

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 18 OCTOBER 2018 AT 7.00 PM

PRESENT

Cllr Ralph Clark (RC); Cllr Ian Cumberlidge (IC); Cllr Kate Gill, Chairman (KG); Cllr David Rothwell (DR); Cllr John Vallance (JV); 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

Cllr Brazil reported on a meeting of the Slapton Line Partnership he attended at Follaton House that day. The official re-opening of the Line is Friday 26th October by the Monument car park. All are invited to the opening. Devon County Council will also improve alternate [back] routes by tarmacking passing bays and has set aside £600,000 for these works. IC asked if Gara Bridge and Forder would be part of this and this was confirmed. JB stated that if the Line is damaged again the alternative route will be via Totnes Cross rather than the back roads. DR wondered if there would be any money toward road improvements into the new housing development at Blackawton at -the Forces Tavern junction on the A3122. JB was unaware of any s106 monies in this respect.

The Slapton Line Partnership also felt the need to consider fallback plans in case the Line failed again which it could well do in the next few years. The next Slapton Line Partnership meeting will plan for what to do if the Line goes permanently. JB felt that central government is unlikely to support another repair on the road if it fails again.

JB also briefed the meeting on the problem of ash dieback in Devon. Unfortunately over 90% of ash trees succumb to this disease so it could be a significant problem in Devon whereby around 20% of all trees in the county are ash trees. IC had experience of this and commented on how trees could be protected more. JB advised that the Woodland Trust has secured a large lottery grant toward the replacement of trees that succumb to the disease.

JB then left the meeting.

DISTRICT COUNCILLOR'S REPORT

Cllr Foss had attended an enforcement meeting with a Housing Developer that day and commented on the robust enforcement by the officer involved. South Hams District Council (SHDC) is going to borrow £50- £60m to invest in local businesses with the aim of making a profit and to generate local employment. SHDC also has powers to construct housing that must be held for two years at least before it can be bought. The aim is to make [affordable] housing available to local people. RC asked if this was part of the money mentioned already but RF wasn't sure. Finally, rubbish collection is being put out to tender with a date for deciding on the contractor of December 2018.

1018/1 APOLOGIES - Cllr Louise Newman (LN); Cllr Mark Hanson was unexpectedly delayed and since sent his apologies.

1018/2 MINUTES OF THE PREVIOUS MEETING HELD ON 18 SEPTEMBER 2018

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

1018/3 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.**

1018/4 CLERK'S REPORT

The Clerk advised there was nothing to report at this meeting. **RC then requested the Clerk to look at the asset register and put an item on the next agenda. He also asked if the Clerk could get the outstanding approved minutes on to the Council website.** Finally he remarked the Hall will need Wi-Fi to read plans and could this be arranged. **The Clerk agreed to progress this with Cllr Foss who would send her a form for a grant application.** At some point the Council would also like to acquire a projector for meetings.

1018/5 CHAIR'S STATEMENT

Chair's Report Strete Parish Council 18.10.18

Slapton Line – I'm pleased to be able to tell you that the opening of the line will take place on 26th October. It will begin weather permitting at the Memorial Car Park at 11 a.m. The official party including parishioners from Stokenham, Slapton and Strete will then repair to Slapton Village Hall for speeches and cake cutting. It is hoped that the road will already be open, providing the weather plays ball. There has been one set back with the storm

we had at last weekend which managed to dismantle the pedestrian safety barriers and bury them deep in the shingle. They have now been retrieved.

There was an SLP meeting at Follaton House this morning. During discussions it became evident that whilst we hoped the repaired road would last 'forever' the reality is that it could be washed away within weeks of opening. To offset this; a parallel project is in place to assist the affected communities to adjust to the likely inevitability of having no coast road between Strete Gate and Torcross. The cost of the current work on realigning the road is approx. £1million. However about £600,000 has been set aside to upgrade the alternative back roads with a further £250,000 of our £2.5 million Govt. support being currently used to upgrade the sea defences at Torcross. The remainder as I understood it would be a backup fund to sort out minor damage.

