

Minutes of the Parish Council meeting held on 23 July 2012 at 7.30 p.m. in South Brent Village Hall.

The Chairman welcomed everyone to the meeting.

Open Forum for discussion with members of the public (maximum 15 minutes)

Nothing was raised.

PC 1-7-12 Mr Paul Eells – Housing Services Manager, SHDC will discuss the Devon Home Choice Allocation Policy

Mr Eells gave an overview, advising that Devon Home Choice Allocation Policy is a choice based letting scheme across Devon; the South Hams specific local allocation policy states that 50% of new homes should be allocated to people with a local connection (Bands A-D); S 106 agreements define how some properties are allocated and some towns and villages have their own lettings plan.

All property vacancies are available each week on the Devon Home Choice website, or the weekly newsletter. When people express an interest, allocation goes to those with the highest housing need.

SHDC has a list of S 106 agreements, but if a mutual exchange takes place it may not be within these confines. (Mr Eells was thanked for attending the meeting and left.)

PC 2-7-12 Record of members present

Cllr Mark Copleston in the Chair; Cllrs Mandy Haley, Peter Kelly, John King, Jane Maunder, John Rawlinson, Glyn Richards, Greg Wall and Donald Wiseman.

Ten members of the public were present and Julia Willoughby clerk to the Council was in attendance.

PC 3-7-12 Apologies for absence

Apologies had been received from Cllrs Cathie Pannell, John Summers, Donna Warne and County Cllr Trevor Pennington.

PC 4-7-12 Declarations of interest (nature and extent) with regard to items on the agenda

Cllr Glyn Richards declared a personal interest in application 0351/12, as the owner is a volunteer at the Old School Centre; and a prejudicial interest in the grant application by South Brent Caring to the TAP fund, as the group uses an office at the Old School Centre where Cllr Richards is the Manager.

Cllr John King declared a prejudicial interest in the refusal of planning permission for 1 Feoffee Cottages, if it is discussed, as he lives nearby.

Cllr Mark Copleston declared a prejudicial interest in application 0354/12, as he lives near the site.

PC 5-7-12 Public participation session with respect to items on the agenda

Members of the public had attended the meeting regarding three matters which the Council agreed to bring forward on the agenda (planning application 0354/12, correspondence item (2) suggestions for safety improvements in Exeter Road and unregistered land at Lutton has recently been fenced).

Chairmanship of the meeting was passed to Cllr Glyn Richards, Chairman of the Planning Committee for the next item and *Cllr Mark Copleston left the room while this was discussed.*

Planning application:

0354/12 Erection of residential care home on existing brownfield site at Manor Mills, South Brent. Following discussions which included members of the public the Parish Council recommends refusal of this application.

The access to the site across the bridge is inadequate for a care home of this size, and restricted; there is no pedestrian access; the bin storage proposed is in the flood plain and at close proximity to residential properties existing and approved (but not shown on the plans) and adjacent industrial units. If the DNP Committee is minded to approve the application a site inspection is requested. (Five members of the public left the meeting.)

Correspondence circulated to Councillors:

2) M Orr: suggestions for safety improvements in Exeter Road at the entrance to the village (from Exeter). Mrs Orr emphasized that walkers and horse riders use this section of road as it is a popular circuit. Cllr Greg Wall has contacted DCC regarding poor visibility at the junction of Palstone Lane with Exeter Road (near the property Palstone Park) but had no response yet. DCC will be contacted again to request that vegetation is cut and the 30 mph sign is cleared.

An adjacent area is earmarked for development and this could be an opportunity for a new footway. Mrs Orr stated that the new footway/cycleway in Exeter Road is admirable.

Unregistered land at Lutton has recently been fenced, should the Council take any action?

Mr Hobbs advised the Council that an area of land at Lutton (around one acre) has recently been fenced and enclosed; it has been used as open green with open access for local farms. The land is unregistered and has now effectively been seized.

The Parish Council agreed that registration of this land as Common land should be pursued and DCC will be contacted for advice. (Four members of the public left the meeting.)

PC 6-7-12 Police report (Crime and Disorder Reduction)

PC Hopper's email states there were thirteen crimes in the parish during June: Burglary (other) with intent; Drive with excess alcohol (Road traffic collision); Dog dangerously out of control (dog bit another dog); Criminal damage to dwelling (window); Communications offence (nuisance phone calls); Assault actual bodily harm (domestic related); Breach of Anti Social Behaviour Order; Theft non specific (phone); Assault actual bodily harm (domestic related); Harassment; Common assault (road rage); Affray; Theft from motor vehicle (tax disc).

