

HARBERTON PARISH COUNCIL

Minutes of the ordinary meeting of Harberton Parish Council, at 7.30pm on Tuesday 8th December 2015, held at Harbertonford CE Primary School.

In Attendance: Cllrs Beamish, Camp, Davidson, J.Hockings, S.Hockings, Hutchinson, Janes, McDonnell, Waite, Wynne, Williams, D.Cllr Tucker, C.Cllr Vint

Apologies: Cllr Broom

Public: 13

Clerk: Ms Radford

Public Session

- i. An appeal was made for the Parish Council to do something about road safety on the A381 following the incident where a pedestrian was hit by a car while using the zebra crossing, and because of the increased risk of accident at Brockhills as more northbound traffic turns right to gain entry to the new café and store. The issue was discussed further during item 10.
- ii. Permission concerning the access signs advertising entry to the new café and store was raised. It was confirmed that the issue is with South Hams District Council (SHDC) Enforcement.
- iii. Comments concerning the proposed Waste Transfer Station at Cockwells Nursery, Blue Post were made, including comment that the permission sought should be retrospective as thousands of tons of builder's waste has already been dumped on site. Pictures taken from adjacent properties were shown. Local residents have been assured that the case is with Enforcement with no evidence of action to date. It was commented by County and District Councillors that once a planning application comes in enforcement is suspended until a decision is made. It was reported that there have been difficulties in entering the site and that Police support has been necessary. District Councillor Tucker will take comments back to SHDC and invited the public to copy him in to correspondence from the public whether it be in objection or support of the application. It was commented that the County Council should have declined to accept the application due to the inaccuracies within; for example, the information concerning number of residences within 500 metres is not accurate and there are properties well within 300 metres. Concerns about environmental impact were raised, particularly in relation to the effect on the watercourse. It was also proposed that the development is not economically sustainable. There was support for the statement that the Parish has done its share for 'the greater good' and the valley has seen enough industrialisation.
- iv. Another member of the public commented that Cockwells Nursery was not given permission for public retail due to traffic access. What has changed in this case? It was commented that the intensification of traffic would be huge; based on the processing capacity of the site it was estimated that an average of 50 HGV's would go on and off the site per week with further vehicles required to take the processed waste away.
- v. The Chairman of the Harberton Parish Hall addressed the Parish Council regarding an application to the Community Benefit Fund for a grant to provide low energy lighting in the Parish Hall. It was commented that the improvement works over the past 20 years of the lifetime of the hall have been funded by reserves and assisted by volunteer labour. It was commented that the committee did commence works to replace lights in the main hall and have received complaints that the new floodlights are too bright and cast too many shadows. It was confirmed that this peripheral work will not be included in the grant application. The application will include costs of receiving advice from an expert. The Treasurer of the Parish Hall commented that the hall has a reasonable bank balance sheet but needs to be prudent with reserves for emergencies. It was commented that the Parish Council welcomes applications from community groups as the grant is there to be paid out. It was confirmed that deadline for applications in the current quarter is 31st December 2015 and will be discussed by the Finance Committee on 5th January 2016.
- vi. One of the Harberton Parish Neighbourhood Plan (HNP) Committee commented that proposals for improved safety of the Harbertonford Zebra Crossing could be made via the Neighbourhood Plan. This discussion was continued on item 10.

Agenda

1. Apologies – were received as above. In the absence of Cllr Broom, Cllr Camp took the Chair.

2. Declaration of Interests Councillors were reminded of the need to update their register of interests. No interests were declared on items on the agenda.

3. Reports from County and District Councillors for information.

County Councillor (C.Cllr) The C.Cllr's monthly report had been circulated in advance. There were no questions or comments from councillors. The C.Cllr made observations on the County Planning Application at Blue Post (agenda item 6.1) following comments received by the public and other consultees to date. The C.Cllr will take note of the Parish Council's comments on the application and take questions back to the County Council. The C.Cllr will be making a site visit with the case officer shortly. It was reported that the officer hasn't written a report yet as recommendations have not been received from all consultees.

It was confirmed that the public can write to the case officer and to all members of the committee individually with comments on the application and that the planning committee's decision will be made at a public meeting.

