

## STRETE PARISH COUNCIL MEETING

**Strete Parish Hall, Strete  
Thursday 21<sup>st</sup> September 2017 at 7pm.**

### **PUBLIC FORUM** – Four Members of the public attended.

- Acoustic panels have been fitted to the ceiling of the hall which was welcomed.
- It appears that many people including the PC objected to the application for Greylands which has been approved. The view was expressed that Parishioners and the PC are wasting their time making a comment. It was agreed that Cllr. Foss be asked to provide the officer's report which will explain the decision.
- A parishioner experienced in the use of radar speed checks has measured the speed of a motor cycle through the village at 78mph. This occurs between 7.40 and 7.55 am each day. Further traffic calming information was provided. It was agreed the Police be informed about the motor cyclist for their assistance.

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

- The August recess has meant that there is little to report.
- The new company has taken over road maintenance.
- There has been an appeal for a footpath beside the A379 near Landcombe. Members pointed out that the landowners will not give permission.
- A Coleridge meeting has been arranged for the 28<sup>th</sup> September in Stokenham Village Hall to discuss the proposed merger with W. Devon. The Leader of SHDC will be present.
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### **DISTRICT COUNCILLORS REPORT – Cllr. R. Foss** – No report

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

### **1. APOLOGIES** –Cllr. Foss,

### **2. MINUTES OF THE PREVIOUS MEETINGS HELD ON 20<sup>th</sup> July and 17<sup>th</sup> August 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 –**

- The audit has been completed and returned without comment.
- There has been flooding on the Totnes Road. It was agreed P. Westlake be asked to investigate.

## 5. CHAIR'S REPORT August and September.

The Kings Arms – I have spoken to Clare Butcher at some length, and she has forwarded the Land Registry Plan showing the boundary of the Heavitree holding. She assures me that if any unforeseen circumstances with the sale of the freehold arise she will be informed and in turn inform us. The alteration of the Heavitree holding documents will come up in the planning department.

Strete Gate – Picnic Area – Attention was drawn to this as the original disposal of a County Asset advertisement placed it in Slapton Parish. Contact has been made with Devon County Council on who the purchaser is. It is confirmed that The Field Studies Centre are the purchasers.

Strete Gate - The dramas of the months earlier in the year seem to have been considerably less. We have not had any 'raves' at Strete Gate, no problems with the state of the Public Toilets, no cattle escaping.

Strete Gate – Parking by the wall by campervans – This has caused a huge amount of angst. Sadly the main 'van owner has been less than polite to the people who usually park there – to exercise their dogs. It is quite legal and I engaged him in conversation on the subject. He lives in it permanently; normally in Teignmouth in a space in the car park for which he pays. This summer Teignbridge Council have been doing maintenance work so he had to find somewhere else to live.

One such motorhome invited more with the result that we had 'ma - pa and baby all in a row on one night.

Parking along Slapton Line – There are moves afoot to engage all relevant Parish Councils - Stokenham, Slapton and Strete in addressing the problem jointly. It had been hoped to have a meeting during September, but the date has not yet been set.

Fly Tipping – This is much improved but we still have someone who seems uncaring enough to leave a regular bottle deposit in a carrier bag right in front of the fly tipping notice. This happens even when the bottle bank is empty and is usually during the first week of the month 1<sup>st</sup> Sept, 4<sup>th</sup> August, 7<sup>th</sup> July, 26<sup>th</sup> May, 12<sup>th</sup> May are some of the noted dates. If you know who is responsible – maybe they need counselling – the charity 'Drinkaware' can help. It is contactable through 'citizens advice'.

Waste disposal and recycling – This is also a subject I discussed with Clare Butcher. She assures me again that waste in general and recycling are top of their priority list for some serious improvements, which includes household waste, commercial waste together with more comprehensive recycling.

N.P. – Whilst the summer recess has seen an emergency P.C. meeting for planning applications, the N.P. has been continuing and included a meeting with Jo Flint of Hastoe Housing. I leave the finer detail to Ralph and his report.

Once again thank you. Ralph.

Noticeboard – Thank you to Mark for stepping in and putting up the new noticeboard.

## 6. PLANNING:

- To consider: Application No. 2870/17/FUL – Fallosen, Hynetown Road TQ6 0RS  
Single storey front annex for occasional use as a holiday let with storage shed  
Following discussion it was **resolved** to object to the application.
- Application No. 2881/17/HHO Butter Milk Cottage, TQ6 0RW  
Application for erection of new flue  
Following discussion it was **resolved** to support the application.

## 7. NEIGHBOURHOOD PLAN. Report by Ralph Clark on the neighbourhood plan. August / September 2017

A Strategic Environmental Assessment (SEA) is ongoing and AECOM have advised it should be completed by the beginning of October.

A meeting was held between Steering Group members and Mr Dixon of Strete Estate on 9<sup>th</sup> August to present details of the work completed to date on the NP and to clarify SG member's position on the points raised in correspondence received from Mr Dixon.

