

## **Minutes of Harberton Parish Council**

meeting held on Tuesday 13 October 2009 at Harberton Parish Hall at 7.30pm.

**Present:** Cllrs Fearn, Knight, Janes, Hockings, Hill, Hoddinott, Johnson, Hookway, Steer, Beamish and District Cllr Robert Steer.

**Apologies:** Cllr Jeffrey & County Cllr Paula Black.

**Members of the Public:** 10.

**Also present:** Helen Smart & Stephen Munday from SHDC Development Control.

**Clerk:** Mrs. D Crann.

The Chairman opened the meeting, welcomed everyone and asked if any members of the public wished to speak.

Mr Osborne from Harberton commenced. He & Mrs Osborne had come to speak about a planning application **23/1726/09/F** – The Old Orchard, Harberton, for demolition of garage and erection of a new dwelling & garage and replacement garage. Cllr Steer declared an interest and left the meeting. Mr Osborne itemised, There had never in fact been a permission for two houses on the site, one only, keeping the orchard as “an area of great landscape value”. Exit would be over village amenity land and there was no line of sight from the left. The new garage would necessitate loss of several trees and the development would be overbearing. He concluded that he thought this to be one of the last open spaces at the bottom of the village and should not be developed. The Clerk had that morning received an email from another close neighbour to the site (in Simmonds Yard), who was also concerned that it would constitute overdevelopment and mentioned the possibility of flooding by the river at the proposed access. After some further discussion Mr & Mrs Osborne left the meeting. Mr. C. Wynne from Harberton then spoke. He had come to discuss planning applications **23/0129/05/F** & **23/0130/05/F** at Dundridge Yard, Harberton. According to Mr Wynne,

there was a permission for recycling at this site and he was very concerned at the ambiguity of the permission, as to whether the site might develop into a Waste Transfer Station. The permission at present was for a skip business within the site marked by a red line on the plans. There were at present no restrictions on operating hours. Any hazardous waste would require a separate licence. During discussions it was confirmed by councillors that there had been a haulage/skip business at this site for well over 40 years and that the existing permission had regularised such business. The current owner, who was present at the meeting, confirmed that he did not want a Waste Transfer Station and would not work out of hours as this might not accord with his operators licence for his lorries. There followed more discussions. Then the Chairman concluded the discussions by confirming that the Parish Council had to deal with each planning application on its own merit at the time and could not deal in possibilities. If there were to be any transgressions of the permissions in the future, action would be taken then and not before. Most of the public then left and one remained.

The Parish Council meeting proper continued. There was no report from County Cllr Black. District Cllr Robert Steer then gave his report. He had attended the Cluster meeting of SHDC on 08/10/09 and a meeting with West Devon District Council with whom SHDC would be sharing many services from 01/11/09, including Environmental Health, Legal, Waste, Audit and Leisure services. There will be some redundancies through natural wastage. There was an enforcement notice issued for the development at Tigley Croft, Rattery. Police report. None received this month. Cllr Hill then gave a report on the Cluster meeting of 08/10/09 at SHDC. Items included follow up information from the June meeting with the Princes Foundation. The main site identified in Harbertonford for development was a brownfield site at the former Mill in Woodland Road for 2016, then for 2026

possibly the site below Factory Hill towards the A381 and a site up Old Road . Another item brought up was the cost of the playground areas in the district and in order to reduce costs all parishes would pay £100.00 next year towards expenses.

