

Minutes of the Parish Council meeting held on 18 August 2014 at 7.30 p.m. in the Old School Centre, South Brent. The Chairman welcomed everyone to the meeting.

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

Nothing was raised.

PC 1-8-14 Record of members present

Cllr Greg Wall in the Chair, Cllrs Mandy Haley, Peter Kelly, Cathie Pannell, John Rawlinson, Glyn Richards, John Summers, and Donald Wiseman; two members of the public and Julia Willoughby clerk to the Council were present.

PC 2-8-14 Apologies for absence

Apologies have been received from Cllr Mark Copleston, Richard Fone, Jane Maunder, Donna Warne, District Cllr Peter Smerdon and County Cllr Rosemary Rowe.

PC 3-8-14 Declarations of interest (nature and extent) with regard to items on the agenda

Cllrs Mandy Haley, Cathie Pannell and Greg Wall declared an interest in item 12 (ownership of the Village Hall), Part 2 of the Register, they may speak as members of the public but not vote (a Vice Chairman will be elected for this item).

Cllrs Peter Kelly and Donald Wiseman declared an interest in item 14 regarding the Recreation Association, Part 2 of the Register, they may speak as members of the public but not vote.

Cllr Cathie Pannell declared a pecuniary interest in 13 (E) application for tree works 14/0034, Part 1 of the Register of Interests; she will leave the room while this matter is decided.

PC 4-8-14 Consider the granting of dispensations

No applications.

PC 5-8-14 Public participation session with respect to items on the agenda

Nothing was raised.

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

A response is awaited from the Police and Crime Commissioner regarding the lack of reporting to local councils.

PC 7-8-14 Confirmation of the accuracy of the minutes of the Parish Council meeting held on 21 July

The minutes were confirmed and signed.

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

The Chairman has met with an officer of DCC Highways regarding faulty paving slabs in the village; most were fixed the following day the remainder will be dealt with soon and bedded in proper cement.

Also Network Rail are to look at the drain which causes flooding in Station Approach.

Cllr Cathie Pannell advised that weed spraying is still carried out by DCC and hopefully the centre of the village will be treated soon.

PC 9-8-14 District / County Councillors and DNPA Parish Council representatives report

Nothing to report.

PC 10-8-14 Parish Council Committees and working groups and stakeholder groups:

Media Committee meeting held on 14 July recommendations:

(i) The following addition to the terms of reference:

- 6 This Committee has delegated spending ability within the associated budget line. All fees associated with production **and distribution of the** newsletter (and advertising therein) shall be reported to and approved, or otherwise, at full Parish Council meetings.

The addition phrase 'and distribution of the' in the terms of reference was proposed by Cllr Glyn Richards, seconded by Cllr John Rawlinson and resolved by the Council.

- (i) No advertising is included in the Parish Council newsletter. Cllr John Rawlinson proposed that 'No commercial (paid for) advertising is included in the Parish Council newsletter'; this was seconded by Cllr John Summers and resolved by the Council.

Cllr John Rawlinson Chairman of the Media Committee reported that the South Brent Parish Council website has not been working for about a week, it was agreed that a discussion about the website will be included on the agenda for September.

PC 11-8-14 Station Yard car park: update on lease arrangements with SHDC including the question of the Parish Council possibly charging for parking in the future

The public meetings held in April 2012 and October 2013 established that no one wished to have parking charges in the Station Yard. The lease allows for a one year period of notice of termination and the SHDC off-street parking regulations will still apply.

Cllr Glyn Richards proposed that the Parish Council accepts the condition imposed by South Hams District Council that the Parish Council does not seek to charge for parking during the lease period; this was seconded by Cllr Cathie Pannell and resolved by the Council.

Cllr Glyn Richards was proposed to be Vice Chairman of the meeting by Cllr Cathie Pannell, this was seconded by Cllr Donald Wiseman and agreed by the Council.

PC 12-8-14 Consider the response from Windeatts Solicitors regarding ownership of the Village Hall

Chairmanship of the meeting was passed to the Vice Chairman for this item.