Strete Gate – The unsafe steps have now been properly fenced off.

We did have one ridiculous situation when a very large 'Ocean Fisheries' lorry towing a trailer its own size threaded its way through the narrows in the middle of the village. I waved it down and asked it where it was going 'round the corner to turn round'. I suggested going to Strete Gate as at the time there was only one vehicle parked there. The following morning Alun Griffith's work force found all the barriers had been moved around to facilitate the exercise. The same lorry had tried to get through Slapton earlier in the afternoon; arrived at Sands Road junction and had Alun Griffith's men moving all the barriers for it to turn around there! Oh dear Sat Navs??

Heavitree - knot weed - by happen chance I came across a young man Joe Pierce taking a photo of the plot opposite the Pub car park on 3rd October. He informed me that he had just come back to check out the situation. He had done a treatment three months ago and on this visit had found only one plant had grown back; this he had duly treated.

Alongside the building/garage the buddle hole has been thoroughly cleaned out – thanks go to the people/person who did it.

The VAS sign – Questions are being asked about how reliable the speed reading is. I understand that if you approach doing 30mph it shows SLOW DOWN; then shows the speed of the approaching item. It is very sensitive and will pick up a swift arm movement or movement from a fast flying bird!

Planning Issues – it has been brought to my attention that Falloden following all the recent applications appears to now be two separate properties/residences with different entrances. I think this should be verified.

Thanks – I would like to thank Andrea Phillips for all the care and advice she has been able to offer our new Clerk Helen Darch.

1018/6(a) PLANNING & PLANNING MATTERS

No planning matters were received. Certain ongoing matters were discussed under 1018/9.

1018/7 NEIGHBOURHOOD PLAN

RC reminded those present of the minutes of the meeting on 19 July 2018 when it was agreed that a response would be provided to the comments made by a member of the public, Simon Buckler, in respect of the management of the Neighbourhood Plan. **RC to compose a response to be sent to all councillors to approve and for inclusion in these minutes.**

RC sent a response on 19th October for approval by councillors. This follows.

At the Parish Council meeting on 21st June 2018 Mr Simon Buckler raised concerns at the way the Neighbourhood Plan for Strete was being administered and was critical of the Administrator.

He asked the Parish Council how it intended to proceed.

Parish Councillors have considered his comments and wish to confirm that they are satisfied with the administrative procedures throughout the development of the plan over the last 3+ years.

Steering Group members have committed their time and diligently followed the regulatory requirements with the guidance of the Administrator and advice provided by SHDC.

Transparency and protocol throughout the process of developing a plan that will be acceptable to the majority of the community has been a priority.

The plan is close to completion and Parish Councillors wish to record their support for the work undertaken by the Administrator and Steering Group members.

NP Report for PC – October 2018

JLP Examiners Comments & SHDC Response

Joint Local Plan (JLP) examiners have concerns with regard to the way housing allocations have been determined in sustainable villages within an Area of Outstanding Natural Beauty (AONB).

They state an AONB should be given the highest status of protection in relation to landscape and scenic beauty.

Available evidence in the JLP does not demonstrate that sufficient weight has been given to this requirement when allocating sites for housing.

SHDC response stated there will continue to be a need for housing development both to fulfil private and affordable home requirements in these villages.

Preparing well evidenced and robust Neighbourhood Plans, that recognise the need to meet acceptable levels of development and protection of the AONB, will create the Statutory Framework to provide the best outcome for local communities.

Developer-led proposals and reliance upon planning applications and appeals would, in most instances, result in outcomes that would not meet the aims and aspirations of the local community

A379 Access - Conservation Officer Comments

The stone wall in question at this access point is identified as a positive feature of the Conservation Area (CA) in the CA Appraisal.

As SHDC is the Local Planning Authority, officers and Members would be required to balance the various considerations. From a heritage perspective any demolition would need to be fully justified as part of a planning application and the demolition of a positive CA feature would need to be weighed against the public benefit as required by the National Planning Policy Framework.

