

HARBERTON PARISH COUNCIL

Minutes of meeting of Harberton Parish Council Tuesday 9th September 2014 held at Harberton Parish Hall 7.30pm.

In attendance: Cllrs Beamish, Broom, Camp, Clayton, J. Hockings, S. Hockings, Hoddinott, Janes, Padfield, Trott, Williams, Wynne. D.Cllr Steer, C.Cllr Vint

Apologies: None.

Public: 14

Clerk: Ms C Radford

Public Session

10 members of the public addressed the Parish Council.

- The Parish Council were asked if any discussions had been entered into with regard to Community Benefit and the proposed development at Belsford. Cllr Padfield responded to say that he had raised the question with developers at the public consultation at Harberton Parish Hall, and had been informed that Community Benefit would not be negotiated before the planning application had been submitted. The individual who raised this question requested that any discussions regarding this would be open to the public.
- A member of the public wished to lobby the Parish Council to not throw away the opportunity to develop its own Neighbourhood Plan through apathy.
- A member of the public spoke to an email of the 4th August sent to an HNP mailing list that made hurtful accusations to individuals on the Neighbourhood Plan Committee. Comments were made in answer to accusations that it was her opinion that the consultation had not been adequately advertised through the Parish Council magazine and that it was not made clear that the brochure was a summary document. She commented that poor procedure could threaten the plan. Comments were made regarding the consistency of the Parish Council's decisions.
- Parish Councillors commented that the email in question had not been seen by Parish Councillors as they are not members of the HNP mailing list.
- A member of the public was concerned at the confusion around the Neighbourhood Plan committee, hoping that steps are made to organise that in a sensible fashion suggesting that the way forward was to ratify decisions, not rescind them. It was reported that meetings chaired by Cllr Wynne had been conducted in a non-divisive manner and had been productive.
- A member of the public was dismayed that the Parish Council would consider rescinding decisions relating to the Neighbourhood Plan as the decisions had been made by a legitimate Parish Council. She commented that if the motion proposed was based on perceived wrong doing by Cllr Wynne she reported that Cllr Wynne did not convene the meeting with Bridget Green but she herself had requested the meeting and that Cllr Wynne had taken steps to ensure that the meeting was productive and positive.
- Another member of the public spoke to recent emails to the HNP, commenting that a diversity of views is what is needed.
- A member of the public invited the Parish Council to bring all ideas regarding the Neighbourhood Plan together and for the individuals involved not to leave this meeting as enemies.
- A member of the public who had been a member of the Neighbourhood Plan committee in 2013 commented that he was concerned that there seemed to be an excessive enthusiasm for wind turbines in the upper parts of the Parish. He had raised this at meetings and commented that there is no doubt that there are strongly held views on both sides. He commented that some of his amendments to the Neighbourhood Plan could not be found within the newest draft. He commented that there need to be better balance within the committee and commented that there is no urgency for the plan to be submitted and perhaps the May elections provide an opportunity for Parish electors with regard to the future development of the plan.
- In response, it was commented that broadband wasn't a land use planning matter and that there was a view that it had nothing to do with the Neighbourhood Plan. The member of public who made comment responded that a lot of villages have cooperated on efforts to improve broadband (farmers dug trenches, others laid cables) and this spirit could be included in the Neighbourhood Plan.
- A member of the public commented that residents at Higher Bowden were pleased to see the changes in the current draft of the Neighbourhood Plan and that new members had joined the working group making it more balanced. He commented that one can only achieve a robust plan by having a spectrum of opinion. It will not be respected if it only represents only one set of views.

Agenda

1. Apologies

No apologies.

2. Reports from County and District Councillors

C.Cllr Vint tabled his monthly report detailing activity on the following projects:

Shared Space in the Narrows: consultation on proposed options likely to begin 12th/13th September.

Reports that traders in the narrows keen to see shared space have formed their own organisation with the hope to inform Devon County Council's (DCC) proposals. Minutes of those meetings are available on request.

