG and SHDC on this matter.*

PH The VAS sign and local transport liaison. There is national funding now available to do up empty properties. The SHDC website also offers advice on unoccupied properties.

<https://www.southhams.gov.uk/article/3551/Empty-Homes>.

The VAS is now working well but could it be moved? It was decided not move it though LN is unhappy at the speed of traffic on the A379 around Asherne House. KG had brought up the possibility of moving the 40-mile and 20-mile an hour signs with Lisa Edmonds but this would require a new road traffic order. Two current 20/30/40 speed limit orders are in existence from 2003 and 2017.

RC brought up the congestion at Start Bay Park where cars are parking on the main road and causing traffic blind spots. This is a potential hazard to drivers and pedestrians.

PH informed the meeting that there had been no transport liaison meeting since the last report.

GC Village Green. Dartmouth Town Council has a campaign to get the No 12 bus from Kingswear to start in Dartmouth and cross the river then proceed [as the No 13] to Torbay Hospital. The local television broadcasters are interested and representatives of Stagecoach had attended the meeting too. The initiative is probably not cost-effective so it would have to be subsidised by Devon County Council. RC commented that Age UK had a successful campaign to review the patient transport system and the information is on the village website.

1019/13(a) FINANCE

The Clerk supplied the meeting with a list of cheques for payment. Three late cheques 1680, 1681 and 1682 were added to the list on the agenda. Cheque 1680 for annual membership of the Society of Local Council Clerks was agreed under minute 1019/4. Cheques 1681 and 1682 were agreed under minute 0919/12.

1673 – John Gilbert hedge cutting £60 plus VAT.	1674 – South Western Ambulance Service defibrillator £1,800 plus VAT.
1675 – Kingsbridge Websites domain fee [2 years] £25.	1676 – Clerk salary October £253.75.
1677 –Strete Parish Hall hire £30.	1678 –PKF Littlejohn LLP external audit fee £200 plus VAT.
1679 –SHDC Annual insurance and inspection fee for Hyne Town Play Area £200 plus VAT.	1680 - Society of Local Council Clerks annual membership for Clerk £76.
1681- Daisy’s Dog Food £52.77 for signs at the Village Green.	1682 - Mr Ian Cumberlidge – expenses toward buddle hole Clearing £250.

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

1019/13(b) FINANCE

A monitoring report for the year to October 2019 had been circulated already along with a cashflow projection. The latest projection of 2019/20 to the end of October gives CR 6,658.65. 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. The Clerk offered to draft a budget for discussion next month. GC would provide an updated estimate of the Greenspace contract.**

1019/13(c) FINANCE

Cash at bank – £11,616.15 CR Current account at 08/10/19, £10,283.66 CR Business Reserve account at 08/10/19.

1019/13 (d) FINANCE.

Draft financial regulations. It was felt these were too detailed for a small parish as Strete. **Resolved: The Clerk would consult with the SLCC to agree a short-form version suitable to a small parish.**

1019/13 (e) FINANCE.

The Local Government Finance Settlement 2020-21 Technical Consultation. Parish councils were asked if they had any comment on government proposals to defer the opportunity for electors to call a referendum on parish precept setting. The government will keep this under review subject to levels of annual increase in town and parish precepts. **Resolved: no comment.**

1019/14 CORRESPONDENCE

Correspondence as listed on the agenda was noted. The Parish Church had written to request a grant of £220 and to include this in the budget process next month. GC reminded councillors that the offer of two beds contained in the Health and Wellbeing Centre circular was subject to existing occupancy as the beds were not dedicated to

hospital use. **Resolved: The Clerk write to the Honorary Treasurer of St Michael's to confirm receipt of the grant letter and confirm its inclusion in the budget setting for 2020/21.**

1019/15 REPORTS

Councillors were asked if there was anything else to add. IC wants councillors to monitor the works that take place at Landcombe House especially as a planning application is needed for the temporary works access. SHDC planners had confirmed this in an email of 17th October. He wondered if a TPO should be raised for the trees on the site especially the Tulip tree. The application needs to be scrutinised to confirm this tree is protected.

1019/16 THE NEXT PARISH COUNCIL MEETING WILL BE HELD ON THURSDAY 21 NOVEMBER 2019 IN STRETE PARISH HALL AT 7.00 PM.

THE MEETING WAS CLOSED at 9.45 p.m.

Signed: Cllr Kate Gill (Chair)

Dated: 21 NOVEMBER 2019

ACTION POINTS:

Clerk: to circulate the guidance sent by BHIB for information; to circulate the letter for parishioners to complete as part of the evidence for support for the retention of listing. The publican would be consulted as well during the process; to contact Actionwest to agree a date to come and do the remedial WIFI works; to circulate the handouts from the governance and standards training course to all; to make provision for works done to date since August by Greenspace in the accounts; to contact contractors to include Peter Tanner to get a quote on playpark works; to write to Mark Wall to request the hedge from Camellia house to the A379 be cut. Also, in the letter to advise that hedge cutting duties could be taken over by the existing contractor but recharged by the council to Mark Wall; to provide the monitoring statements for the boards and website; to draft a budget for discussion next month; to consult with the SLCC to agree a short-form version of financial regulations suitable to a small parish; to write to the Honorary Treasurer of St Michael's to confirm receipt of the grant letter and confirm its inclusion in the budget setting for 2020/21.

KG: to take a photograph of the goal net fittings in the playpark; to email RF regarding the steps as he was going to look into this.

IC to confirm he is happy with the final TPO number 983.

GC to provide an updated estimate of the Greenspace contract for the budget.