Windeatts have advised that "the Council is the owner of the legal estate of the property" (the Village Hall and its grounds).

Cllr Peter Kelly proposed that the Council acts as the Accountable Body for works following the fire risk assessment (to improve the fabric of the building); this was seconded by Cllr John Summers and resolved by the Council.

PC 13-8-14 Planning matters:

A) Decisions:

0309/14 Construction of conservatory to front of house at 14 Corn Park, South Brent; application refused.

0313/14 Single storey side extension at 18 Higher Green, South Brent; application granted.

0322/14 Change of use of first floor from office (B1a) to residential (C3) at 15 Station Road, South Brent; a letter has been issued, the clerk will check whether this was a prior notification or a full planning application.

0329/14 Erection of garage and construction of new vehicle access from road at 28 Higher Green, South Brent; application withdrawn.

0338/14 Replacement of existing refrigeration plant and AC condenser units at Co-operative Retail Services Ltd., 2 Church Street, South Brent; since the last meeting further information on the proposed plant has been submitted. This was accepted (in consultation with the Chairman of the Planning Committee) with the condition suggested by the Environmental Health Officer. The application has been granted.

45/1323/14/CLE Certificate of lawfulness issued for existing use at Willerby, Webland Farm, South Brent.

B) Applications:

0374/14 & 0375/14 (Listed Building) Construction of garage and workshop at Lydia Mill, South Brent (amended); the Parish Council has no objection/ a neutral view of this application.

0380/14 Repair and reinstatement of weir crest and addition of elver bristle boards to existing concrete wall on riverbank (west side) at Crack Hill, South Brent; the Parish Council supports this application.

0430/14 Erection of side extension with porch/utility entrance at 8 Didworthy Bungalows, South Brent; the Parish Council has no objection/ a neutral view of this application.

C) Update on the planning application adjacent to Fairfield, South Brent

Sustainable South Brent and the Action and Community Group have sent in their comments. The Cavanna application will probably go to the DNP committee on 3 October, The Chairman of the Planning Committee may attend (but not speak).

D) 0338/14 replacement of existing refrigeration plant and AC condenser units at Co-operative Retail Services Ltd., 2 Church Street, South Brent; additional information is available (see A) above).

E) Tree Preservation Order applications:

(Cllr Cathie Pannell left the room while this application was considered.)

14/0034 Fell a cypress at Greenfield, Corn Park, South Brent; the clerk reported that the cypress has a short trunk and 5 or 6 large boughs, one of which recently fell. The Parish Council has no objection to this application.

140036 Reduce crown by 15% and lift canopy of hornbeam, Station Yard, South Brent (Parish Council application) noted by the Council.

F) K Sparkes; request for the support of the Council regarding residents' service charges at Fairfield

Westward Housing have said they will not drop the residents' service charge if the residents' open space becomes 'public'. The Parish Council will bear this in mind during the pre-application consultation process and when the Trand application is received.

G) Report on the renewable energy workshop at SHDC:

Cllr Glyn Richards reported that this was not a workshop but a look at previous applications for renewable energy installations, which went to appeal. SHDC has no policy on renewables.

H) Correspondence (including)

- DNPA strategic housing land availability assessment (SHLAA) review 2014; parcels of land will be put forward and then consultation will take place.

- DNP Affordable Housing supplementary planning document; adopted in May 2014 this sets out the 50% affordable criteria and the distinctions between social rent, affordable rent etc.
- News from DNP Planning Service, noted.

PC 14-8-14 Progress with a lease/licence agreement between the Rec. Association and the Parish Council

Devon Association of Local Councils has provided useful information on the difference between these options; a licence is less secure than a lease.

However, for 15-20 years the 'lease' which was in place had no legal standing, so is this arrangement necessary? It was agreed that the advice of the Community Council of Devon community facilities advisor will be sought.

PC 15-8-14 Some motorists are speeding through the village – is the existing signage adequate?

