

Minutes of the Parish Council meeting held on 23 June 2014 at 7.30 p.m. in the Village Hall, South Brent. The Chairman welcomed everyone to the meeting.

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

Mr A Flett queried the increase in his Council Tax by £50 for the year: his banding has been altered – Cllr Cathie Pannell will take this up with SHDC; also he does not use the Station Yard car park – the Council has decided that a lease will be entered into with SHDC. Mr Flett also stated that the bollards at the dropped kerb outside the newsagents have not been installed to standard.

A member of the public queried the missing disabled parking bay in Church Street (since the parking areas in the village were re-painted); DCC have advised that this was not included in the Traffic Regulations and was therefore not correctly installed by DCC following discussions with the officer who dealt with both this and the loading bay. DCC will be asked to provide a disabled parking bay as soon as possible.

PC 1-6-14 Co-option of a new Councillor on to the Parish Council

There are two applicants for the vacancy: Mrs Mandy Haley and Mrs Patsy Tidball. A ballot took place and Mrs Haley, who received the majority of the votes, signed the declaration of acceptance of office and was invited to join the Council. Mrs Tidball was thanked very much for her interest in the vacancy.

PC 2-6-14 Cllr Simon Wright, SHDC to discuss the homes for rent at Avondale Terrace

Cllr Wright said that he had come to listen to the concerns of the Parish Council. Cllr Cathie Pannell advised that the notification of the rent for the properties at Avondale Terrace had been met with horror by local people – 3 bed £605 pcm, 4 bed £750 pcm. These 'affordable rents' are set at 80% of market rent and for the people of South Brent they are not affordable. These homes were meant for local people – but who will live in them?

Following further discussions the Council agreed that the following points would be raised with Cllr Wright (for response before 22 July):

- The refurbishment of Avondale House was intended for local people, but at £605 and £750 pcm the rent is too expensive for working families, this has serious implications for our community.
- This Parish Council will shortly receive a planning application for 40 homes, 50% of which should be 'affordable' – should 'social housing' be sought instead, so that it is within the reach of our local families? What is the procedure for seeking homes which are for 'social rent' rather than 'affordable'; it is anticipated that the planning application will be discussed on 22 July.
- Please advise whether the district council has any choice about charging less than 80% of the market rent for 'affordable homes'.
- Why does SHDC have two bands of housing and how are the Plymouth and South Devon areas defined?
- Would the Village Housing Initiative be appropriate to South Brent?

The Chairman thanked Cllr Wright for attending the meeting and he left.

PC 3-6-14 Record of members present

Cllr Greg Wall in the Chair; Cllrs Mark Copleston, Cllr Mandy Haley, Peter Kelly,

Jane Maunder, Cathie Pannell, John Rawlinson, Glyn Richards, John Summers, Donna Warne and Donald Wiseman were present. Nine members of the public and Julia Willoughby clerk to the Council were also present.

PC 4-6-14 Apologies for absence

Apologies have been received from Cllr Richard Fone and County Cllr Rosemary Rowe.

PC 5-6-14 Declarations of interest (nature and extent) with regard to items on the agenda

- Cllr Peter Kelly declared a pecuniary interest in item 18 (A) the installation of solar PV panels at Palstone Pavilion, as he is Chairman of South Brent Community Energy Society (Part 1 of his Register of Interests) and will leave the room while the matter is discussed.
- Cllr Mandy Haley declared an interest in correspondence item (2), a grant application from the Explorer Scout Unit (she may speak as a member of the public but not vote).
- Cllrs Mark Copleston, Jane Maunder, Donald Wiseman and Peter Kelly declared an interest in item 18 (B) the new lease for the Recreation Ground (they may speak as a member of the public but not vote).

PC 6-6-14 Consider the granting of dispensations

No applications.

PC 7-6-14 Public participation session with respect to items on the agenda

The Council agreed that the following items could be brought forward on the agenda, either for members of the public present or for a Councillor who has to leave early.

Correspondence:

- 2) T Harvey – Explorer Scout Unit: Would the Parish Council provide a contingency of £500 to underwrite the Explorer Expedition? Any funds not used would be returned to the Council. Mr T Harvey explained that the group restarted 18 months ago and will take 15 Explorers and 5 adults on an expedition to Scotland. Cllr Jane Maunder proposed that £500 is granted to the Explorer Scout Unit for the visit to Scotland, with any funds not required being returned to the Council; this was seconded by Cllr Cathie Pannell and resolved by the Council.

