

STRETE PARISH COUNCIL MEETING

**Strete Parish Hall, Strete
Thursday 20th July 2017 at 7pm.**

PUBLIC FORUM – One Member of the public attended.

COUNTY COUNCILLOR'S REPORT – Cllr. J. Brazil –

- In addition to his other roles, now on the audit committee

DISTRICT COUNCILLORS REPORT – Cllr. R. Foss

- It appears that the government grant will cease sooner than expected and the DC will not receive the business rate as had been promised.
- At audit, amalgamation with W. Devon was considered which would cost each Council Tax payer in SHDC area, £65 per year.
- Next week the DC will consider the issues.
- Will support the proposal re creating an 'aire' at Slapton Memorial car park.

PRESENT Kate Gill (Chair), Ian Cumberlidge, Ralph Clark, Harry Fenton, David Rothwell
In attendance: S. Winstanley (Clerk) Cllr. Foss, Cllr. Brazil

1. APOLOGIES – Louise Newman

2. MINUTES OF THE PREVIOUS MEETING HELD ON 15th June 2017

It was proposed seconded and *resolved* that the Chair should sign the Minutes as a true and correct record.

3. DECLARATIONS OF INTEREST –

Members are invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have in any items to be considered at this meeting. None

4. CLERK'S REPORT – No report

5. CHAIR'S REPORT

The issues with the sale of the pub are still on going. The brewery have assured me that the sale of the pub is now in the hands of solicitors, and you will see from Bettesworths website that it is under offer. I am however deeply suspicious about the fact that permanent locking parking space has been created in the carpark for the use of 'Rose Cottage'. In my suspicious mind that action does not ring true with ACV and a freehold sale!! Oh to have a 'legal eagle' on the Parish Council would be super!

Observant Parishioners will have noticed there was an unfortunate incident when I went to put the current notices up. I'm glad it happened to me and no one else. The left hand door dropped off when I opened it.

Mark has now collected the new one from Manor Farm in readiness for replacing the old with the new. So I'm afraid circumstance has overtaken Item 9 on the agenda.

Road sweeping from Strete Gate to Blackpool. I have been in contact with Daniel Taylor on the subject of lack of qualified staff to man the mini sweeper.

Neighbourhood Plan. I would like to thank Ralph for all his hard work and putting up with the irritations on the way in pursuit of N.P. There appears to be a huge divergence of opinion with regard to the provision of housing on Cox's Field. We have a meeting with Strete Estate soon which should throw light on our future plans.

6. PLANNING:

DELEGATED AUTHORITY TO RESPOND TO PLANNING APPLICATIONS

It was agreed to delegate authority to the Clerk to respond to planning applications, following receipt of observations from Parish Councillors during the August recess and for such responses to be forwarded to District Planning.

7. NEIGHBOURHOOD PLAN. Report by Ralph Clark on the neighbourhood plan.

July 2017

A Strategic Environmental Assessment (SEA) has been approved by DCLG and contact has been made with AECOM who will undertake the work required. AECOM advise this will take ten weeks to complete.

Screening of a Habitats Regulation Assessment (HRA) has been completed. Confirmation has been received that a full report is not required.

Topic papers for the Village Green, Play Park and Blackbird Wood have been completed. These will be included in the 'Supporting Evidence' section of the Neighbourhood Plan on the website.

Although access to carry out a site assessment on Cox's Field has not been approved, AECOM have advised that DCLG support for this is through grant funding. Independent quotations from experienced providers are to be researched.

Research of the 2011 census confirmed population numbers were 474

A document detailing evidence to support the 2nd home policy from research of various organisations on the internet was submitted. This included reference to figures obtained from the 2011 census where Strete is recorded as having 33 second homes out of a total of 244 homes. The 2016 Household Questionnaire recorded 66 second homes out of a total of 294 homes. SHDC suggest reference to affordability included in the Housing Need Survey should be included together with details of loss of facilities / services.

There appears to be no central policy on density other than new developments should take into consideration the density of existing, surrounding properties. The Strategic Housing and Economic Land Availability Assessment uses 35 dwellings per hectare as a default density figure in the South Hams where there is no other information about how many dwellings a site could deliver.

The consensus of opinion to the points contained in the latest email from Mr Dixon is for initial informal discussions to take place to clarify the following points raised:

1. Neither my clients nor I am happy with the area that you have requested for a Site assessment. We would like to see an assessment carried out on a smaller area because the area required for only 10 houses does not require as much land as you are indicating and that the area should include the field which you have omitted as being within the conservation area.
2. In your reply you have also introduced a request for the Estate to provide a carpark and a footpath. These are new matters which we have not discussed.
3. We are also unhappy with your reply about Local Green Space. You reply that part of Cox's Field is to be retained as Local Green Space is far too vague. How much and which part of the field?

