

STRETE PARISH COUNCIL

Clerk: Mrs Helen Darch

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MINUTES OF A MEETING OF STRETE PARISH COUNCIL (PC) HELD IN STRETE PARISH HALL ON THURSDAY 20 SEPTEMBER 2018 AT 7.15PM

PRESENT

Cllr Ian Cumberlidge (IC); Cllr Kate Gill, Chairman (KG); 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. Andrea Phillips – Acting Clerk (AP); Mrs. Helen Darch – Clerk in training, four members of the public

PUBLIC FORUM

A member of the public, Mrs. Celia Clark, spoke on a health and safety issue in the playpark. She also advised that an email had been sent on the 14th August 2018 on this subject which was not included in the correspondence and no response to this had been received so far. The issue concerned a basketball hoop that had fallen over in the wind whilst children were playing nearby and was considered unstable. KG informed the meeting that the basketball hoop had now been removed from the park. It is owned privately and the owner has been notified of it.

COUNTY COUNCILLOR'S REPORT

Cllr Brazil sent his apologies as he was unable to attend but he had intended to talk on the works to the Slapton Line.

DISTRICT COUNCILLOR'S REPORT

Cllr Foss had visited the works on **the Slapton Line** and thought 12th October was still the planned date for completion. He also talked on the planning application for the Laughing Monk and that it was inevitable it was going to happen as there was no one to take it up and the officer recommendation left no choice. He had looked at the site below School House (2031/18/FUL) and just commented that he would wait and see what the recommendations of the Parish Council and planning officers are. He mentioned a previous response the PC had given to an application which, following a complaint he had received from a member of the public, could be revisited if necessary, he was advised this was not necessary.

The **Tap Fund** has seen a change of rules for applications. It is replaced with the Communities Together Fund which encourages community projects. <https://www.southhams.gov.uk/article/4677/South-Hams-Communities-Together-Fund>.

This new fund is open to a variety of organizations which can't apply singly now but must work with other groups and seek match funding too. He thought applications for funding had to be in by mid-December [14th December 2018]. Also, applications could not be for highways work for instance roads. IC asked if there was a limit on the Tap Fund. RF replied for the Dartmouth area he thought there was. RF also responded to a question on 8 Crestway to say he thought the application had been withdrawn and another submitted. Finally, he referred to the emails on the Plat which were discussed below.

0918/1 APOLOGIES - Cllr Ralph Clark (RC), Cllr Julian Brazil, County Councillor, Kingsbridge Division (JB)

0918/2 MINUTES OF THE PREVIOUS MEETING HELD ON 19 JULY 2018

IC noted some of his comments from the last meeting had not been minuted; in particular concerning 8 Crestway. Councillors requested that in future draft minutes were sent to them before the following meeting so they had opportunity to comment on them. AP suggested minutes could then be redrafted with comments and recirculated and or added to by hand at the following meeting. The above minutes were then AGREED as a true and correct record and were signed by the Chairman.

0918/3 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 she had an interest in 2031/18/FUL.

0918/4 CLERK'S REPORT

- (a) Following a closed meeting prior to this PC meeting, councillors were unanimous in ratifying the appointment of the new clerk. KG then introduced Helen Darch and welcomed her to the meeting.
- (b) The Acting Clerk advised there was nothing to report at this meeting.

0918/5 CHAIR'S STATEMENT

Slapton Line – It is Hurrah again – work is moving on apace.

Those of us who sit on Slapton Line Partnership Committee were privileged enough to have a site visit on 6th September. Thankfully we have only had large vehicles in the bodies of buses single and double decker on our back roads. The construction materials have been brought in via the Kingsbridge route during the night. Parts of the new road have already been put into use.

Sands Road Slapton will be closed at its junction with the A379 for resurfacing work. 'A night time closure of the junction will take place between 18.00 hours 27th and 06.00 hours 28th September to enable contractor Alun Griffiths to undertake the tie-in works at the junction. A signed diversion will be in place. All remaining works around the junction are being done using two-way lights to minimise disruption.'

Strete Gate – the report email address remains the same: - reportit@swdevon.gov.uk for anyone who needs it.

The clearway legislation remains in place and has largely been successful.

I have noticed on one of my visits at weekends; small homemade motor homes jockeying for position against the wall – waiting for cars to leave and then blocking any other car from using the space. Then when the next car goes using the two vacant ones. Cheeky!