Update on the proposed **development adjacent to Palstone Lane** and the expected **planning application**

Cllr Glyn Richards advised that Cavanna submitted a planning application to DNPA on 13 June but it has not yet been validated, it was agreed that Tuesday 22 July should be allocated for an extraordinary Parish Council meeting to consider the application. SHDC will be contacted regarding 'affordability' and 'social rents'.

Consider the suggested contrasting surface for the Jubilee Crossing and the installation costs, together with additional bollards

DNPA and DCC Highways have proposed a 'silver granite' contrasting surface for the crossing point. As there are funds held in reserve for this work Cllr Glyn Richards proposed that this work should go ahead if it costs no more than £2,000 + VAT, this was seconded by Cllr John Summers and resolved by the Council although Cllr Donna Warne voiced her objections.

(Two additional bollards are also due to be installed adjacent to the Post Office.)

Provision of a disabled parking bay in the village (new Traffic Regulation Order required).

In the past DCC Highways offered two disabled parking bays in the village, one outside the Co-op (where it was provided) or outside Crumbs & Cuppa (on the end of the designated parking area). DCC have advised that the disabled parking bay in Church Street was not included in the Traffic Regulations and was therefore not correctly installed by the DCC officer who dealt with both this and the loading bay. DCC will be asked to provide a disabled parking bay as soon as possible.

Consider the problem of dog mess near the Primary School and the possible use of a coloured spray to help avoid the hazard

Cllr Donna Warne reported that the SHDC Dog Warden has used a livestock or similar spray on dog mess and this has helped children avoid the hazard. The Council agreed that similar spray should be obtained.

PC 8-6-14 Police report (Crime and Disorder Reduction)

No information has been received from our Officers but the clerk has forwarded a complaint about speeding traffic in the village. A Councillor advised that our Officers are well aware of the issues in the village; the Council will request that the Police Facebook page is updated and request Police reports quarterly if possible.

It was noted that there has been vandalism on The Island.

PC 9-6-14 Confirmation of the accuracy of the minutes of the Annual Parish Meeting held on 13 May and the Parish Council meeting held on 19 May

Following an agreed addition to minute PC 12-5-14 to read “‘Affordable rent’ can be up to 80% of open market rent; meanwhile, *a Councillor commented that* when a tenancy ends SHDC increases the rent for the property”. Both sets of minutes were then confirmed and signed.

PC 10-6-14 Report matters arising from the minutes – for information only

The Dartmoor Sustainable Development fund is now known as ‘Your Dartmoor Fund’.

PC 11-6-14 District / County Councillors and DNPA Parish Council representatives report

District Cllr Cathie Pannell reported that there was a special meeting at SHDC on 19 June to pass on information about the pared down management team and the SHDC Pensions discretions policy.

District Cllr Peter Smerdon advised that the Trand development at Rattery has come to a halt after problems with the builder.

Someone was bitten by an adder at the Avon Dam recently and Cllr Smerdon is arranging for an emergency phone to be provided at the car park at Shipley Bridge.

PC 12-6-14 Parish Council Committees and working groups and stakeholder groups:

Planning Committee: minutes of the meeting held on 12 May were adopted.

Open Spaces Committee meeting held on 2 June, (minutes attached) recommendations:

- i) One small change to the terms of reference:
7 a. Painting ‘e.g.’ (not i.e.) in the event of graffiti.
This amendment was proposed by Cllr Glyn Richards seconded by Cllr Cathie Pannell and resolved by the Council.
- ii) The Parish Council should protect community assets and the following land/buildings are to be considered for listing:

Station Yard car park	The Marsh Compost Site
Play area at St Michael's Terrace	<i>Conservative Club</i>
Play area at Crowder Park	Old School Centre
Toll House	Land at Marley Head
<i>Pack Horse</i>	Church rooms
<i>The Oak</i>	Methodist rooms
Stockbridge Lane W.C.s	Police station
The Patch	The Island

Cllr Glyn Richards proposed that the Pack Horse, The Oak and the Conservative Club should be removed from this list and the ***W.C.s at Shipley Bridge and the Post Office added***, seconded by Cllr Donald Wiseman and resolved by the Council.

- iii) Galvanised guttering on the Millennium shelter is reinstated, gull deterrent strips could be considered and the shelter refurbished; proposed by Cllr Glyn Richards seconded by Cllr Jane Maunder and resolved by the Council.