Redworth Junction works: DCC will be improving the crossing and signalling at Redworth Junction as no detailed proposals for a roundabout had been received. Work will take place without closure of the road from 22nd September for approximately 11 weeks.

Caring Town Totnes: It is hoped 30+ community organisations will work together to deliver care services in Totnes in partnership with the County Council.

Parkers Barn: Plans for the sale of Parkers Barn and transfer of services to Rushbrook.

County Council Renewable Energy Policy: Cllr Vint is on the task group, looking to replicate successful energy scheme at Okehampton College across DCC's 300 remaining schools.

D. Cllr Steer commented that he was dismayed that the Minister of State did not call in the Coombeshead Solar Development and that the decision of the District Council will stand. He reported that the District Council passed a significant development for 60 houses in Blackawton, commenting that the Highways Department did not foresee any problems with this development. The Parish Council congratulated D.Cllr Steer on the news that he had become a grandfather to two granddaughters since the last meeting.

3. Minutes

3.1. Parish Council Meeting of 08/07/14. After making minor amendments the minutes were signed as a true record of the meeting.

3.2. Planning meeting of 21/07/14. The minutes were signed as a true record of the meeting.

4. Matters Arising

4.1. **Highways agency listings on Planning website.** Cllr Vint reported this is still in process.

4.2. **Bob the Bus benefits to Harberton Parish.** Cllr Vint reported this is still in process.

4.3. **TAP fund letter.** A letter was drafted by the Parish Council as per the decision of the last Parish Council meeting. Cllr Vint reported ongoing meetings on this issue and a meeting with Dave Black, to which he invited Cllr Padfield to attend as a representative of the Parish Council.

4.4. **SHDC comment on renewable energy policy passed.** Following the Clerk's approach to South Hams District Council requesting a response on the policy statement agreed at the July EGM, a reply was received from Phil Baker (as the officer responsible for the renewable energy policy area for SHDC). The Chairman read the full email to the Parish Council which, in summary, stated that SHDC would not be able to apply the statement in its decision making and could not give it any weight as part of the planning balance when determining planning applications as the statement would not be considered to be in conformity with either SHDC adopted policy or national guidelines. It was also considered that the statement would be undermining and pre-determining the Neighbourhood Plan.

4.5. **Turn down clothing bank request.** The Clerk confirmed this action had been completed.

4.6. **Let's Talk Renewables training.** Cllrs Beamish and Padfield attended this session at SHDC on 11th July 2014 and reported that during the seminar attendees were asked to examine Renewable Energy matters that have gone to appeal and guess the result of that appeal. It was commented that the view of the seminar group didn't always match with the actual results and it was commented that results were often down to the personal opinion of the inspector. It was also commented that it was revealing that none of the photomontages looked like the real thing. Both Cllrs agreed that they came out of training wiser.

4.7. **Parish Views Sought on Rural Housing.** The information reached Cllr Williams after the deadline.

4.8. **Circulate information re road closure.** The Clerk reported this had been done.

4.9. **Luscombe Cross.** Thanks were given to the gentleman who had made improvements to the Luscombe Cross area after the site meeting in June. It was agreed to take another foot in depth from the area. **Action: Cllr Hoddinott**

5. Planning

5.1. Planning Application 23/2059/14/F. Proposal: Erection of a lean-to building and replacement of agricultural storage building At: Hazard Farm, Totnes, TQ9 6DN.

It was resolved that the Parish Council is in support of this application.

- 5.2. Planning Application 23/2110/14/F. Proposal: Installation of insulated metal cladding to existing barn walls and roof and construction of new workshop extension to rear of barn. At: Brockhills Barns, Harbertonford
Following discussion regarding development at this site, the tree preservation issues and transport issues on this junction, **it was resolved that** 'The Parish Council Strongly opposes any further development of this site until a full road safety audit and full tree survey has been completed.'

It was agreed that the Parish Council should write a letter to the District Council in support of the request of the tree preservation order. D.Cllr Steer would also raise this with the District Council.