Mr Elford thanked the Council for arranging for the 'SLOW' signs to be re-painted in Totnes Road narrows. There is still speeding through the village which is very dangerous. The Council agreed that all the access roads to the village have this problem, including speeding cyclists down Hillside.

The clerk will contact DCC Highways to request advice on possible physical measures to reduce traffic speed within South Brent. The newsletter will include an item on the danger of speeding.

PC 16-8-14 Tree works are requested by Vicarage Road Allotment Association, alongside Vicarage Road

Vicarage Road Allotment Association would like to trim three trees in the hedge at Vicarage Road, to raise and reduce the canopy of two sweet chestnuts and a sycamore.

The Council agreed that if the Parish Tree Warden has no objection the works can be carried out.

PC 17-8-14 Update on possible safety measures for Exeter Road (near London Inn Mews)

DCC Highways will be contacted to advise on the feasibility of a new footway between Sanderspool Cross roundabout and the bus shelter opposite London Inn Mews.

PC 18-8-14 Overgrown hedgerows and when they can be cut back

DCC advice is that hedge trimming should not take place between March and July, unless it is necessary for safety reasons.

DCC Highways will be asked whether the hedges on Hillside near the 30 limit should be cut back for safety reasons.

PC 19-8-14 Correspondence available on the table at the meeting (or by arrangement with the clerk):

- a) Ms M Smith: the pavement near No 28 Church Street is in a poor state of repair and there is a risk to pedestrians (forwarded to DCC Highways). See minute 8-8-14, repairs are underway.
- b) SHDC: report on the play area at Sanderspool Cross no defects requiring immediate attention; however there is a recommendation that the wooden infant multi-play equipment is removed and replaced. SHDC will be contacted for further advice.
- c) Healthwatch Devon newsletter.
- d) SHDC: review of polling districts and places.

- e) Devon Association of Local Councils: Councillors could use their Parish Council email address for Council business. Cllr Glyn Richards proposed that this question is deferred until the hosting of the .gov email addresses is resolved; seconded by Cllr Donald Wiseman and resolved by the Council.
- f) South Hams CAB: The outreach pilot is now at capacity, South Brent is at the top of the list.
- g) Community Council of Devon conference 25 September; Cllr Glyn Richards will be attending.
- h) DALC newsletter (AGM 11 October); Cllr Glyn Richards would like to attend, proposed by Cllr Cathie Pannell, seconded by Cllr John Rawlinson and resolved.
- i) DNP Ranger: response to works required on footpaths; substantial works will be required in Fat Man's Alley.
- j) SHDC: 'Our Plan' latest news.
- k) DCC Highways: Conferences dealing with community self-help on highway works will take place on 29 September at Stokeinteignhead; Cllrs Cathie Pannell and Greg Wall hope to attend.
- l) DCC: modifications to the Devon Waste Plan are subject to consultation until 19 September.

All noted by the Parish Council.

PC 20-8-14 Report highway matters and street cleaning required

DCC Highways will be contacted again by the Chairman regarding direction signs which need to be put back and the road surface in Totnes Road near the play area is very uneven where potholes have been filled previously.

SHDC will be contacted again by the clerk to request the sweeping schedule for South Brent.

PC 21-8-14 Finance:

Accounts for payment:

SWW (Direct debit): charges for toilet at Sanderspool Cross	11.50
South Brent Old School Community Centre Ltd: room hire 14.75, photocopying 0.24	14.99
R Illman: re-fix seat near Higher Green	30.00
Public Works Loan Board: half yearly payment	1741.63
Kingswood 1980 Ltd.: new guttering on Mill. Bus shelter	294.89
SB Village Hall: room hire	10.00
Payroll:	1490.44
TOTAL	3593.45

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

PC 22-8-14 Items for press release and/or the newsletter

Items for the next newsletter are required by 24 August; these will include the co-option of Cllr Mandy Haley, speeding in the village, a letter from the Pharmacy, applications to the Community Benefit Fund and if necessary the issue with the website.

PC 23-8-14 Items for the next agenda

Matters already mentioned will be included.

The meeting closed at 9.34 pm.