Finance Committee meeting held on 16 June, recommendations:

- Provision of a broadband connection for the clerk: the clerk advised that since 10 May 2014 she has had no broadband access following a power surge; since February 2014 unlimited 21cn broadband had been available for the Parish Council at the home of the clerk.

As a result of a capacity issue at the local exchange, BT has stated that broadband would not be available until August. 20cn is available at the moment but this will be discontinued at the exchange on 30 June, so Entanet have said broadband cannot be provided at this time. As there is no other choice, the Committee recommends that **the Parish Council pays £760.88 for the installation of satellite broadband and the ongoing cost of the service in order that the clerk to the Council may carry out her work**; proposed by Cllr Donald Wiseman seconded by Cllr Cathie Pannell and resolved by the Council.

- Local Government Pension Scheme discretions policy to be adopted and published. Since the Finance Committee meeting a copy of the SHDC pensions discretions policy has been obtained; Cllr Peter Kelly proposed that the SHDC policy is modified and used by the Parish Council, seconded by Cllr Donald Wiseman and resolved by the Council.
- Budget for 2014-15 attached for information.

Update on the proposed **development adjacent to Palstone Lane** and the expected planning application
(See minute 7-6-14 above.)

PC 13-6-14 Update on the proposed lease for the Station Yard

A response has been received from SHDC very recently and this will be included on the next agenda.

PC 14-6-14 Appointment of a representative to the Village Hall Management Committee

In view of the possible ownership of the Village Hall by the Parish Council – which has not yet been confirmed by Windeatts solicitors, it is important that the Council is represented on the Village Hall Management Committee. Cllr Mandy Haley offered to take this role, the Council agreed.

PC 15-6-14 Correspondence circulated to Councillors:

- 1) Sarah Wollaston M.P.: Cllr Simon Wright at SHDC has been contacted about the new housing for rent at Avondale Terrace which is not affordable. This is a local government matter and is outside our M.P.'s remit. It was agreed that clarification will be sought on who decides the amount of affordable rents – the district council or central Government.
- 2) T Harvey – Explorer Scout Unit: Would the Parish Council provide a contingency of £500 to underwrite the Explorer Expedition? Any funds not used would be returned to the Council. (See minute 7-6-14 above.)

PC 16-6-14 Planning:

Application:

45/1380/14/RM Application for reserved matters (access, appearance, landscaping, layout and scale) following outline approval 45/0796/13/O for erection of agricultural workers dwelling at Lower East Moore Farm, Diptford TQ9 7PE; no comments.

Use of a site at Marley Head for commercial purposes; DNPA has sought a planning application.

PC 17-6-14 Beating the Inner Bounds of the parish on 17 May 2014 – summary of costs, consider a donation to the Dartmoor Rescue Group and any comments to note for next time

Refreshments 227.50 + Transport 144.19 + Marshalls 315.00 = 686.69

- Sponsorship 82.75 costs to date **£603.94.**

Cllr Donald Wiseman proposed that a donation of £100 is made to Dartmoor Rescue Group, seconded by Cllr Jane Maunder and resolved by the Council.

Mr T Ferry has compiled a three page report for the next time this event takes place and having been involved with Beating the Bounds since 2006 he will not be leading any future walks. A letter of thanks will be sent to Mr Ferry; his report was noted and will remain on file although a similar arrangement for marshals at the road crossings will need to be included in future.

PC 18-6-14 Palstone Park Recreation Field:

A) *(Cllr Peter Kelly left the room while this this matter was discussed.)*

Update on the installation of solar PV panels; it is understood the work has begun.

B) Progress with a lease agreement between the Rec. Association and the Parish Council; it is not known whether this is progressing.

PC 19-6-14 Consider the suggested contrasting surface for the Jubilee Crossing and the installation costs, together with additional bollards

(See minute 7-6-14 above.)

PC 20-6-14 Provision of a disabled parking bay in the village (new Traffic Regulation Order required)

(See minute 7-6-14 above.)

PC 21-6-14 Consider how the 70th anniversary of VE day (in 2015) might be commemorated in the parish

This question will be carried forward to the November agenda.

PC 22-6-14 Consider the problem of dog mess near the Primary School and the possible use of a coloured spray to help avoid the hazard

(See minute 7-6-14 above.)

PC 23-6-14 Report on funding for Totnes and Dartmouth Ring & Ride

(Cllr Peter Kelly has a personal interest – Part 2 of the Register of Interests - and may speak as a member of the public but not vote on this matter.)