Informal discussions will provide an opportunity to provide details of the group's reasoning for housing development on part of Cox's Field together with other potential uses elsewhere on the site.

It was agreed that members should submit questions on issues they wish to raise concerning housing development on Cox's Field.

Discussions with Mandy Goddard of SHDC in respect of their views regarding housing development on Cox's Field included:

1. In order to have any influence over the site Strete Community will need to be willing to compromise. For example, offering to identify the top half of the site for future development, say post 2025. This may help in gaining the community benefits you want i.e. the carpark and the footpath.
2. If you go back to the community following some sort of agreement with the landowner and clearly set out the situation and what you have managed to negotiate, they may be willing to support more housing on the basis that it would at least give some community influence over the site and some community benefit.

A large scale map of Cox's Field has been purchased to assist in determining where housing development should be.

To give an idea of how many homes could be comfortably accommodated on part of the site a local architect has been approached to provide a draft layout.

Over the last 70 years Strete has built Start Bay Park, Crestway and The Platt.

50 homes have been added since the 2011 census.

It has to be acknowledged that Strete has contributed significantly to the housing requirements in South Hams over this period.

It would seem there has always been a difference of opinion amongst the community on the issue of housing development on Cox's Field.

If this difference of opinion continues instead of approaching the situation practically, realistically and with foresight the community will never achieve or influence any of the aspirations we have worked towards over the past two years.

Whilst we have objectives, we have to consider alternatives.

Life is all about options and compromises.

Central Government is continually pushing for more homes.

SHDC is required to meet the objective of providing more homes.

It would not seem unreasonable, therefore, that as Strete community is prepared to provide new homes, there would be more dialogue, commitment and support from South Hams District Council in providing useful and essential guidance that complies with the legislative requirements of a Neighbourhood Plan instead of the 'Lip Service' currently provided.

8. Proposal to consider quotes for a portable VAS –

Contact to be made with PCs who have already purchased a VAS.

9. To organise the installation of the notice board

M. Hanson will endeavour to erect the new notice board this weekend. R. Clark will try to help.

10. To consider promoting an 'aire' in the Slapton Line car park.

The Chair will make contact with Slapton & Stokenham PCs to discuss

11. Update on the Kings Arms

Discussion took place regarding the present position and contact will be made with SHDC to clarify the position.

12. COUNCILLOR'S REPORTS

- K. Gill (Chair) – Playpark – Has been mown
Manor Farm – Chair has arranged an evening event on the 5th August from 6pm to 11pm to Raise funds for the Air Ambulance. An alcohol licence has been obtained.
- L. Newman (Vice Chair) – Transport & Roads – No report
- D. Rothwell - Health & Safety – The defibrillator – SW Ambulance provided a 7 year package in 2011.
The current offer is to provide a loaned defibrillator for a 4 year package at a cost of £2,000 with full support.
- H. Fenton – Village Green – R. Soames is happy to look after the trees in the Village Green when H. Fenton leaves.
- I. Cumberlidge – Rights of way, tree warden and Strete Gate – PROWs are getting grown in. Landowners are responsible for the hedges.
The life buoy below Asherne has still not been replaced.
The life belt below Asherne is non existent and another needs replacing.
The picnic area has been strimmed.
- R. Clark – Planning & Neighbourhood Plan – as above
Queried the Parish Council assets. On agenda for next meeting.

13. a) To approve payment of the following cheques:

- 1564 - £252.22 – S.Winstanley (July)
- 1565 – £19.00 - Strete Parish Hall – hire of hall June
- 1566 – C. Ellis - £138.00 – Strim x 4 and repair to bench
- 1567 - £156.00 – SHDC – Annual insurance for play area
- b) Cash at bank – £24,134.36 (including £5,785 NP payment)

14. CORRESPONDENCE – None

15. DATE OF NEXT MEETING: (if necessary) 17th August 2017 - Strete Parish Hall, 7.00pm
otherwise 21st September 2017

Signed
Chair

ACTION POINTS :

- Clerk**
 - 1. To contact Malborough Clerk re. VAS
 - 2. To include assets in next agenda
- M. Hanson**
 - 3. To erect the new notice board
- Chair**
 - 4. To contact Slapton & Strete
 - 5. To contact SHDC re. Kings Arms
- I. Cumberlidge**
 - 6. To organise a notice for the Picnic Area at Strete