The Parish Council was reminded that the planning authority and consultees are required to assess an application on its merits and questions of enforcement should be considered separately.

District Councillor (D.Cllr) It was reported that:

- approx. 40 unauthorised Totnes Christmas Tree Farm signs have been removed to date and will continue to be removed as they are replaced.
- the Local Plan is making quite rapid progress on housing numbers and Neighbourhood Plan groups will be updated when those numbers are finalised. The Government's 'early 2017' deadline for production of a Local Plan will not adversely affect South Hams District Council (SHDC) as the current plan is in effect until beyond 2017. The replacement Local Plan will need to be inspected by the end of 2017.
- following the recent 'Transformation Programme' to cut spending at SHDC services are coming back to speed.
- through his budget, the chancellor has advised local councils that they will stop receiving the Community Support Grant and councils will have to cut services or do things differently.
- a collaborative devolution bid with Devon and Somerset will likely be submitted in January. 17 local authority partners across Devon and Somerset along with the region's National Parks have been involved in the process for 3 months and are all still on board. This won't impact on the Parish Council immediately and would not come into effect until 2017.

4. Minutes It was **RESOLVED** to sign the minutes of the Ordinary Meeting of the Parish Council 10/11/15 and the Extraordinary Planning Meeting of the Parish Council 26/11/15 as an accurate record.

5. Matters arising

5.1 Report Matters Arising from the Minutes of the Ordinary Meeting 10/11/15

Hedge cutting Devon Highways (Highways) has responded that the reported hedges have been inspected and not considered to be causing an issue at present as most are kept back by larger vehicles using the road. The hedgrows will be monitored as they may need trimming next year.

Grit Bin in Harbertonford Following correspondence between Highways and DCH it was reported that the grit bin on Bow Road used to belong to Torr Homes (now DCH) who will have removed it as they do not have a duty to provide gritting for car parks, paths or roads owned by them. It was reported that tenants who require grit bins should purchase their own or ask Devon County Council (DCC) to provide one for them. It was suggested by the DCH Neighbourhood Manager that they could apply for a grant to supply a grit bin if more than one tenant requested one, but it would not be DCH's responsibility to refill it. Highways reported that DCC will not grit private roads or footways and proposed that if DCH were to supply a bin then the Parish Council could keep it topped up with the snow warden's salt supply. **Action: Cllr Hutchinson** agreed to prepare a request from residents. Cllr Hutchinson also volunteered to join the Harbertonford Snow Wardens team.

Flooding in Harberton Cllr Waite reported that discussions are ongoing with regard to the drainage system opposite Church Barn as there is dispute amongst the various agencies as to whose responsibility the pipe is. As raw sewage has been observed on site the Public Health Act can be invoked if there is no action. While drains were discussed it was noted that the drains are blocked on the A381 from Gerston Cross to V Cross.

Salt for Snow Wardens It was reported that the salt order has been made to DCC.

Broadpark Style Drains It was reported that Highways has placed an order for the drains at Broadpark Style to be cleared through.

Telephone Kiosk It was reported that the Parish Council are now owners of the kiosk. It was agreed that discussion on future use should be on the agenda of the next meeting.

One way restriction at Peak Cross It was reported that Highways will arrange for the no entry signs at Peak Cross to be cleaned but if this fails to stop traffic going the wrong way the Police should be informed that motorists are contravening a traffic order.

5.2 Report Matters Arising from the Minutes of the Extraordinary Planning Meeting 26/11/15

Consideration of the Community Benefit Fund Offer As this item had been deferred until the planning application on which it relates was discussed, it will be considered during item 6 on the agenda.

Hazard solar Farm variation of conditions It was commented that the Parish Council had not objected to variation of conditions concerning lights at the development as they were only for emergency use, but it has been noted that lights are in use and objected to by local residents. The D.Cllr agreed to take the issue to Enforcement.