PC 7-7-12 Confirmation of the accuracy of the minutes of the Parish Council meeting held on 25 June

(PC 19-6-12) Cllr Cathie Pannell is inspecting the deeds; the Parish Council minutes were confirmed and signed.

PC 8-7-12 Report matters arising from the minutes – for information only

There has been no response from DCC regarding road studs for the Jubilee crossing.

PC 9-7-12 Response from SHDC to the Freedom of Information request regarding parking charges proposed for the Station Yard car park, and SHDC consultation

A Freedom of Information request was made on 1 June for SHDC to provide all information relevant to car park charges and the possible introduction of car park charges held by SHDC since the election in 2011.

In particular, a copy of the complete research and report compiled by Chris Lucas into potential income from the three car parks at Beesands, Aveton Gifford and South Brent, together with information on the current status of proposed parking charges for Beesands and Aveton Gifford.

SHDC has responded by phone (12.7.12) and email (17.7.12) to advise that the research data cannot be found. This is in breach of the Freedom of Information Act which states that a response must be made to such a request within 20 working days. Cllr Glyn Richards proposed that a formal complaint is made to the Information Commission; this was seconded by Cllr Greg Wall and resolved by the Council.

Helen Dobby at SHDC has sent an email today advising that a display/exhibition consultation will take place on 23 August, with the detail emailed for comment.

The clerk will contact SHDC Chief Executive to advise that a formal complaint is to be made to the Information Commission; the data on which SHDC made a decision on 9 February 2012 is not available; and it is nonsensical that a consultation should take place in August – a change of date to September is requested.

PC 10-7-12 Parish Council Committees:

**Christmas lights working group** meeting held on 18 June recommendations:

Festoon cables are wound with red tinsel (£500); new festoon cabling to be installed from the end of 'Moor So' (4 Fore Street) and across the Mare & Foal, all festoons with blue and white bulbs (or other colour scheme); a new wall feature on the Co-op this year, and all wall features are Christmas trees with twinkling icicle lights; 'Merry Christmas' above the Mare & Foal (4m garland) or a tree (all for £1,750 + VAT) and installed for 24 November 2012. This was proposed by Cllr Greg Wall, seconded by Cllr Jane Maunder and resolved by the Council.

**Open Spaces Committee** meeting held on 18 June recommendations:

- i) The Council continues to hold the aspiration that Totnes Road should be a shared surface with a pedestrian zone, all on one level. This was proposed by Cllr Glyn Richards, seconded by Cllr Donald Wiseman and resolved by the Council.
- ii) Toilet tissue is provided and a robust stainless steel holder is provided for £95 if the design is suitable (Cllr Donna Warne will check the tissue holder in the toilet at Stockbridge Lane). This will be carried forward to the agenda for the meeting on 20 August as more information is available.
- iii) The stone litter bin at Sanderspool Cross is filled with soil and a tree or shrub is planted in it (in consultation with the Tree Warden). This was proposed by Cllr Glyn Richards, seconded by Cllr Donald Wiseman and resolved by the Council.

**Finance Committee** meeting held on 2 July recommendations:

- The clerk continues to log her working hours to check that she is not inundated; at spinal column point 34, she is at the top of her pay scale; the Council is advised that the clerk often works at weekends from choice. This Committee will review the clerk's working hours at each meeting; no further action required.
- a 16 GBT memory stick is purchased to back up Council documents etc.

Both proposed by Cllr Greg Wall, seconded by Cllr Donald Wiseman and resolved by the Council.

PC 11-7-12 District / County Councillors and DNPA Parish Council representatives report  
District Councillor Peter Smerdon advised that SHDC has finalised a new Code of Conduct. Cllr Glyn Richards advised that SHDC has recommended that the planning application for Marley Head is approved by DNPA. It was agreed that the Parish Council's comments on this application should be forwarded to every member of SHDC before the Development Management meeting on 1 August, when Cllr Smerdon will relay the Parish Council view. Cllr Smerdon also stated that Rattery PC could be included in the TAP Fund application for South Brent and District Caring. (Cllr Smerdon was thanked for attending and left the meeting.)

(Chairmanship of the meeting was handed to Cllr Glyn Richards for the next item.)

PC 12-7-12 Planning matters

Planning matters:

A) Decisions:

0352/11 create new vehicle access, car parking and hardstanding in field, land to the rear of 1 Feoffee Cottages, Aish South Brent; application refused – DNPA is considering what further action to take.

0227/11 Erection of two sheds (15.5sqm and 5.5sqm) for agricultural storage, shelter and preparation of crops (retrospective application) within Walled Garden, fields at Aish, South Brent; application refused.

0298/12 Single storey kitchen extension to replace existing conservatory on main house at Bala Brook, Zeal, South Brent; application granted.