### **Matters Arising:**

- 1) Street Lighting in Harberton – ongoing.
- 2) Repair of fence to Playground in Harberton. Cllrs Hockings and Hoddinott had measured for the wood required + extras (ie. nails) to cost approx. £110.00 + VAT. It was proposed by Cllr Steer, seconded by Cllr Knight to proceed. All in favour. Cllr Hoddinott agreed to obtain materials.
- 3) Community Planning – ongoing.
- 4) P3. Footpath Scheme. Ros Davies of DCC has now inspected Footpath No 3 and could not see that any action need be taken. On Footpath No.4 a gate was locked as there were seven horses in it to keep them safe. The owner could not be contacted. The Clerk had also just received an Invoice from a contractor for work on Footpath No13 totalling £810.42 (incl. £105.71 VAT) for a 15ft. gate. Labour on gate and installation of stile being £588.00. Councillors felt the charge for labour to be excessive and the account should not be paid. The Clerk will enquire further.
- 5) Interactive road signing along A381 in Harbertonford. These had now been removed by the manufacturer as they did not function at all, but will be replaced by some which do work at an unspecified date.
- 6) Boundary Marker Stone at Peak Cross, Harberton - ongoing.
- 7) Re buses to/from Kingsbridge School – ongoing.
- 8) South Hams Standards Committee. With regard to a survey to be completed re the training on Code of Conduct, the Clerk had spoken with Delyth Jenkins-Evans, the SHDC Monitoring Officer. She would be willing to attend our November meeting to explain about the Code of Conduct. It was proposed by Cllr Johnson, seconded by Cllr Hoddinott to invite her. All in favour.
- 9) Regarding Registration of Common Land in the Parish. The Clerk had now received a

form from DCC. One to be completed for each village for the Ford Areas. 12 residents from each village must certify that these areas have been in use as public land for over 20 years, with maps identifying the sites. There will be no charge to the Parish and no time limit, but it is hoped to complete this fairly soon.

- 10) Following the problems with dog fouling at the Ford area in Harbertonford, the Clerk had sent a letter to the owner of the Alsatian dog in question asking him to stop his dog fouling the area and not to allow the dog to roam on his own without supervision. Following on this item Cllr Jeffreys had had her dog attacked several times by the Alsatian in question when taking her dog past the Maltsters Arms on a lead. The advice to anyone in a similar position is to report the incident to the Police.
- 11) The Clerk will seek advice from DAPC regarding the addition of a further gateway on to Harberton Playing Field from rear of houses in Harberton.
- 12) Damaged Gas Marker along Bow Road outside No 5 Riverdale in Harbertonford. Still not repaired.
- 13) Cllr Jeffreys sent a message to say that SHDC were kindly going to replace the notice that had been stolen from the entrance to Harbertonford Playing Field.

The Minutes of the last meeting were then considered, agreed and signed by the Chairman as a true record.

### **Planning. Parish Council recommendations:**

#### **Decisions at the meeting -**

- 23/1642/09/LB )** The Maltsters Arms, **23/1643/09/F )** Harbertonford. Changing window into doorway as fire escape. No objections provided used solely as fire escape. Proposed by Cllr Hill, seconded by Cllr Hookway. All in favour.
- 23/1726/09/F** The Old Orchard, Harberton. Demolition of garage and erection of dwelling + garage and replacement of garage. Cllr Steer declared an interest and left the meeting. Decision deferred for site meeting.

**17/1597/09/O** SX 748581, Broadridge Cross to Larcombe Quarry, Diptford. Demolition of existing buildings, tidy up site & erection of new bungalow. No objections subject to normal business restrictions and conditions. Proposed by Cllr Steer, seconded by Cllr Knight. All in favour. This was discussed as the property is close to this Parish's boundary

**23/1742/09/LB )** School House,  
**23/1743/09/F )** Harbertonford. Internal alterations, replacement of plastic windows to timber, addition of porch to rear, removal of rear chimney, etc. No objections. Proposed by Cllr Johnson, seconded by Cllr Janes. All in favour.

**23/1745/09/F** Hazard Farm, Harberton. Resubmission of **23/1347/09/F**. Erection of Barn & new entrance. No objections, proposed by Cllr Hockings, seconded by Cllr Steer. All in favour.

#### **For information -**

**23/1347/09/F** Hazard Farm, Harberton. Plan withdrawn.

**23/1402/09/F** SX759602, Tigley Croft, Rattery. Plan withdrawn.

**23/0129/05/F )** Dundridge Yard, Harberton.

**23/0139/05/F )** Review of conditions.

#### **Correspondence:**

**1)** Review of Code of Conduct carried forward from last meeting. This had now been covered in Item 8 in Matters Arising.

**2)** HPFA. An Invoice received for 2 mower belts was £37.48 (inc £4.89 VAT). To be paid. Proposed by Cllr Johnson, seconded by Cllr Beamish. All in favour. A donation of £32.59 was paid into bank.