6. Planning

6.1 Recommendations were made on the following planning applications:

- County Master Planning Application ref [DCC/3814/2015](#)
Waste transfer station, site office buildings, external skip storage area, weighbridge. packaged sewer treatment plant and importation of soil/rubble to raise site levels at Cockwells Nursery, Bluepost to Hazard, Harberton, Devon, TQ9 7LP
Following discussion **it was unanimously RESOLVED** to make following statement
Harberton Parish Council Strongly Object to the application on following grounds:
 - the planning statement is incorrect as many houses fall within 500 metres of the site
 - the proximity of houses to the site is unacceptable
 - the flood risk draining strategy is incorrect and any water will flow down the drain into the Harbourne and ultimately into the Dart
 - the increased traffic on the highway, specifically on the High Plymouth Road, that will have to come through Totnes, the most congested town in Devon
 - the unacceptable impact on residential amenity

The Parish Council request that the County Council make a site visit of the committee for the following reasons:

- the Parish Council is concerned about the inaccuracies of the report as supplied;
- it is a controversial planning application;
- for Councillors to view the road in situ;
- because of the unsuitability of the site for this project.

• [23/2530/15/VAR](#)

Variation of a condition 4 (land use restriction) of planning consent 23/2485/12/F to allow 5 year extension to lifetime of solar farm for 30 years, Hazard Farm, Harberton, Totnes

It was RESOLVED that the Parish Council object to the application on grounds of unacceptable visual impact and unacceptable landscape impact as evidenced in the Harberton Parish Neighbourhood Plan consultation report. The Parish Council believe that this is a premature application and that pending the results of the 5-year environmental impact report the Parish Council would then consider an extension.

Consideration of Community Benefit Offer Councillors were informed that Lightsource Renewable Energy Ltd has offered a one-off benefit payment of £10,000 if the proposed extension of the planning permission term at Hazard farm be granted. **It was resolved that the Parish Council** to accept the Community Benefit offer should the application be approved.

- **It was RESOLVED** to support application Ref 2634/15/OPA, Proposal Outline Application (all matters reserved) for the conversion of barn to 2no. live/work units and 2no. workshops at Little Grove Farm, Harberton, Totnes, TQ9 6EW.

6.2 The Planning Authority had not yet updated lists on planning decisions in November from which to compile a report.

6.3 A hard copy of the Enforcement Caseload was circulated amongst councillors for information.

7. Monthly reports for information

7.1 *Finance Committee update* It was reported that new banking forms had been lodged. Councillors were reminded that the deadline for the next round of the community benefit fund is 31st December. The clerk will circulate a reminder.

7.2 *Neighbourhood Plan (HNP) update* It was reported that the committee have formed working groups to revise each chapter of the plan, 6 sections at approximately 5 pages each, which will come back to the Parish Council before consulting the public for a third time. An A5 summary leaflet will be printed and circulated to all residents with a 'have we got it right' questionnaire and opportunity for further comment. If response is positive, final tweaks will be made before it goes to the Parish Council for approval, to the District Council and to the Inspector prior to referendum. It is aimed that this consultation exercise takes place in April 2016.

7.3 *Community Land Trust (CLT) update* It was reported that the CLT has reviewed master plan options and has made a selection. The CLT is in the process of booking a pre-planning meeting with the Local Authority.

7.4 *Town and Parish (TAP) Fund 2015 update* – Ongoing.

7.5 *Clerk's update* – None.

8. TAP Fund 2016 consideration of proposals for application

It was reported that the clerks at Dipford and Ashprington Parish Councils have been consulted and costs for lengthsmen services have been sought from a contractor used by Dipford Parish Council.

It was RESOLVED to forward an application to restore Harberton Parish green lanes for approximately £4,500

It was RESOLVED to support Ashprington Parish Council in their application for lengthsmen services but not to submit a joint application.

9. **Youth Outreach** it was agreed to discuss ideas for supporting youth engagement in the Parish at the meeting in January.

10. **Brockhills and Englebourne Junction** The clerk reported that Highways had been asked for a response to Parish Council proposals of 'slow' signs at the Brockhills/Englebourne Junction to reduce the risk of accident, and received the response that there was no accident data to support this request. Councillors commented that there had been recent incidents on site, notably an overturned car on 24th November 2015, commenting several other shunts and near misses go without being reported. Highways had asked if the Parish Council had been consulted on development at the site. It was commented that the Parish Council were only consulted on the development of the grain store as other buildings were given permission under permitted development. At the time the Parish Council recommended that no further development should take place unless a full safety survey was carried out.

