

Minutes of the Parish Council meeting held on 22 September 2014 at 7.30 p.m. in the Village Hall, South Brent. The Chairman welcomed everyone to the meeting.

The clerk recommended that Standing Order 3(l) should be suspended, as filming and audio-recording of meetings can now be carried out; this was proposed by Cllr Glyn Richards, seconded by Cllr Donald Wiseman and resolved by the Council.

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

Nothing was raised.

PC 1-9-14 Record of members present

Cllr Greg Wall in the Chair, Cllrs Richard Fone, Mandy Haley, Peter Kelly, Jane Maunder, John Rawlinson, Glyn Richards, Donna Warne, and Donald Wiseman; four members of the public and Julia Willoughby clerk to the Council were present.

PC 2-9-14 Apologies for absence

Apologies have been received from Cllr Mark Copleston, Cathie Pannell, John Summers, and County Cllr Rosemary Rowe.

PC 3-9-14 Declarations of interest (nature and extent) with regard to items on the agenda

Cllr Donald Wiseman declared an interest in item 15 (2) (grant application from South Brent Guides), the application was made by his wife.

Cllr Jane Maunder also declared an interest in item 15 (2) as she is District Commissioner for Brownies/Guides.

Cllr Glyn Richards declared an interest in 23 (i) arrangements for the Old School Centre newsletter to be included with the Parish Council newsletter and he will leave the room if this is discussed.

PC 4-9-14 Consider the granting of dispensations

No applications.

PC 5-9-14 Public participation session with respect to items on the agenda

A member of the public requested that play equipment which is accessible to all is included in the play area at Sanderspool Cross and is willing to help with grant applications. (This suggestion has come from the Community Land Trust.) Cllr Glyn Richards advised that the housing development adjacent to Fairfield could see a substantial sum being made available for sport and recreation but it is not known whether the funds will come to the Parish Council.

Meanwhile the Dartmoor Communities Fund closing date is 29 September and Cllr Donna Warne is keen to submit an application for a piece of infant multi-play equipment from Sutcliffe Play; Cllr Mandy Haley offered to assist and the clerk will bring the details together and submit an application if possible (as the funds available may not go forward to a further round).

PC 6-9-14 Police report (Crime and Disorder Reduction)

No report received.

PC 7-9-14 Confirmation of the accuracy of the minutes of the Parish Council meeting held on 18 August

The minutes were confirmed and signed.

PC 8-9-14 Report matters arising from the minutes – for information only

DNPA has published the areas offered for potential housing and these are in the consultation period; this will be included on the Planning Committee agenda for 13 October.

Mr Tony Hogg the Police and Crime Commissioner is to take up the matter of Police Officers attending Council meetings or sending a report with the Chief Constable (the letter will be circulated next month).

PC 9-9-14 District / County Councillors and DNPA Parish Council representatives report

District Cllr Peter Smerdon advised that Drybridge over the A38 is due to be taken down on the weekend of 8-9 November.

County Cllr Rosemary Rowe has sent a report and asks us all to be helpful to neighbours living alone.

PC 10-9-14 Parish Council Committees and working groups and stakeholder groups:

Update on the development adjacent to Palstone Lane

Cllr Glyn Richards advised that an amended application has been submitted; a site inspection took place recently; the Parish Council will see the draft S 106 agreement and the application will probably be considered by DNPA on 7 November.

0354/14 (amended application)

Residential development comprising forty dwellings including affordable housing, areas of open space and landscaping; a new access and pedestrian footway onto Exeter Road and associated infrastructure, land adjacent to Fair Field, South Brent; without at least one raised table top crossing point in Exeter Road this application should be refused.

PC 11-9-14 Station Yard car park: update and latest heads of terms

- Cllr Cathie Pannell has raised the question of dead trees on land in Station Yard, a request will be made for these be checked and made safe.
- The clause relating to 'Nuisance': Should the last sentence read 'Lawful use by the Tenant for the permitted use will not constitute a breach of this provision.' (not 'user').

Subject to these points being satisfactorily resolved Cllr Donald Wiseman proposed that the Parish Council accepts the Heads of Terms dated 21.08.2014; seconded by Cllr Glyn Richards and resolved by the Council.

PC 12-9-14 Update on the Council website

Cllr John Rawlinson reported that Mr John Shepherd is gradually returning the website to functionality but we still rely on the help of Mr Kevin Chamberlain.