Mr Dixon expressed concern at the detail being included in the NP in respect of proposed development on Cox's Farm Fields. These included:

1. Access Points – this to be determined between Developer/SHDC/ Highway Authority
2. Second Home/Holiday Home – policy restriction to be removed
3. Open Space – not to be designated but to remain in agriculture
4. Village Car Park / Footpath – not to be a condition of development
5. Strete Estate to be represented on Steering Group

At a subsequent SG meeting on 6<sup>th</sup> September members approved a quote from Richard Boyt for a site assessment to be carried out on the two locations offered for development in the village – Cox's Farm Fields and South of the A379 near the entrance to the coastal footpath and the track to the sewage beds.

The main purpose of the meeting was for SG members to discuss and respond to the points contained in the email letter received from Mr Dixon dated 11/08/2017.

Some members are of the opinion that unless Strete Estate is represented at SG meetings to comment on the aspirations and policies of the NP it is possible that land offered for development maybe withdrawn.

Based on the points contained in the letter from CD, some members are of the opinion that the inclusion of Strete Estate as a member of the SG may result in the Estate seeking policy decisions and community aspirations incorporated into the draft plan to be removed and replaced with terms agreeable to the Estate as a condition for housing development.

After an exchange of views it was agreed that Strete Estate would not be offered a position as a member of the SG. Should matters of particular interest in connection with Cox's Farm Fields be included on future agendas, CD would be invited to the meeting.

SG members have approved an email responding to the points raised in Mr Dixon's letter.

This includes the following:

1. Access Points – to be included as part of the site assessment
2. Second Home/Holiday Home Policy – Unanimous decision for this to remain
3. Open Space – CD proposal accepted
4. Village Car Park / Footpath – Aspirations to remain as a policy but not conditional as part of development

SG members were advised to consider the issue relating to Cox's Farm Fields access and to prepare for a possible secret vote at the next meeting. Necessary direction needs to be determined to enable the NP process to move closer to conclusion.

KG, PW, AP and RC met with Jo Flint of Hastoe Housing Association on 12<sup>th</sup> September in the Parish Hall. Hastoe are a specialist for rural affordable housing and have a number of properties in the area e.g. Frogmore and Marlborough.

Jo provided some helpful information on Viability, Sustainable Construction to Level 4, Ground & Air Source Heat Pumps and PV Panels.

Jo indicated almost all of the pre-requisites and aspirations of the community could be conditionally incorporated into the proposed development in the NP.

Hastoe have a development preference to construct high quality affordable homes rather than some affordable and some open market.

To qualify for government funding the development site needs to be outside the village settlement boundary and is dependent on the District Council's policy for Exception Sites.

Although Cox's Farm Fields are in the centre of the village they, currently, are not included in the village settlement boundary map provided by SHDC.

If, as intended in the NP, Cox's Farm Fields are included in the village settlement boundary Hastoe would not be able to access grant funding.  
This will require further dialogue with SHDC and may delay the NP process further.  
This to be discussed at the next meeting.

**8. Proposal to consider quotes for a portable VAS – as above**

**9. Update on the Kings Arms – as Chair's report**

**10. To discuss the Parish Council assets.**

It was agreed that Members would consider any assets and discuss at next meeting

**11. To discuss the provision of a Christmas Tree.**

I. Cumberlidge will bring the lights which were unreliable last year, to the next meeting to test them out. R. Clark has spare set he is will to donate.

**12. To consider promoting an 'aire' in the Slapton Line car park – as Chair's report**

**13. COUNCILLOR'S REPORTS**

K. Gill (Chair) – Playpark – No report

L. Newman (Vice Chair) – Transport & Roads – Matthews Point needs to be treated. There is also Japanese Knotweed on Heavitree land by the bus stop. L. Newman will try and get quotes and Heavitree will be contacted to get permission to treat JKW on their land.

R. Clark said that the weeds on the A379 are again a problem. Quotes for clearing will be sought.

D. Rothwell - Health & Safety – It is hoped to get the phone box refurbished soon.

H. Fenton – Village Green – No. Report

I. Cumberlidge – No problems with trees. The PROWs seem in good shape.

R. Clark – Planning & Neighbourhood Plan – as above

**14. a) To approve payment of the following cheques:**

1568 - £245.56 – S.Winstanley (Aug)

1569 – £625.00 – Lee Bray (3 invoices NP)

1570 - £220.00 – T. Hallett (4 months)

1571 - £49.50 – Strete Parish Hall - PC 23.50 NP 26.00)

1572 - £216.00 – BBH (NP)

1573 - £68.46 – O. Jenkinson (Acting clerks expenses)

1574 - £85.40 – HMRC

1575 - £120.00 – Grant Thornton - Audit

b) Cash at bank – £28,505.35 (including 2<sup>nd</sup> precept payment £5,000)

**15. CORRESPONDENCE – Letter objecting to sale of the Picnic Area at Strete.**

**16. DATE OF NEXT MEETING: 19<sup>th</sup> October 2017 - Strete Parish Hall, 7.00pm**

**Signed .....**  
**Chair**

**ACTION POINTS :**

**Clerk**

- 1. To contact Malborough Clerk re. VAS**
- 2. To include assets in next agenda**
- 3. To contact Heavitree re. JKW**
- 4. To contact P. Westlake re. flooding**
- 5. To contact R. Foss re. officer's report - Greylands**
- 6. To bring Christmas lights to next meeting**

**I. Cumberlidge**