The Kings Arms – is now open every day except Monday with lots of goodies to sample. It has a delicious, interesting and in my view affordable menu! I know I've tried it. Yum!!

The Laughing Monk – sadly for the foodies amongst us SHDC have given Ben and Jackie permission to convert it to a residence.

The VAS sign – is still operational and looked after by Mark Hanson. Thank you, Mark.

Planning issues – have been difficult over the Summer Recess.

Applications and Parish Council Meetings still do not seem to have coincided properly -however under very difficult circumstances we have been able to maintain our vigilance.

Finally – once again – please would anyone affected by a planning application remember that we Strete Parish Council members are only able to give advice to SHDC we do not make any final decisions.

During the past months The Council have been working on replacing our Clerk Sall Winstanley, who resigned in June. Adverts have been placed, interviews arranged and taken place during the Summer Recess and we are happy to say we have offered our own Helen Darch from Strete the opportunity to become our new Parish Council Clerk.

0918/6(a) PLANNING

2031/18/FUL [Land adjoining Old Byre, Strete] was offered for consideration. There had been a site visit by councillors on Monday 17th September. Councillors then made comment.

JV thought it was a good plan but situated in the wrong place. This was reiterated by MH who also said it was too close to the Conservation Area boundary and on the wrong side of the A379.

LN stated it was invasive to School House.

KG thought there would be problems with traffic as there would be more vehicles on a restricted road.

IC commented it would affect the privacy of three or more neighbouring houses and this might be offered as another reason for opposing the plan: as an 'invasion of privacy'. Councillors wondered if it might set a precedent if this piece of land was built on.

The planning matter was then voted on. It was unanimous to oppose the planning application.

RF noted the reasons for opposing the plan were sound though not to rely on Highways to support regarding the A379 and traffic. Councillors then made a few more comments: that the proposed plan would have a visual impact on the Conservation area [MH] and by the fact it is in the AONB, a reason which had been in the initial rejection (IC). KG wondered if a 'strange' or different design near the Conservation area would make it unacceptable but RF cautioned that an 'architecturally significant' building could sway the planning decision.

Due to a misunderstanding on the start time of the meeting, it was closed for members of the public to speak on the above matter.

A heat exchange air source pump: a member of the public was concerned that the proposed heating system which used an air source heat pump could be noisy. There had been a noise issue with a similar system elsewhere in the village. Also, that the property in part was close to another property which is in constant occupation. The speaker wondered if the fact the owner was a second-home owner would be looked at differently by the planning department.

In the wrong place and very large. Another member of the public reiterated comments on the location but also that the property was the same size as its four nearest neighbours combined. They did not want this to set a precedent for other large dwellings in the village or indeed the AONB and were concerned that developers [at least another two] would be watching the outcome of this application for the future.

The meeting was reopened

0918/6(a)PLANNING

Next **2223/18/FUL Cox's Farm, A379 village, Strete** was discussed. The previous Clerk had sent a response by delegated authority to SHDC. RF suggested that councillors can amend their decision and do another response if necessary.

KG commented the field is used for farming which then means there are issues of access for agricultural use.

LN had no comments.

DR said he was very surprised the parish council is supporting this decision. He was unaware he had to send a response to this and that he hadn't received the relevant email [from the Clerk]. He also stated there are two other places where access is made to the field so he can't see why a third point of access is needed. AP advised that following a complaint made by a member of the public (which was then withdrawn owing to its inaccuracy) she checked the recipients on previous emails which had been sent and at least two emails had been sent to all councillors on this matter requesting their comments to be sent to the Clerk. Other councillors had responded.

MH said he had no objection.

JV had no objection and he noted the old stone pillars in front of the Plat access point.

IC agreed that the two existing access entrances are too narrow for farmers and their modern machinery. The committee needs to consider future farming use as well and that the farmer of the field uses contractors who typically have large machinery. He stated that the third [Plat] entrance was intended as an entrance originally and so the proposals in the application [2223/18/FUL] were not radically new. IC asked if the land has been withdrawn from building use to agricultural use so in that case there is a stronger argument for an access point in the position discussed.

The planning matter was then voted on. It was 5[five] in support of the application with one [1] against. Due diligence was taken with this matter and protocol was adhered to. Therefore, no change of response is required.