The Parish Council has also received a copy of an agreement which HPFA gives to residents to sign who need access to the rear of their properties at the former Constitutional Club for any deliveries of building materials. This was agreed by Councillors.

**3)** A letter had been received from Harbertonford Sports & Social Group suggesting that the Parish Council might like to appoint a representative to sit on their committee. After some discussion it was agreed to invite a representative of HSSG to

attend any Parish Council meeting held in Harbertonford with a report whenever there was a need.

**4)** SHDC Cluster meeting at Follaton 08/10/09. Cllr Hill had already given his report.

**5)** DCC. Speed concerns at Woodland Road, Harbertonford. A copy of a letter sent to Mr & Mrs Street was read out. The report showed a mean vehicle speed of 15mph in both directions and no reports of any accidents.

**6)** Devon Carers Consortium Forum held 29/09/09.

**7)** DAPC Vacancy on County Committee in South Hams – nominations by 30/10/09. DAPC AGM – main points agreed to increase subs by 2% for 2010/11. Also a change in name to Devon Association of Local Councils from 01/04/10.

**8)** South Devon AONB Forum 15/10/09 at Kingsbridge.

**9)** Totnes Town Council letter received re May 2009 European Elections. To be answered by the Chairman.

**10)** SHDC Management of Play Areas. Following pressure from the Government, SHDC is to make additional savings with regard to the cost of play areas - the target being 4% next year. As already reported by Cllr Hill, in the next financial year each Parish will pay £100.00 towards costs, with these increasing each year.

**11)** A letter from Harberton Parish Hall was received asking if the Parish Council could pay for the repairs to under-floor heating & new flooring. This would be reimbursed by the Hall, thereby saving the Hall Committee the VAT. The Clerk had spoken to DAPC who advised that this would not be permissible.

**12)** Sustainable South Brent are holding a poster exhibition 17/10/09 at South Brent Old School Centre 10.00am -1.00pm. All are invited.

**13)** A letter received from BT regarding adoption of red phone kiosks for £1.00. Neither of our kiosks are to be removed at present.

- 14)** Email from SHDC regarding the suspension of Cllr Julian Brazil from SHDC was read out.
- 15)** GLEAM. AGM on 23/10/09. at Newbury. Also a newsletter was shown to the meeting.
- 16)** SHDC Budget Consultation at Follaton 28/10/09. Cllrs Knight & Hill will attend.
- 17)** SHDC Development Control & Conservation User Group meeting to be held 14/10/9 at Follaton.
- 18)** Invoice received from James Miller for second clearance of silt from the Ford at Harberton for £178.25 (£23.25 VAT). To be paid. Proposed by Cllr Steer, seconded by Cllr Hockings. All in favour.
- 19)** Invoice received from Andrew Hockings for £145.00 for attention to the Clerk's computer, including supply of a new router. To be paid. Proposed by Cllr Beamish, seconded by Cllr Steer. All in favour.
- 20)** Letter from SHDC Vanguard Review of Development Control Management Service shown to councillors.
- 21)** Letter from South Devon Rural Housing Association shown to the meeting.

**Other items on the table:**

SHDC Agenda + Minutes; SHDC Executive Forward Plan; DCC Magazine; Senior Council for Devon newsletter; Choice Based Letting newsletter; Voluntary Vine and SHDC minutes of Executive meetings 10/09/09 & 08/10/09.

**Matters at the Discretion of the Chairman:**

- 1)** Cllr Hookway reported that a film crew would be filming in St Andrew's Church, Harberton from 19/10/09 for a few days.
- 2)** Cllr Hoddinott reported overgrown laurel branches at Dark Hill, near Tristford in Harberton.

**Cheques signed:**

- No 466** - Andrew Hockings - £145.00  
**No 467** - James Miller - £178.25  
**No 468** - J. Hoddinott - £37.45  
**D/D** - Plus. Net - £9.75  
**Cheque pain in** – HPFA - £32.59.

The meeting closed at 11.00.pm. The next will be held on Tuesday 10 November 2009 at Harbertonford Primary School at 7.30pm.