Cllr Glyn Richards proposed that estimates for the hosting and maintenance of a website for the Parish Council are obtained as locally as possible; this was seconded by Cllr Peter Kelly and resolved by the Council.

PC 13-9-14 Arrangements for applications over £250 to the Community Benefit Fund

The clerk advised that no applications had been received up to the end of August, so a new deadline of 12 October 2014 has been set in order that applications may be considered at the meeting to be held on 20 October; this has been publicised in the newsletter.

PC 14-9-14 Revisions required to standing orders and practises following the Openness of Local Government Bodies Regulations 2014

Cllr Glyn Richards proposed that these matters be deferred to the next Finance Committee meeting (on 29 September), seconded by Cllr Donna Warne and resolved by the Council.

PC 15-9-14 Correspondence circulated to Councillors:

- 1) Ivybridge & District Community Transport Association: grant application. Cllr Glyn Richards proposed that a grant of £100 is made, seconded by Cllr Jane Maunder and resolved by the Council.
- 2) 1st South Brent Guides: *(Cllrs Maunder and Wiseman left the room while this matter was decided.)* Grant application towards new tents. Cllr Peter Kelly proposed that a grant of £250 is made, seconded by Cllr Glyn Richards and resolved by the Council.
- 3) Devon & Cornwall Police: request for the Police Station to be withdrawn from the list of potential Assets of Community Value (see minute 16-9-14 below).
- 4) Methodist Church: request for the Methodist Church schoolroom to be withdrawn from the list of potential Assets of Community Value (see minute 16-9-14 below).
- 5) Mrs F Foley: request for the Post Office to be withdrawn from the list of potential Assets of Community Value (see minute 16-9-14 below).

PC 16-9-14 Taking into consideration other responses and guidance available, to finalise the list of land/buildings to be submitted to SHDC to request listing as Assets of Community Value

The Localism Act 2011 gives local councils the right to nominate an asset of community value to be added to the list maintained by the district council. This gives a window of opportunity to express an interest in purchasing the asset and another window to bid to purchase it.

A building or land of community value must have an actual current main use which furthers the social well-being of the community and cannot include a building partly used as a residence.

In view of this the Council agreed that the original list should have land at Marley Head, the Post Office and the Police Station removed. The Old School Centre is already owned as 'an asset of community value' by the community through the company charity and cannot be disposed of commercially; this will also be removed from the list to be submitted to SHDC.

Cllr Glyn Richards proposed that the following buildings will be submitted to SHDC to list as Assets of Community Value:

The Toll House	The Patch (next to the Village Hall)
The Marsh Composting Centre	St Petroc's Church Rooms
South Brent Methodist Church Schoolroom	The Island
Station Yard	Play area at Crowder Park
Play area at St Michael's Terrace	Toilets at Stockbridge Lane
Toilets at Shipley Bridge	

This was seconded by Cllr Donald Wiseman and resolved by the Council.

PC 17-9-14 Planning matters:

- A) Decisions:
0374/14 & 0375/14 (Listed Building) Construction of garage and workshop building, Lydia Mill, South Brent; application granted.
- B) Applications:

0445/14 Single storey extension, erection of detached garage and alteration to vehicular entrance at Shenston, Harwell Lane, South Brent; the Parish Council has a neutral view/ no objection to this application.

0492/14 Erection of two-storey side extension and single storey rear lean-to at 59 Brakefield, South Brent; the Parish Council has a neutral view/ no objection to this application.

(0507/14 Construction of outdoor store at Glazebrook House Hotel, South Brent; comments were requested by 30 September, this was not possible for the Council, application noted.)

C) Update on the use of land at Marley Head as a depot. DNPA requested an application for change of use on 18 August, the clerk will request an update.

D) Should a public meeting be held regarding a Neighbourhood Plan?

The Parish Plan expires in 2014 and the request by DNPA for land for housing is under consultation. The Parish Council can either refresh the Parish Plan, investigate a Neighbourhood Plan or do nothing.

It was agreed that a meeting would be held in February 2015 in the Village Hall to delineate the area for a Neighbourhood Plan; a working group would then need to be established – and led by the Parish Council. Cllr Glyn Richards offered to write an item for the Council newsletter on the topic.

PC 18-9-14 Consider whether the Parish Council might apply for a grant from the Dartmoor Communities Fund, possibly for replacement play equipment etc.

As previously discussed (minute 5-9-14) the clerk will work on an application with help from Cllrs Donna Warne and Mandy Haley.