0918/6(b) PLANNING

Delegated authority to the Clerk to respond to planning applications. Councillors talked on delegated authority to the Clerk to respond to planning applications following receipt of observations from parish councillors and to forward these to District Planning.

IC was concerned at the lack of time available to respond to some planning decisions. This point was reiterated by DR who noted some decisions were given a very short timeframe.

AP asked RF why there was a short timeframe for some decisions by District Planning. [his response not recorded here].

KG suggested in the particular planning matter the planners had said no one had objected.

A vote was taken on delegated authority to the Clerk to respond to planning matters. LN said yes. MH, IC yes to minor but no to major. With major issues a site visit was necessary [LN] to appreciate the context before making decisions. KG said councillors could visit a site individually if they wanted to speed up the process of decision making. **It was concluded councillors would aim to have site visits, either group or singular, and then meet together for major or unusual applications before the council responded to planning applications.**

0918/7 NEIGHBOURHOOD PLAN

NP Report by RC for PC – September 2018

Following agreement on most comments and recommendations for changes to the draft plan and with the revised settlement boundary limiting the availability of land in the village for development to Cox's Farm Fields, a meeting was arranged with SHDC to discuss their recommendations and options. Their recommendation includes for development on the whole site as, in their opinion, this would provide greater viability for a developer to incorporate the aspirations of the community for a village car park, a footpath from The Plat to the A379 near the pub car park and an area for recreational use.

To meet the recommended requirement of 5 affordable homes within a 30% mix of open market homes, advice provided suggests it would be necessary for the development to provide a total of 17 homes. SHDC have advised this number would be acceptable to them for inclusion in the re-drafted plan.

The following re-drafted policy wording was discussed and is to be included in the re-drafted plan for consultation:

DEVELOPMENT SITE AT COX'S FARM FIELDS

Development is proposed at the site known as Cox's Farm Field. The development shall include:

- a) a development of 17 new homes, designed to enable home working and built to high eco-standards, including at least 5 affordable homes,**
- b) a public car park and open space to serve the needs of the village,**
- c) vehicular access from the A379 and The Plat,**

d) footpath links between the A379, The Plat and Blackbird Wood.

Development shall not commence until a masterplan for the whole site has been approved by the local planning authority, showing how the whole of the development can be safely and satisfactorily laid out and delivered, and how the setting of the Conservation Area will be protected.

A379 Access from Cox's Farm Field

Members were informed that the Senior Highways Development Management Officer for Devon CC Highways Development Management visited the access location to the A379 from Cox's Farm Field and has advised that it would be possible to provide access at this point.

The following needs to be considered:

1. For the access to be adopted by Devon C.C. it would need to be 7 metres wide. This would require an additional 2 metres to that existing.
2. This could mean negotiating with the landowners of the pub car park to acquire sufficient land to the left of the existing access.
3. This could mean negotiating with the landowners to the right of the access where an existing stone wall and hedge exists to acquire sufficient land. This will require the Conservation Officer giving approval for the existing stone wall to be removed and rebuilt 2 metres to the right.
4. An option could be for the access to be a private road into Cox's Farm Field. This would mean the road would not have to be widened but would not be maintained by Devon C.C.
5. A speed survey would need to be arranged at this part of the village to determine the length of visibility display needed onto the A379 from Cox's Farm Field.
6. Contact with Western Power to be arranged to discuss the sub-station situated in Cox's farm Field to the right of the access. Feasibility of moving and associated costs.

It was generally agreed that without this access a village car park would provide no benefit to residents, visitors, tourism or improved safety for walkers through the village.

Six-Week Re-Consultation Content

With only two major changes to the re-drafted plan, it was agreed that these should be prepared for publication and distribution to each property in the parish for consultation.

It was agreed that the Response Report should be updated to ensure that it reflects the agreed changes included in the re-drafted plan. This is to be available alongside the re-drafted plan during the re-consultation period.

The objective is for the re-consultation period to commence Mid-October and be completed by the end of November.

On-Going Requirements

The re-drafted plan may receive comments that will require final amendments to be added before submission to SHDC.

In addition, final versions of the Basic Conditions Statement, the Statement of Consultation and the Strategic Environment Assessment report will need to be submitted.