- 5.3. Planning Application 23/2082/14/F. Proposal: Householder application for conversion of dovecote barn with new garden room extension. At: Tristford Farm, Harberton, Totnes, TQ9 7SP
It was resolved that the Parish Council has no objection to this application.
- 5.4. Planning Application 23/2124/14/F. Proposal: Householder application for replacement French windows At: 7 The Old Mill Woodland Road, Harbertonford TQ9 7RS.
It was resolved that the Parish Council supports this application.
- 5.5. Planning Application 23/2171/14/F. Proposal: Householder application for extension to dwelling and replacement shed. At: 1 Riverside Mill Cottages, Harberton, TQ9 7SS.
It was resolved that the Parish Council had no objection to this application.

6. Monthly reports

6.1. Finance sub-committee

The Chairman reported back on the meeting held by the Finance Committee on 2nd September 2014.

Community Benefit Fund: The Finance Committee had reviewed the papers point by point and agreed a final draft to circulate to the full Parish Council for adoption.

It was discussed that the Feofees would not receive a set annual grant, but would apply along with other applicants if funds were necessary. As a voluntary assisted C of E School and a statutory body, the school could be eligible for the fund if applications are made through the PTFA. It was reported that the Finance Committee had discussed the issue of co-opting individuals within the Parish to sit on the selection panel but agreed to propose that applications would be considered by the Finance Committee before being brought to the full Parish Council.

Following the above discussion **it was resolved** to approve the Community Fund guidelines, application and launch arrangements for 14th October 2014.

Budget Report it was reported that the Finance Committee had inspected the running accounts as prepared by the Clerk in which the annual budget for 2014/15 has an expenditure of £9,991.00 for the year in which £4,715.70 has been spent to date.

Bank Account Options Following the recommendation of the Finance Committee **it was resolved** that the Clerk update the two Lloyds Bank accounts but to undertake further research into the options available for the Community Benefit Fund.

6.2. Neighbourhood Plan sub-committee

Cllr Broom handed over to Cllr J. Hockings to chair this agenda item.

Cllrs debated the written motion and made comment on the wider issues surrounding the Neighbourhood Plan process and the role of the Parish Council. It was commented that the terms of reference and membership of the Neighbourhood Plan committee were not discussed as they should have been at the Annual Meeting. The motion had been proposed to legitimise the decisions of the Parish Council and the subsequent results of those decisions.

Following discussion a vote was taken on the motion:

Cllrs Roy Trott and Tim Padfield propose the Parish Council rescind all decisions regarding the Neighbourhood Plan since Annual Meeting on Tuesday 13th May 2014.

For: Cllrs Padfield, S. Hocking, Janes, Camp, Hoddinott, Trott, Clayton, Beamish, J.Hockings and Broom.

Against: Cllrs Wynne and Williams.

Discussion proceeded on next steps and Bridget Green of South Hams District Council was invited to make comment. She made the following points:

- Harberton Parish Council has Terms of Reference that have been approved by the District Council. If revisions are made to these they must be approved by the Parish Council.
- Terms of reference should be kept simple, reflecting why the Parish Council is undertaking the Neighbourhood Plan and what the scope is.
- The Parish Council is the responsible body but can propose that there is a steering group that helps to prepare the plan, but that decisions come back to the Parish Council.

- There have to be Parish Councillors on the committee advises the committee needs to be a good cross section of people with different skills. Deciding who those people are could be the responsibility of the Parish Council; individuals could apply to the Parish Council to be considered for example.

Bridget Green offered her support to the Parish Council during this process.

It was resolved that the Parish Council hold a full extraordinary meeting on the 4th November with the one agenda item to revise the terms of reference of the Neighbourhood plan.

6.3. Community Land Trust. There was no news to report.

6.4. TAP Fund. It was reported that progress on the Toll House Cycle Path was being obstructed by Devon County Council but that C.Cllr Vint and Cllr Padfield were attempting to progress the issue.

