

BERRY POMEROY PARISH COUNCIL.

Minutes of Meeting of Berry Pomeroy Parish Council Thursday 2nd November 2017
at 7.30 pm in the Village Hall.

MEMBERS PRESENT:Cllr J Mills (Chairman)
Cllr D Hooper (Vice-Chairman)
Cllr N Boughton,
Cllr M Elliot-Smith
Cllr M Hannaford
Cllr M Perring

County Councillors J Hawkins and J Hodgson
District Councillors J Birch and T Pennington

Also present 2 members of the public, Mr & Mrs Michael Leigh, Mr Graham Hutton representing Baker Estates and Mrs T Rowe, Clerk to the Parish Council.

1. (11.17) **APOLOGIES:** District Cllr Green.
2. (11.17) **DECLARATIONS OF INTEREST** – There were none.
3. (11.17) **MINUTES OF AUGUST MEETING:**

The minutes of the Parish Council held on 5th October 2017 were agreed as a true record and signed by the Chairman.

4. (11.17) **MATTERS ARISING**

- Adoption of the telephone box – the Clerk had received the signed contract for the adoption of the telephone kiosk from BT and the telephone equipment had been removed from the kiosk. The use of the telephone kiosk would be considered as part of the Neighbourhood Plan.
- Councillor appointment – following clarification from South Hams District Council elections office that the vacancy was in the Berry Pomeroy ward of the Parish, the Clerk had drawn up a new notice to be put on boards advertising the vacant post. She would also email the notice to Cllr Boughton so it could be sent out to the email list for the church magazine.
- Provision of “Give Way” sign at Berry Pomeroy roundabout - Cllr Hawkins had raised this with Devon Highways and it would be considered by the next meeting of HATOC.
- No Right Turn at True Street, County Councillors to take to HATOC meeting.
- The Chairman raised the problems experienced in Bourton Lane where parked cars blocked the road for deliveries. Cllr Hodgson explained that the yellow lining of this road had been delayed but was still programmed to take place.

The Chairman adjourned the meeting for public comments.

Mr Graham Hutton representing Baker Estates explained that he had come to the meeting to answer the Parish Council's questions on the development taking place at Great Court Farm and in the field opposite. The development application covered the installation of drainage in the field opposite Great Court Farm and the spoil in the field was from the construction of a pond. Mr Hutton went on to explain that the compound area level had been raised but the material from this would be removed from the site at the end of the development and the pond would have a stock proof fence.

Following a question from Cllr Hooper, Mr Sutton explained that he regretted how much of the field had been dug up and he had not been impressed with the ground works. However it had been necessary to lay 2 drainage lines across the field to the pond; the top soil had been removed to store it. There were 525mm diameter pipes into the pond and then the pond would drain into the stream at the bottom of the field. When the works in the field were complete there would be 4 manhole covers visible. All the work on the hedges at the site had been inspected by ecologists. Cllr Mills asked if there had been a survey of the natural grasses in the field as it was important to guard against their loss. Mr Sutton told the meeting that the ecologist from South Hams District Council had specified planting but not that of grasses.

Cllr Hooper asked if the rain water from the road would drain down to the pond; Mr Sutton stated that this would happen but the road gullies were not in yet and this system was still to be connected; this did have approval from Devon County Council Highways.

South West Water were connecting the sewerage drain through to Parkfield. The meeting noted that a gap in the hedge at this point would make access for children from the new development to the play area safer and easier but Mr Sutton explained that they had not been able to take the edge of the site to the boundary so a footpath had been removed from the scheme. Cllr Elliot-Smith was keen to lobby South Hams District Council for access through to Parkfield from the new development.

Cllr Elliot-Smith also told the meeting that local residents had experienced problems with water pressure during the works on the Great Court Farm development.

Mr Sutton explained that Baker Estates were connecting the supply for the development to the main at the top of the site opposite Blackpost Lane which should not affect the supply to existing houses. South West Water had found asbestos concrete water pipes which had needed to be replaced and this could have had a temporary effect on water pressure.

Cllr Hooper had been told by South West Water that the problems had been caused by extra housing at the Camomile Lawn development. Mr Sutton would take this up with South West Water. Cllr Elliot-Smith told the meeting that the problems had only occurred whilst Baker Estates had been working at Great Court Farm.