PC 19-9-14 Response to a request from the Council for a contribution towards a damaged bollard in Station Road (hit by a lorry on 26 August)

The clerk was contacted by members of the public and it was thought one of the bollards outside the Post Office was damaged by a Co-op delivery lorry. Initially the clerk wrote via the Co-op and was contacted to advise that the matter was being investigated, however the cost of the repair is not known as there has been no response from DCC Highways. The Council agreed that the clerk should pursue this matter.

PC 20-9-14 Progress with a lease/licence agreement between the Rec. Association and the Parish Council

The Community Council of Devon community facilities advisor has been asked to provide a model lease agreement.

PC 21-9-14 Update on possible safety measures for Exeter Road (near London Inn Mews)

There has been no response from DCC Highways, the clerk will contact the Local Officer again and copy in our County Councillor.

PC 22-9-14 Arrangements for the Service of Remembrance including the order of Service

The Council agreed that the Order of Service needs to be re-printed as the staples have rusted; it is possible a parishioner will fund this cost.

Letters will be sent to the uniformed organisations inviting them to attend the Service and the rehearsal on 8 November. Cllrs Richard Fone and Glyn Richards offered to read the names of the fallen; enquiries will be made regarding volunteers to read the exhortations.

PC 23-9-14 Correspondence available on the table at the meeting (or by arrangement with the clerk):

- a) SHDC: a donation cairn will be installed at the toilets at Shipley Bridge.
- b) Local Works: request for support in asking the government to give all Parish Councils the right to sell electricity they generate from any local schemes. The Parish Council will support this proposal.
- c) S Cook: letter of thanks for the grant made to the Scouts towards the summer camp.
- d) DCC: update on the parish lengthsman; there are two in this area.
- e) Office of the Police and Crime Commissioner: providing data to local councils has been cut in order to better preserve frontline policing.
- f) SHDC: the warding of the parish will remain the same from May 2015; if there are to be two District Councillors for the whole parish why will the wards remain?
- g) DNPA: Network Rail is happy for this community to have the finials and the old knife sharpener from the old Signal Box which could be located next to the village map. The clerk will contact Network Rail to find out when the building is to be demolished.
- h) South Brent Explorers: card expressing their thanks for the grant from the Council.
- i) Old School Centre Trustees: arrangements for including the Old School newsletter with the delivery of the Council newsletter; this has been carried out.
- j) South Hams CAB: AGM 25 Sept. 4.30 pm at The Seven Stars Hotel, Totnes.

All noted by the Parish Council.

PC 24-9-14 Report highway matters and street cleaning required

DCC Highways will be contacted again about the uneven road surface in Totnes Road near the play area; dangerous paving slabs at 28 Church Street and near the Methodist Church; the local housing estates have weeds growing along the kerbs; the edge of the steps between Clobells and Plymouth Road need re-painting; Devon & Cornwall Housing Association will be advised that trees are obscuring the street light at this location; domestic type slabs have been installed outside Luscombe & Maye within the Conservation Area this is not acceptable.

The Tree Warden will be asked to look at a tree in Harwell Lane which recently lost a large bough.

PC 25-9-14 Finance:

Accounts for payment:

SWW (Direct debit): charges for toilet at Sanderspool Cross	11.50
South West Grounds Maintenance: Aug. & Sept. invoices	612.00
South Brent Old School Community Centre Ltd: room hire 10.00, laminating 1.20	11.20
Ricoh UK Ltd.: quarterly photocopier lease and usage	56.91
R Fivash: delivery of newsletter	70.00
South Hams District Council: repair to play area shelter etc.	330.00
South Brent Flowers (Ch. All.): bouquet	25.00
G Wall: reimbursement – stamps for newsletter	106.00
Payroll:	1537.90
HM Revenue & Customs only: quarterly payment of tax & NI	597.78

TOTAL 3360.99

Cllr Glyn Richards proposed that the accounts be approved for payment and the cheques signed, seconded by Cllr Donald Wiseman and resolved by the Council.

PC 26-9-14 Items for press release and/or the newsletter

The next newsletter needs to include an item on Neighbourhood Planning.

PC 27-9-14 Items for the next agenda

The October Parish Council agenda will include the cost of posting newsletters outside the village; re-marking the disabled parking space; the Parish Council website; and the date of the public meeting regarding a Neighbourhood Plan.

The meeting closed at 9.25 pm.

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