Clearly harm could be reduced through good design and specification, including reuse of materials / sourcing of local stone for the re-built wall.

It may be that the public benefits of delivering housing development are judged to outweigh the less than substantial harm to the character and appearance of the CA.

Traffic Speed Survey

Following the comment from Devon CC Senior Highways Development Management Officer that 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, contact has been made with a company based in Plymouth qualified to do this that have provided a quotation. £300.00 + vat.

It was agreed that instructions should be issued for them to proceed and that the speed survey should take place once Slapton Line has re-opened - to be installed 05/11/2018

Western Power

Contact has also been made with Western Power Distribution (WPD) to determine any necessity and feasibility of moving the electricity sub-station located near this access point.

Western Power state that consideration of the new sub-station position will be important and on most sites the developers would provide WPD with a new position on their site. The site would be sold to WPD for £1 and a land transfer would be made under an easement.

A typical cost for a sub-station relocation could be as much as £50,000.00.

Strategic Environmental Assessment (SEA)

A new Technical Support application for AECOM to undertake a review of the SEA has been submitted to Locality. This has been approved. AECOM have received an updated copy of the Response Report together with details of the changes to the plan to enable them to complete a revised SEA report in readiness for the six-week re-consultation period due to commence on 22/10/2018.

Response Report

The updated Response Report will be uploaded to Strete website in readiness for the six-week re-consultation period due to commence on 22/10/2018 as part of the consultation evidence requirements. This will include responses to the number of comments received following the previous six-week consultation in February/March/April this year as well as the number of minor changes previously discussed and approved by SG members.

Re-Consultation Changes & Feedback Form

The three major changes to the re-drafted plan together with the feedback form have been printed in readiness for distribution to each property in the parish for the six-week re-consultation due to commence on 22/10/2018. £341.55 + vat

Feedback Forms are to be returned in the same way as the previous consultation.

It was agreed that these would be collated by SG members on completion of the six-week consultation at the SG meeting provisionally planned for 5th December 2018.

Dartmouth Chronicle Advert

An advert advising the commencement and completion of the six-week re-consultation will appear on page 5 of the Dartmouth Chronicle on Friday 19th October 2018.

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

Volunteer arrangements for hand delivery to properties in the parish are in place.

On-Going Requirements

The re-consultation changes may receive comments that will need to be responded to. This will require a supplement to be added to the Response Report 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 to SHDC 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.

RC also informed the meeting that £766.17 remained of grant funding toward the Neighbourhood Plan. This additional amount had been authorised to spend.

Finally RC showed the meeting a recent article in the Dartmouth Chronicle which stated 30% of property sold in the South Hams was for second homes.

The NP report was received.

1018/8 UPDATE ON THE SLAPTON LINE

KG talked on the War memorial which is vulnerable to storms. There are plans to dismantle it and relocate it in one of the parishes nearby. Slapton would like it but landowners wouldn't give up land. It could be moved to the Strete Gate carpark but there would need to be a larger carpark to accommodate it. RF noted that SHDC could host it. As it is the 75th anniversary [of Operation Tiger] in 2019, it was preferred that the monument was 'up' and not in storage next year.

1018/9 COUNCILLORS' REPORTS

KG (Chair) Playpark. KG noted that MH had done the stile/steps over the wire along the path of access from Hynetown. RC spoke on the defects identified by South Hams' Localities Officer Helen Hardwicke in her site report emailed 27th September [AOM4047800]. This report had been emailed to all councillors. The Clerk had asked Helen Hardwicke to obtain a quote to repair the playpark from SHDC. She had also emailed MH to ask if he wanted to quote for the works. RC suggested the Clerk approach Peter Tanner for a quote to undertake the works rather than seek three quotes as Peter Tanner had done the works in the past and was the most likely choice of subcontractor by SHDC as well. RC would email photographs he had taken of the faulty equipment to the Clerk to pass on to Peter Tanner.