Cllr Perring told the meeting that there had been numerous complaints about the amount of mud on the road in Blackpost Lane, Higher Westonfields and Courtfields.

Cllr Elliot-Smith told Mr Sutton that there were lorries waiting to go on to the site from 7.00-7.30 in the morning, parked on the pavements causing them to sink.

Cllr Elliot-Smith asked Mr Sutton about the allotments that were to be provided on the site following an advert in the Totnes Times which had said 370sq m. of

allotments were being provided but this would only equate to 1 ½ plots; Mr Sutton would check if there would be pipe work under these allotments.

5. (11.17) POLICE

No incidents had been reported on the Police website.

6. (11.17) REPORTS

Report of District Councillor John Birch

South Hams District Council merger with West Devon Borough Council had not come to fruition. There had been a lengthy debate and Cllrs Pennington and Birch had voted against the merger but the majority of South Hams District Councillors had voted in favour. However West Devon Borough Council had voted against the merger so it would not go ahead.

The Totnes Neighbourhood Plan for Steamer Quay called for a mixed development with up to 80 houses and removal of the caravan site and there had been local uproar about this. Cllr Birch was doing his best to have this development removed from the Totnes Neighbourhood Plan.

Report of District Councillor Trevor Pennington

Cllr Pennington told the meeting that he had been disappointed at how the merger of the two District Councils had been handled. The District Council's Audit Committee had wished to hold a meeting to discuss the merger but this had not been permitted. Cllr Pennington had already found £550k of savings from non-statutory services and he suggested that the South Hams District Council decision making process had been better when they had used a larger Committee structure.

Cllr Hawkins arrived at 8.10pm

Cllr Elliot-Smith told the meeting that 81% of those voting had voted against the merger (but this had been only 4% of the South Hams residents); the electorate were angry that their wishes had been totally ignored.

Cllr Mills was concerned about the cost of the merger consultation and vote; Cllr Birch reported that this was £30k to South Hams but this did not include all the officers' time. Cllr Elliot-Smith stated that Cllr Tucker the Leader of South Hams District Council had been on Spotlight saying that he would be talking to West Devon Borough Council as he hoped to save the merger.

Cllr Pennington reported that heavy vehicles were continuing to use the road between Marldon and Berry Pomeroy against the current weight restrictions.

Report of County Councillor Jonathan Hawkins

Cllr Hawkins reported that he had given details of the give way signs required in the centre of Berry Pomeroy to highways officers. He suggested that a meeting be held

with Lisa Edmonds the local Highways officer and Parish Councillors on site in the next couple of months.

Paul McFadden from Devon County Council would provide a new permissive footpath sign for the True Street path; the Clerk had requested costs.

Cllr Mills asked if the double yellow lines in Bourton Lane could be added as a matter of urgency as deliveries were unable to get through.

Cllr Hodgson arrived at 8.40pm and gave her report following minute 9. (11.17)
Report of County Councillor Jacqi Hodgson.

Cllr Hodgson distributed a copy of her report to those present at the meeting. Her key issues for the month had been concerned with highways.

Cllr Hodgson had been putting together various items for the upcoming Highways and Traffic Order Committee (HATOC) meeting on Friday 24th November 2017.

These included updates on the Totnes to Littlehempston Cycle Path, designs for roundabouts with dedicated cycle ways and pedestrian lanes, and weight limits on rural roads where lack of maintenance was causing potholes.

Cllr Hodgson had attended a meeting on 17th October 2017 concerning keeping young people safe, particularly with regards to drugs; Cllr Hodgson felt that youth activities in rural areas were very important.

7. (11.17) PLANNING.

Consideration was given to the following planning applications:-

- **3449/17/HHO & 3451/17/HHO** (Resubmission of plans) – Still Water House, Loventor, Berry Pomeroy.

Recommend Approval.

- **3380/17/OPA** Outline planning application with all matters reserved for residential development of 9 no. and construction of new vehicular access – True Street House, Blackpost Cross, Berry Pomeroy.