0299/12 Single storey rear extension to annexe at Shraddha, Bala Brook, Zeal, South Brent; application granted.

39 45/0706/12/F Full planning application for solar PV development at Marley Thatch Farm, South Brent; application granted.

45/1071/12/CLE Certificate of Lawfulness issued for occupation of dwelling without complying to the agricultural tie at Avon View, Avonwick, South Brent.

B) Applications:

0328/12 Solar panels on roof of outbuilding to supply solar energy to dwelling (retrospective application) at Furze Pen Farm, South Brent; the Parish Council has no objection to this application.

0351/12 Erection of uPVC conservatory at rear of property at Farriers, Glazebrook Court, South Brent; the Parish Council has no objection to this application.

0354/12 Erection of residential care home on existing brownfield site at Manor Mills, South Brent (see minute 5-7-12 above).

(Chairmanship of the meeting was handed to Cllr John King, Vice Chairman of the Planning Committee for the remaining applications.)

0365/12 & 0371/12 (Listed Building) Amendments to details approved under previous applications at Higher Lutton, South Brent; the Parish Council recommends approval of these applications.

0379/12 Replacement of existing Lawson cypress hedge with 1.8 m high close-boarded fence to facilitate installation of new footway and cycleway 2.5m wide (retrospective application) at Hill View, Exeter Road, South Brent. A recorded vote was requested: Cllr Peter Kelly proposed that the Parish Council has no objection to this application; this was seconded by Cllr Jane Maunder. Those in favour: Cllrs Mandy Haley, Peter Kelly, John

King, Jane Maunder, Greg Wall and Donald Wiseman; those against Cllrs Mark Copleston and Glyn Richards; abstention Cllr John Rawlinson. The proposal stands.

0383/12 Change of use and conversion of an existing nursing home to a single residential dwelling including the provision of self-contained holiday let and the construction of a new garage with ancillary accommodation over at Pinewood Lodge, Didworthy, South Brent; the Parish Council has no objection to this application provided that the holiday let is used as such and monitored by DNPA and the accommodation above the garage is held in perpetuity as ancillary.

PC 13-7-12 Correspondence circulated to Councillors:

- 1) Ivybridge & District Community Transport Association: grant application for £100 with passenger numbers. Cllr Glyn Richards proposed that a grant of £100 is made; this was seconded by Cllr Greg Wall and resolved by the Council.
- 2) M Orr: suggestions for safety improvements in Exeter Road at the entrance to the village (from Exeter). This was discussed earlier (minute 5-7-12); Cllr Peter Kelly proposed that should DCC not cut back the vegetation, the Council's contractor should be asked to do so; seconded by Cllr Greg Wall and resolved by the Council.
- 3) J Goodfellow: the tree at Clobells steps could be pollarded (at a cost of £745). Cllr Peter Kelly proposed that this work should be carried out; seconded by Cllr Greg Wall and resolved by the Council.
- 4) G Pannell: two replacement trees for 'The Patch' will cost £38.40 each + VAT; Cllr Donald Wiseman proposed that the trees should be purchased; seconded by Cllr Mandy Haley and resolved by the Council.

PC 14-7-12 The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 come into force on 1 July 2012 and there is a requirement that the code of conduct complies with the Localism Act 2011; either the National Association of Local Councils template or SHDC version should be adopted

Cllr Glyn Richards proposed that the NALC model is adopted; this was seconded by Cllr Peter Kelly and resolved by the Council.

The Chairman signed the new Code of Conduct; Councillors should complete the Notice of Registrable Interests by 20 August and return by email or post to the clerk.

PC 15-7-12 Unregistered land at Lutton has recently been fenced, should the Council take any action?

See minute 5-7-12 above.

PC 16-7-12 Further notification of receipt of planning permission was sent to members of the Maye family on 2 July regarding the uplift clause on the allotment field in Vicarage Road

Mr Phillip Maye has been in touch with the clerk and plans to visit the allotment field tomorrow.

PC 17-7-12 Report on SHDC northern area cluster meeting 10 July

Cllr Greg Wall advised that concerns were expressed regarding Totnes on the Move which has been reconstituted and can award funds but is not open to the public.

A TAP Fund application will be made for 'Bob the Bus' by parishes in the Totnes area where the bus is available.

PC 18-7-12 Should the Parish Council make an application to the Town and Parish Fund for South Brent and District Caring, or any other organisation

*(Cllr Glyn Richards left the room while this matter was discussed.)*

No other organisation has come forward for this funding stream; Cllr Peter Kelly proposed that the Council submits the application form for South Brent and District Caring; this was seconded by Cllr Greg Wall and resolved by the Council.