Following the incident on the zebra crossing on the 3rd December 2015 the clerk asked the Police for further information and had been informed that the log is sparse on details but it will be followed up with the attending officer. PCSO Broadhurst offered support in efforts to improve safety on this stretch of the A381.

Some councillors and members of the public were unaware of the history of negotiations with Highways regarding placement of the crossing, traffic speeds, calming and issues with signage. It was suggested that this history be compiled for use in lobbying Devon Highways. **Actions:** The clerk agreed to add a search function to the Parish Council website to enable searching of the archived minutes, **Cllr Beamish** agreed to feed information into a single source/document. The County Councillor (C.Cllr) advised that if the Parish Council endorses proposals as developed by a group of local people and a meeting with highways is requested, this may generate the most productive outcome with the County Council. It was suggested that the representative of the HNP Social Amenities and Working Group who spoke during the public session could lead on behalf of the local public. It was agreed for the clerk to sign post historic zebra crossing information to the HNP committee member above and request a meeting with the Highways Officer.

11. British Heart Foundation funding for defibrillators it was agreed to consider making an application to the fund at the next meeting.

12. Procurement of Audit for Smaller Authorities Councillors were reminded that procedures for audit will change in 2017 following the abolition of the Audit Commission. The National Association of Local Councils (NALC), the Society for Local Council Clerks (SLCC) and the Association of Drainage Authorities (ADA) have been allowed to procure authority audit services on behalf of local authorities to simplify arrangements and reduce the burden on authority staff. It was reported that the Parish Council need do nothing unless the council wishes to opt out. **It was RESOLVED** that the Parish Council not opt out.

13. Lights at the Parish Hall The item needed no discussion following comments made by the Parish Hall Chairman and Treasurer during the public session.

14. Correspondence

Recharge for Election Held on 7 May 2015 It was reported that a notice from District Council had been received advising the Parish Council that £187.72 of costs were incurred in respect of the uncontested election.

Mobile Locality Officer The Parish Council was informed that Alan White has taken over from John Salter as the local Mobile Locality Officer.

Devon Association of Local Councils (DALC) December Newsletter was read for information.

15. Finance

15.1 Notice of income and expenditure since last meeting. There was no income to report.

It was reported that the following cheques were signed between meetings:

Chq		Invoice	Detail	Before VAT	VAT	Total
711	BT	n/a	Adoption of telephone box	£1.00	0.00	£1.00

15.2 **It was RESOLVED** to approve the following payments:

Chq		Invoice	Detail	Before VAT	VAT	Total
712	Cat Radford	n/a	Clerk Salary and NP Salary: Salary Dec: £229.32 NP Secretary Dec: £35.28	£264.60	0.00	£264.60
713	Cat Radford	Claim form	Clerk Expenses claim 20151202	£50.51	£5.67	£56.18
714	Devon Senior Voice	Claim form 20151101SL	Sally Lougher HNP expenses claim: Late September/Oct Freepost Postage	£22.64	0.00	£22.64

16. E-Circulars It was reported that the following e-circulars had been received: Rural Services Network, Devon Home Choice, Devon County Council Community News Round-up, Public Sector Executive, Fields in Trust, Emergency Planning Newsletter.

17. Matters at the Discretion of the Chairman: Councillors' reports and items for future agenda.

Blakemore Level Finger Post Sign it was noted that the sign was broken

Letter of thanks to Rob Peterson it was commented that Rob Peterson had left the Playing Field Committee. It was agreed that Cllr Wynne write a letter of thanks to Rob for his service to the committee on behalf of the Parish Council.

18. Confirm date of next meetings.

Finance Committee Meeting Tuesday 5th January 2016 – Harbertonford Village Hall

Neighbourhood Plan Steering Group Meeting Thursday 7th January 2016 – Harbertonford CE Primary School

Ordinary Meeting of Harberton Parish Council Tuesday 12th January 2016 – Harberton Parish Hall