Cllr Birch had identified the following points which he had taken up with the planning officers at South Hams District Council:-

- i) The applicants were not identified on the planning application as they should be.
- ii) 9 dwellings were proposed to avoid having to provide affordable housing although the plans clearly showed that this was just the first phase
- iii) The architect who produced the plans worked for a local landowner whose land adjoined this site.

The Chairman allowed the 2 members of the public to comment on this application. They had concerns that this development would lead to an increase in traffic (possibly up to 30 cars) at an already dangerous junction.

It was proposed by Cllr Mills and seconded by Cllr Elliot-Smith and agreed by those present that the Parish Council **recommend refusal** of this application on the following grounds:-

- 1) The proposed development would be contrary to Policy DP15 of the Local Development Framework Plan 2010 in that it failed to show that it supported the essential needs of agriculture or forestry interests or met the essential, small scale, and exceptional local development needs of a settlement which could not be met within development boundaries.
 - 2) The proposed development would be contrary to Policy DP15 of the Local Development Framework Plan 2010 in that it failed to provide priority to pedestrians, cyclists and users of public transport, over the private car and would materially impair highway safety or traffic movement.
 - 3) The proposed development would be contrary to Policy TTV31 in the emerging Joint Local Plan in that it failed to show that it met the essential, small scale local development needs of the community and provide a sustainable solution.
- **3496/17/FUL** – Provision of two lean-to extensions to an agricultural building – Red Post farm, Newton Road, Littlehempston.
Recommend Approval.

8. (11.17) FINANCE

The following payments were approved by the meeting:-

South Hams Newspapers Ltd – Neighbourhood Plan	67.20
Mrs T Rowe - Clerk net salary for October 2017	<u>152.47</u>

HMRC had advised that Berry Pomeroy's account was in credit at £172.20 and therefore no HMRC payments were due until this was cleared HMRC for October would have been £38.20.

Bank Balances

Balance on Business A/C 25 th September 2017	£3,752.89
Balance on Savings A/C 3 rd July 2017	£4,206.57

N.B.

Paid in 02.10.17 Berry Pomeroy PCC	£795.00
Paid in 31.10.17 S.H.D.C 2 nd half of Precept	<u>£2,750.00</u>
	<u>£11,504.46</u>

9. (11.17) CORRESPONDENCE.

The Clerk reported that the following correspondence had been received:-

- a) Details of the Devon Highways Parish and Town Council Conferences for 2017.
- b) Notification of TAP funding invitations from South Hams District Council for bids by 15th December 2017.

Cllr Boughton suggested that a bid could be put forward for refurbishment and planting at the war memorial. A six foot high horseshoe shaped evergreen hedge could be planted to frame the memorial. The remaining trunk of a horse chestnut tree behind the memorial needed to be removed in order to allow for works to enhance the area around the memorial to take place. Cllr Boughton would seek quotations for the planting and materials for the resetting of the paving in order for a TAP fund bid to be submitted.

The Clerk would also contact the Duke of Somerset's office to seek permission for the horse chestnut tree trunk's removal.

10. (11.17) NEIGHBOURHOOD PLAN

Cllr Elliot-Smith told the meeting that the first drop in session to promote the Neighbourhood Plan would be held on Saturday 4th November 2017. He would be borrowing display stands from Totnes Town Council. Flyers to promote the event had been delivered. Three large laminated maps at £12.50 each had been ordered from the District Council. The second event would be held at the Weston Community Hall on 11th November 2017 and the meeting noted that this hall was badly in need of refurbishment. Cllr Hodgson suggested that the Community Reinvestment Fund could be used for this following the development at Great Court Farm.

11. (11.17) HIGHWAYS & FOOTPATHS

Cllr Hodgson clarified that if a gate was being installed on a highway planning permission was required. Planning permission was also required if a Devon bank was being removed. The meeting noted that a new gate had been installed between Berry Lodge Cross and Berry Lodge; the Clerk would report this to South Hams District Council.

12. (11.17) BUSINESS AT DISCRETION OF THE CHAIR - None

13. (11.17) CONFIDENTIAL MATTERS - None

14. (11.17) NEXT MEETING

7th December 2017 in the **VILLAGE HALL at 7.30pm**

Signed7-12-2017
(J. Mills, Chairman)