As the business plan for the Ring & Ride shows a deficit, DCC will not provide the funding previously granted, and the organisation will have to return the bus used for the Dartmouth area in August. The trustees of Totnes and Dartmouth Ring & Ride are investigating this issue. The Council agreed that a letter should be sent to request the views of the Secretary of State at the Dept. for Communities and Local Government.

PC 24-6-14 Is a PA system required by the Parish Council?

Although it was resolved on 25.11.13 to purchase a PA system (for switching on the Christmas lights) it is not needed, as the Recreation Association have such a system. Cllr Glyn Richards proposed that a PA system is not purchased by the Council; this was seconded by Cllr Donald Wiseman and resolved by the Council.

PC 25-6-14 Consider safety measures for pedestrians on Hillside due to speeding cyclists

District Cllr Peter Smerdon advised that Dean Prior PC have discussed the same problem; a press release could be considered but Sustrans will be contacted first. (A cyclist has hit a car and pedestrians do not hear the cyclists approaching as they often do not have a bell.)

PC 26-6-14 Update on possible safety measures for Exeter Road (near London Inn Mews)

Cllr Glyn Richards reported that the DNP Dartmoor Community Fund has £38,000 from the new homes bonus and proposed that a footpath from Sanderspool Cross to the London Inn bus stop, Plymouth bound, is investigated; this was seconded by Cllr Jane Maunder and resolved by the Council.

PC 27-6-14 Correspondence available on the table at the meeting (or by arrangement with the clerk):

- a) Western Power Distribution: demonstration pack of useful items for a household in case of a power cut; this will be given to SB & District Caring.
- b) S Doree: card thanking the Council for the grant from the Community Benefit Fund.
- c) Mr P Hopwood – Brent Island Trust: the full amount budgeted will not be needed for bridge work but a replacement sluice gate is needed; would the Council accept that any surplus funds could be used for this? The Council agreed that it would be best to know the amounts involved.

All noted by the Parish Council.

PC 28-6-14 Report highway matters and street cleaning required

DCC will be advised that the Parish Council is concerned at the ongoing issue of wobbly paving slabs and the possible use of an inappropriate sand and cement mixture to re-point kerb stones in the village.

A lorry recently had to reverse up Church Street as the sat. nav. sent it that way to get to Wakeleys; the Chairman will discuss the signage with DCC Highways.

SHDC will be contacted to request sweeping following the Carnival.

DCC will be asked to spray weeds growing on and around the pavements.
Railtrack will be asked to cut back brambles growing through the railings in Station Approach.

PC 29-5-14 Finance:

Half yearly honorarium paid to the cleaner for locking and unlocking the play area daily (£80);
Accounts for payment:

(Cheque signed 16.6.14)	
Moortek: installation of satellite for broadband	429.98
1 st South Brent Scout Group: grant, contingency to underwrite the Scout Summer Expedition	500.00
SWW (Direct debit): charges for toilet at Sanderspool Cross	11.50
Entanet Int. Ltd (Direct debit): broadband cancellation fee	246.25
South Brent Village Hall: room hire (May)	10.00
South Brent Old School Community Centre Ltd: room hire 18.00, photocopying 7.04	25.04
South West Grounds Maintenance: May & June invoices	612.00
Veaseys Printers: 1450 newsletters	158.41
R Fivash: delivery of newsletters	70.00
South Brent Recreation Association: Young Com. Champ. Award	50.00
South Brent Community Energy Society: Com. Champ. Award	50.00
Significant Signs: 2 new village signs	555.60
South Brent Flowers: (Ch. All.) bouquet for APM	25.00
DALC: attendance at Regional Conference	78.00
South West Highways Ltd.: Marshalls for 17 May	378.00
Totnes Community Bus: bus hire 17 May	40.00
T Haley: fuel for mini bus 17 May	20.86
Payroll:	2042.21
HM Revenue & Customs only: quarterly payment of tax & N.I.	613.58
TOTAL	5916.43

The accounts were approved for payment and the cheques signed.

PC 30-6-14 Items for press release and/or the newsletter

An item on cyclists will be considered. The Newsletter did not include items on the Carnival, Flower Festival and South Hams CVS due to a computer virus.

PC 31-6-14 Items for the next agenda

A grant for planting the troughs in Wellington Square will be included on the next agenda.

The meeting closed at 9.55 p.m.