A supplement to the Response Report should be prepared together with final versions of the Monitoring Framework and Sustainability Appraisal.

Apart from the Strategic Environmental Assessment report Lee Bray has been requested to assist with these various documents.

AOB

SHDC have received an advice note from the JLP examiners' in respect of the following:

1. The implications of housing development sites in AONB villages. This relates to the evidence provided by SHDC to determine the housing allocation included in the JLP for sustainable villages, particularly those in the AONB.

0918/8 UPDATE ON THE SLAPTON LINE:

KG stated there was nothing to add to matters already discussed here.

0918/9 COUNCILLORS' REPORTS

KG (Chair) Playpark. A new notice needs to be sorted inside the gate. The signpost is down and needs to be replaced. IC noted both swings for the children will need to be replaced. Also, the skateboard ramp needs to be refixed.

[at this point three members of the public left.]

The fence still needs to be repaired; the previous Clerk obtained quotes. No decision was taken then as it was bird nesting season but as it is now September action could be taken. The fence was on the side by IC [Totnes Road/Seacroft]. MH wondered if Devon and Cornwall Housing would be willing to contribute to the fence which would be chain link. KG and IC thought not. A cost of £10,000 for the fence was mentioned.

It was decided to put the matter of the fence in the playpark on the next agenda.

LN Transport and Roads. The hedge at Frogwell was growing out into the road. It was suggested to approach the occupier to cut it or write. RF informed there was a legal obligation to cut the hedge by the end of February. **LN thought it better to make a visit and ask for the work to be done.**

DR Health and Safety. He had heard from South West Ambulance to provide a cabinet in the telephone kiosk and he knows what has to be done for the electrical supply. **DR stated he will obtain quotes from two electricians and then contract to get the work done under delegated authority. He will then ask for funds.**

IC Rights of Way, tree warden and Strete Gate.

Rights of Way were okay at the moment. Prideaux Lane had been cut. Landcombe was well used.

Tree Warden. Blindwells had been covered last month. KG said there was a tree at First field (Hynetown) [which is a problem] **and she will contact the landowner.**

Strete Gate. This is much quieter now but there had been lots of camping in the summer.

KG asked RF about handling the issue of no overnight camping on the beach. A general discussion took place on this.

IC noted there was a gate missing at the picnic area and he had tried to get hold of someone [he thought Alice] at the Ley Centre to deal with this. **He will try again so the gate is fixed in place.** The parking post next to the toilets could now be used again as SHDC had removed the wooden post there. Parking is now £5 per night.

RC Planning and Neighbourhood Plan. RC was absent and his NP report was read out.

JV Village Green. There was nothing to report. KG stated someone had rung her and said the Green needs attention. **Greenspace will deal with it this week or JV will deal with if necessary. Also, a picnic table had been moved and this was reported.**

IC informed the meeting that two buddle holes have been cleaned out but the third opposite Fuge has been missed. The signpost to Fuge has been cleared of ivy and cleaned. The turning to Forder has not been done. **IC will attend to it.**

0918/10(a)/(d)FINANCE

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

From previous minutes. Noted as approved in last minutes but cancelled cheque was omitted last month so cheque numbers were inaccurate – for clarity they are relisted below.

1524 – Cancelled

1525 - £692.05. Lee Bray – NP (2 invoices)

1526 - £120.00. Westcotec (brackets)

1527 - £266.68. S. Winstanley (July)

1528 - £266.68. S. Winstanley (August)

1529 -£693.25. P. Cruse phone box refurbishment

1530 £100. Strete Parish Hall includes £20 toward the Neighbourhood Plan

The Acting Clerk drew councillors' attention to the gap in cheque numbers as the current cheque book used started with cheque 1591. The Clerks would confirm whether the intervening cheque book [cheque numbers 1531- 1590] had been previously used or could be located.

Since this meeting contact has been made with the previous Clerk who advises all prior chequebooks have been discarded. Emails 25/9/18 between Acting Clerk and the previous Clerk refers.

1591 - £149.58. S. Winstanley expenses.

1592 - £43.00 HMRC for S. Winstanley for August.

New cheques this month:

1593 - £180.00 South Hams Newspapers Ltd. Advertisement for new Clerk.

1594 - £100.00 C Ellis. For strimming work around benches and bus stops.