Resolved. The Clerk approach Peter Tanner to get a quote and to undertake the works. RC to send photographs of the damaged equipment to the Clerk.

Photographs sent 19th October 2018 by RC.

It was also decided that Terry Hallett should cut the grass around the base of the chain link fencing

Finally works to the fence were discussed, and the need for this to be redone properly (IC) and **it was decided the Clerk would check the cost of fencing with three contractors to include Rory Saunders and H2 Environmental. RC to obtain a quote from Ben Nock Fencing based in Bovey Tracey**

LN Transport and Roads. LN had not provided a report but councillors spoke on issues raised previously. RC observed there had been no progress on getting DCC to do the siding out. IC commented that the overhanging hedge at Frogwell is laurel and can be cut by hand by the owner. Lisa Edmonds at DCC had arranged for a contractor to trim, edge plough and sweep the road between Blackpool Sands and Strete Gate in preparation for the opening of the Line next week. Unfortunately the owners of the laurel hedge had objected to the hedge being trimmed with both the contractor and Lisa.

DR noted that the hedge on the bend at Landcombe [right hand side coming from the village] is dangerous and needs to be cut back. It was thought to be John Wills' land and he would be asked to cut it back.

Since the meeting, the laurel hedge has been trimmed and the hedge at Landcombe cut back as well.

DR Health and Safety. He had sent out the installation specification to three electricians and is awaiting quotes. **He will then report back.** RC commented that the issue of who owned the land on which the phone box stood was still not resolved. **DR said he would also look into this and report back.**

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

Tree Warden. IC reported that the Parish Hall Committee was planning to remove the trees from around the Hall. Councillors confirmed that the Hall is not within the Conservation Area and **IC resolved to attend the next Parish Hall Committee meeting on 1st November. He intended to suggest then that they could have the trees crowned out and try to persuade them not to have them cut down. RF offered to mention the matter to the SHDC Conservation Officer.**

Strete Gate. IC noted the gate had not been put back despite having contacted reportit@swdevon.gov.uk a number of times. The steps to the beach have been fenced off but not reinstated. **KG asked the Clerk to approach Dan Field at SHDC and ask if there is any way the steps could be reinstated. KG is also to contact the landowner** regarding the tree at Firstfield.

RC Planning and Neighbourhood Plan. RC informed the committee that Abingdon [3713/17/FUL] had now been demolished and there would be a complete demolition check. Southwood Barn [1049/17/FUL] was discussed. The plans provided for a bank with saplings rather than trees. Old Byre [2031/18/FUL] will be going to committee [date to be advised] and RF intends to oppose the application.

JV Village Green. JV confirmed the green had been cut two weeks ago and looked tidy. **Finally, RC said he had contacted Richard Jackson [Devon Highways] about the coastal** footpath through the village as there were health and safety issues where it was located currently. Richard Jackson advised Devon CC would not implement any additional traffic management. A 20-mile an hour speed limit with roundels and pedestrian walkway signs were in place which is sufficient warning for walkers and road users.

RF then left the meeting.

1018/10(a) FINANCE

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

1598 – £31.96. R Clark Printing	1599- £625.00. Lee Bray – NP (2 invoices)
1600- £84.00. Strete Parish Hall hires	1601- £233.50. Clerk salary (September)
1602- £233.50. Clerk salary (October)	

At the meeting one more cheque was added to the list for approval and invoices provided for scrutiny.

1603 - £285.75 Acting Clerk salary (August and September)

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

1018/10(b) FINANCE

The Clerk updated the meeting on the invoices from Greenspace which hadn't been paid according to the contractor. After a review undertaken by both Clerks after the last meeting it was found there were still 10 invoices to pay at £152.85 each for the months from November 2017 to August 2018 inclusive. This totalled £1,528.50 no VAT. **The meeting approved this sum and the Clerk was instructed to approach Greenspace and offer settlement in the sum of £1,528.50.**

It was also resolved that the Chairman would write to Greenspace to propose an updated contract which would cover all the services undertaken by Greenspace in the Strete Parish. The Clerk was requested to draft a letter which would go out through the Chairman.