PC 19-7-12 Consider whether a one way traffic system should be introduced for the centre of South Brent

A parishioner had requested that this matter be discussed by the Council with the suggestion that Totnes Road and Plymouth Road should be one way. The Council considers that this would result in these village roads becoming a 'racetrack' so no action will be taken.

PC 20-7-12 South Brent youth club and young people

Cllr Peter Kelly reported that South Brent Recreation Association currently provides a youth club on Tuesdays from 7-8.30 pm with an average of 15 young people attending. Youth clubs have existed at Palstone Park since 2008 and originally ran for 2 nights.

A meeting was recently held with some young people (organised by Cllr Donna Warne) who indicated that they wanted a youth club with nothing organised; a trial period may be possible on Wednesdays from 7-8.30pm at a £1 to enter. Applications to fund a further 2 years of youth club are in hand; Devon Youth Services have had both their funding and staff severely cut and we have received neither funding or support. A goal post has also been requested.

The following is a summary of the funding needed if our current level and future youth projects are to be successful (an application for funding is not being made to the Council at present):

1 Youth worker £8.08 per hour working 4 hours a week x 38 weeks per year = £1228

1 Football Coach £15 per hour x 38 weeks = £570

Hall Hire £6 per hour x 38 weeks £228

Resources £10 per week x 38 weeks £380

1 Goal Post installed £779      TOTAL: £3,185.

PC 21-7-12 Confirm changes required to the leases with VRAA for the allotment field

The 6 year lease with VRAA needs to be renewed with the change previously agreed, that the path from the gate nearest the Village Hall is included in the 25 year lease. The Council agreed that the Chairman and Vice Chairman should be the signatories.

PC 22-7-12 Network Rail to be advised that vegetation is growing through the railings in Station Approach

The clerk has requested that the vegetation is cut back.

PC 23-7-12 Additional picnic tables would be desirable in the play area at Sanderspool Cross  
Rattery Sawmills will be contacted for the price of a full size picnic table.

PC 24-7-12 Correspondence available on the table at the meeting (or by arrangement with the clerk):

- a) a) Highways Agency: suggestions for the A38 Carew slipway exit from Mr Everett would not conform to standards.
- b) SHDC: toilet tissue and dispenser information; deferred to the next meeting.
- c) DNPA: Dartmoor Sustainable Development Fund has funding of up to £400 for one off projects that 'celebrate their community'.
- d) Devon Association of local Councils: newsletter.
- e) Community Council of Devon: Rural Futures: working together conference 28 Sept. at Exeter Racecourse.
- f) Devon & Cornwall Police: a Police and Crime Commissioner for this area will be elected on 15 November.
- g) Mr & Mrs G Rapson: email thanking the Parish Council for their support.
- h) DCC: Emergency management newsletter.
- i) The Conservation Volunteers (formerly BTCV): contact information.
- j) DCC: Devon Waste Plan consultation; site appraisal findings available.
- k) South Hams 'Connect' magazine: multi-agency news.
- l) 'Clerks & Councils Direct' magazine.
- m) Senior Council for Devon newsletter.

All noted by the Parish Council.

PC 25-7-12 Report highway matters and street cleaning required

Cllr Greg Wall is reporting all uneven paving slabs in the village; also weeds at New Orchard.

Cllr John King advised that drainage work has been carried out at the top of Aish Hill; following recent heavy rain sediment has been removed from Aish Lane.

PC 26-7-12 Finance:

Accounts for payment:

1 <sup>st</sup> South Brent Scout Group: grant towards summer expedition	175.00
South Hams Citizens Advice Bureau: grant	100.00
Totnes and Dartmouth Ring & Ride: grant	400.00
SWW (Direct debit): charges for toilet at Sanderspool Cross	11.50
Entanet Int. Ltd (Direct debit): monthly broadband fee	19.78
EDF Energy (Direct debit): charges for toilet at Sanderspool Cross	34.70
Ricoh Ltd (Direct debit): Photocopier lease	56.75
South Brent Old School Community Centre: room hire & copying	32.22
South Hams District Council: repairs to toddler multi-play eqt.	944.76
Royal Mail: P.O Box address and delivery	230.00
Payroll	1573.85
TOTAL	3578.56

The accounts were approved for payment and the cheques signed.

PC 27-7-12 Items for press release and/or the newsletter

The recent success of South Brent Folk weekend will be included in the next newsletter, as it will take place again next year. St Petroc's Flower Festival was also excellent and benefited from visitors from the folk event.

PC 28-7-12 Items for the next agenda

Items have been raised during the meeting.

The meeting closed at 10.29 pm.

DRAFT