At the meeting 3 more cheques were added to the list for approval and invoices provided for scrutiny.

1595 – £105.00 John Gilbert. For hedge trimming.

1596 - £240.00 South Hams District Council. Annual insurance and inspection for Hynetown Play area.

1597 - £660.80. Lee Bray. Planning and Regeneration.

The Acting Clerk advised the meeting that no bank reconciliation could be done or presented to the councillors as the previous clerk still had the latest bank statements. For information the previous closing balance reported on the bank account was £22,301.01 CR at the meeting on 19th July 2018.

Since this meeting the Acting Clerk has contacted the previous Clerk and requested bank statements for the period from 7th July 2018 onward be sent to the new Clerk; she confirmed they were still in her possession.

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

0918/10(b) FINANCE

The Acting Clerk produced a file of invoices from Greenspace which hadn't been paid according to the contractor. There were 20 invoices at £152.85 each for the months from February 2017 to August 2018 inclusive. This totalled £3,057 no VAT. The councillors discussed whether a contract existed with Greenspace. It was thought Harry Fenton, a previous councillor, had spoken with the contractor and maybe something was on file such as a contract or note of conversations and emails. LN thought there was a file with paperwork in its which Harry Fenton had passed on when he left and this was now with the previous Clerk.

It was resolved to look into this further and report back to the meeting. *Since this meeting a number of emails have passed between councillors which provide further information including conversations and a spreadsheet ledger showing cheques raised toward some of the invoices in the file. A review of previous minutes show approval of cheques 1544 for £152.85 [16th March 2017], cheque 1577 for £910.77 [actually £917.10, ie 6 months] [19th October 2017] and cheque 1472 for £305.70 [2 months] [16th November 2017]. The Clerks have confirmed these cheques to the bank statements and will provide an amended sum still due to the contractor Greenspace for approval at the next meeting.*

0918/10(c) FINANCE

The receipt of the second half of the precept due from SHDC in the sum of £5,500 was noted.

0918/11 CORRESPONDENCE

SHDC - two planning applications – Land adjacent to Old Byre and Cox's Farm Fields.

0918/12 REPORTS

Councillors were asked if there was anything else to add. MH, LN, JV, KG and DR declined.

MH then informed the meeting that the village pump had been reversed into and the councillors should look at getting a corner rebuilt. **KG suggested IC and MH look at this.** MH also noted the road down from the centre of the Village to Southwood turn [toward Landcombe] is in a bad state with a lot of overgrowth into the road. Siding out should solve this overgrowth. KG advised DCC is going to do this from Strete Gate to Dartmouth on the A379. KG informed the meeting that the steps from Strete Gate to the beach have been damaged and she has taken photos of the damage for SHDC who are responsible as leaseholders of the Strete Gate Estate. MH confirmed the damage has been reported to SHDC. He also brought up the subject of rubbish around the beach café which had not been minuted at the last meeting. **IC has emailed Charles Dixon of Savills (as Land Agent for the Toll Estates) about the expansion of the beach café and he will monitor this with SHDC.**

Councillors discussed the possibility of providing a new basketball hoop for the play park; maybe using the Tap Fund, or as it is now, the Communities Together Fund. Allianz as the insurer would be contacted for a quote and extension of the premium once the hoop was in a stable position. **KG will investigate this over the winter.**

IC then brought up the planning permission on the new Southwood Barn. He thinks it is much larger than the approved plan and wondered if the plan included a condition of a screen of trees toward the village. An email had been forwarded on to councillors by AP from SHDC regarding the possible breach which SHDC Enforcement Officer had investigated and reported that the new building was broadly in line with the application and therefore the SHDC file was closed.

It was resolved to check the conditions of the planning consent and whether tree screening was a condition or merely an illustration on the plans. If the former, this could be reported as a planning breach if the conditions pertained and the screening was not done. **However, it was also suggested that maybe a reminder to the owner at a suitable time to plant trees might be the way forward.**

0918/16 THE NEXT PARISH COUNCIL MEETING WILL BE HELD ON THURSDAY 18 OCTOBER 2018 IN STRETE PARISH HALL AT 7.PM.

THE MEETING WAS CLOSED at 9.05 p.m.

Signed: Cllr Kate Gill (Chair)

Dated: 18 OCTOBER 2018