The Clerk emailed Greenspace on 19th October to offer a settlement of £1,528.50 as the sum of the outstanding unpaid invoices.

Discussion took place about the handover of equipment and information from the previous Clerk. The laptop and printer were given to the Chair for safekeeping and are now in use with the new Clerk. The tablet however was not with the Chair for safekeeping and could not be located for the handover.

The Clerk is undertaking further investigation and will talk to the insurer.

RC offered to send the Clerk an updated budget for 2018/19 so she could monitor costs and revenues.

This was received on 19th October.

1018/10(c) FINANCE

The meeting approved the Clerk's request to join the SLCC at £77 for the year and the purchase of the Charles Arnold Baker manual of Local government law for the Council for £104.

1018/10(d) FINANCE

The meeting approved the engagement of a payroll agent to carry out the payroll for the Clerk at a cost of £25 plus VAT to set up, £4 plus VAT for monthly payroll and £7.50 plus VAT for statutory forms.

1018/10 (e) FINANCE

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

Cash at bank – £6,771.45 CR Current Account at 3/09/18, £14,258.73 CR Business Reserve Account at 7/09/18.

In future the Clerk will provide a reconciliation of balances by itemised transactions from the prior month to the current month on the agenda.

Since this meeting, the previous clerk has sent on bank statements for the period ended 8/10/18 which record balances on the two accounts of £11,225.65CR on the Current Account and £14,259.28CR on the Business Reserve Account.

1018/11 CORRESPONDENCE

A number of emails had been received and circulated. Councillors commented on these.

- Defect in playpark email 26th September. **Discussed elsewhere in the meeting.**
- Bench defect email 28th September. **IC will cut out the old timbers and replace them. The seat will be done first. He will provide a quote to do these works.**
- Consultation on public toilets 4th October. RC asked who had been consulted. A discussion took place on the increase in parking charges from £3 to £5 and overnight £6.50 from £5 now. **KG resolved to take this up further with Cathy Aubertin and RF.**
- **A number of other emails were noted.** As follows: an invitation dated 5th October to a resilience forum event on 22nd November and in the same email about neighbourhood plan drafting; the Torcross sea wall 8th October; an Invitation to an AONB forum at the Flavel on 22nd October; a Devon and Cornwall alert 1st October regarding signing up to Devon Alert; AONB Management Plan commentary and consultation ended 5th November and from Mr A. Tudor concerning a planning matter in Dartmouth.

1018/12 REPORTS

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

1018/13 THE NEXT PARISH COUNCIL MEETING WILL BE HELD ON THURSDAY 15 NOVEMBER 2018 IN STRETE PARISH HALL AT 7.PM.

THE MEETING WAS CLOSED at 9.45 p.m.

Signed: Cllr Kate Gill (Chair)

Dated: 15 NOVEMBER 2018

ACTION POINTS :

Clerk to review the asset register and put an item on the next agenda, upload approved minutes to council website, research Wi-Fi for the Hall and contact RF for a grant, to approach Greenspace re outstanding balances and updated contract, to speak with Peter Tanner re playpark works, to obtain quotes for fencing works, to ask Dan Field re repairs to the steps at Strete Gate, to do a reconciliation of bank balances from month to month and start to monitor finances from month to month using a budget.

K Gill to contact the owner of the tree at Firstfield, to approach Cathy Aubertin and RF in respect of the consultation re public toilets.

R Clark to provide a response to the minutes of 21st June 2018. To send Clerk a budget for the year 2018/19. To obtain a quote from Ben Nock Fencing for Play Park fencing works.

I Cumberlidge to attend Strete Parish Hall committee meeting to talk to their proposals concerning trees at the Hall, to do work to the defective bench.

D Rothwell to obtain three quotes for electrical works to the phone box, to resolve ownership of the land where the phone box is situated.