It had been agreed at the last meeting of the Parish Council to explore a 2014/15 TAP fund application to install solar panels at the school. It was reported that this would not be possible due to the feed in tariff being considered double subsidy. Cllr Vint commented that there are alternative initiatives to enable solar panel developments in county schools and will forward information. It was proposed to arrange a meeting through the Clerk with the school to brainstorm an alternative TAP fund proposal.

Action: Cllr Padfield.

7. Openness of Local Government Bodies Legislation

It was resolved to delete the following statement from the standing orders in light of new legislation.

'Photographing recording, broadcasting or transmitting the proceedings of a meeting by any means is not permitted without the Council's [prior written] consent'.

It was agreed to postpone the agenda items to discuss 'protocol of recording meetings' document as circulated by DALC and proposals for the Parish Council to create its own archive of audio recordings of meetings to the next ordinary meeting in October.

8. Unmaintained road hedges. It was agreed to postpone this item until the next ordinary meeting.

9. Report from Ford Farm flooding meeting. It was agreed to postpone this item until the next meeting.

10. SHDC Our Plan. Consultation of Sites for Development in Harberton Parish.

It was resolved that Parish Councillors respond to this invitation to consult on development sites in the Parish as individuals to enable comments to be made prior to the deadline of 8th October.

Cllr Padfield commented that developments at Follaton had not been sent to Harberton Parish Council as this area had been put in the Totnes appraisal. He reported that he had attended a meeting of the Totnes Neighbourhood Plan where it was proposed to change the boundaries of the NP placing Follaton in the Totnes Neighbourhood Plan and excluding it from the Harberton Plan. The proposal was unpopular for administrative reasons, but Harberton and Totnes Neighbourhood Plans should stay in contact on Follaton developments.

11. Agreement of payments as per schedule

Councillors were made aware that a payment of £50.00 was made in August to the Exeter Diocesan Board of Finance for the Harbertonford Playground Lease. Chq 639 and Chq 638 was written for the Clerk September Salary.

It was resolved to make the following payments:

1. £120.00 Grant Thornton. Fee in respect of the 2014 Annual Return. Chq 640
2. £350.00 Grant Request from St Andrew's Church, Harberton PCC towards maintenance of the churchyard. Chq 641
3. £53.36 Reimbursement for Viking Printer Ink and Paper Order. Chq 642
4. £47.87 South Hams District Council. No Kite Flying sign at Harbertonford Park. Chq 643.

12. Correspondence. It was agreed to postpone items of correspondence to the next meeting of the Parish Council except the following items:

21/08/14 invitation to attend Devon Highways Parish & Town Council Conference 2014 17 Sep 2014.

Councillors should inform the Clerk if they wish to attend.

21/08/14 Invitation to attend Devon Highways Parish & Town Council Conference 2014 29 Sep 2014.

Councillors should inform the Clerk if they wish to attend.

26/08/14 Debbie Bird: Our Plan Workshop 19th September 2014. Cllrs Wynne and Broom agreed to attend as the representatives of Harberton Parish Council.

13. Regular E Newsletters available to Councillors. This item was postponed to the next meeting.

14. Matters at the discretion of the Chairman.

- It was requested that Councillors were mindful of the way they spoke to one another during Parish Council meetings.
- Councillors were asked to consider the removal and replacement of the 'mile marker' that is currently on the wrong side at the next meeting of the Parish Council.
- Councillors were asked to take note of any unmaintained hedges within the Parish before the next meeting.
- It was reported that Leigh Bridge was hit by a horse box only 3 days after it had been repaired.
- Councillors were asked to be vigilant in response to a report from the tenant farmer at Luscome Cross that chains used to keep gates closed have been removed.
- Flooding at Ford Farm continues to be a problem, it was reported that neither the Environment Agency nor South Hams consider it to be their responsibility. Cllr J. Hockings will report further progress at the next meeting.
- The Clerk invited comments from Councillors on the contents of the Home Page for the new Parish Council website.
- The Chairman commented that he trusts that following the meeting there being no further public disagreement between the Parish Council and the Neighbourhood Plan group and that they work together despite the delay, as there is good work on both sides.

The meeting was closed at 10.50pm