

HARBERTON PARISH COUNCIL

Minutes of the ordinary meeting of Harberton Parish Council
7.30pm Tuesday 14th March 2017, Harberton Parish Hall

Present: Cllrs Beamish, Bowley, Broom, Camp, Davidson, J.Hockings, S.Hockings, Janes, McDonnell, Wynne, D.Cllr Tucker, C.Cllr Vint.

Formal apologies: Cllr Williams

Absent: Cllr Waite

Public: 4

Clerk: Ms Radford

Public Session

- i) A representative from the proposed Winsland House development attended to present the most recent version of the proposed development scheme and to receive feedback. In summary, the proposed plan would include 78 properties, of which 23 would be affordable homes. Layout would include age restricted accommodation of approximately 10 units. Pedestrian links to schools, shops, pub and railway station would be provided via Cott Lane. Full appraisal of the site from a Devon County Highways (Highways) and engineering perspective will be undertaken as part of the planning process. When asked how the site could meet the needs of the village communities, the developer commented that the site would meet the need for affordable housing, suggesting that some homes could be below market rent or rent to buy. The developer suggested that if the Winsland House site is located within the Neighbourhood Plan, there is scope to adjust some of the densities planned for the rest of the Parish – without which, some sites that were shown to be less popular in consultation may have to come forward. It was asked whether the developer has taken account of bat flyways on this site. It was responded that tweaks can be made to create a dark corridor to take this into account.
- ii) Jacqui Hodgson introduced herself and indicated that she would be standing for election as the Green Party County Councillor candidate for the new Totnes and Dartington division.

3 members of the public left the meeting at the end of the public session.

Agenda

1. **Apologies** were received as above.
2. **Declaration of Interests**
 - 2.1 Councillors were reminded of the need to update their register of interests.
 - 2.2 No interests were declared on items on the agenda.
3. **Reports from County and District Councillors** for information.
 - 3.1 County Councillor (C.Cllr)
 - 3.1.1 It was commented that National education cuts will have an impact locally as Harbertonford School will lose £11,600 by 2019 (£145 per pupil). On top of these cuts that Devon County Council (DCC) has cut £2.2 million to the schools' budget, averaging £33 per pupil next year. DCC had underestimated what funding was necessary for special needs education, and as a result is transferring funds out of the general schools' budget.
 - 3.1.2 Following a question about the service transformation fund, the C.Cllr commented that the Government is encouraging organisations to make savings by restructuring themselves, the Transformation Fund is a reserve for this purpose. Opposition County Councillors had a view that could get far more valuable proportion of that fund to protect education through the county.
 - 3.1.3 'Invest in Devon' is a fund for supporting local enterprises that DCC distributes through its District Councillors. The C.Cllr has supported seven social enterprises through the REconomy Centre.
 - 3.1.4 The C.Cllr has £36,000 allocated for pot hole repairs in the Totnes District. Following a drive round with the Neighbourhood Highways Officer has shortlisted Hernaford Lane. Quotes are expected.
 - 3.1.5 The C.Cllr suggested that the Tree Wardens network with the wider South Hams Tree Warden network to identify trees that should be subject to Tree Protection Orders (TPO's). The C.Cllr agreed to pass on the Harbertonford Tree Warden's details.
 - 3.2 District Councillor (D.Cllr)
 - 3.2.1 Cllrs who attended the Parish and Town Council Development Management meeting were encouraged to send any comments on the session to the Development Management Lead Specialist.
 - 3.2.2 The Joint Local Plan will go out to consultation on 15th March 2017. Following the presentation made by the Winsland House developer in the public session, it was commented that neither South Hams District Council (SHDC) nor Totnes Neighbourhood Planning group support the Winsland House site, but the decision for inclusion is for the Harberton Parish Neighbourhood Plan (HNP). It was commented that the Dartington Neighbourhood Plan group were in support. It was commented that as the Joint Local Plan does not include the site the HNP would need to make a strong case for inclusion, especially if there is opposition from neighbouring parishes. There were further comments about the relationship between

development sites and the services of the villages in the Parish, along with comments about this site being supported in consultation.

- 3.2.3 It was reported that SHDC is looking at different ways to support Community Land Trust (CLT) initiatives, through funding, providing support staff, purchasing land on the CLT's behalf and supporting the planning process as many projects get bogged down in bureaucracy and high legal costs. It was commented that CLT projects aren't always self-build housing sites, there are CLT plantation projects for example.
- 3.2.4 The new SHDC website has been launched although some areas are still work in progress. It was commented that the speed of the site is much improved.
4. **Minutes** The minutes of the Ordinary meeting of Harberton Parish Council 14th February 2017 were signed as an accurate record.
5. **Report Matters Arising from the Minutes** for information only
- 5.1 Harbertonford playground lease Ongoing
- 5.2 Devon Air Ambulance Trust (DAAT) community landing site scheme Queries from the Harberton Playing Field Association (HPFA) and DAAT have been forwarded for a response. There was a discussion on the pros and cons of the scheme with views both in support and rejection of the concept.
- 5.3 Lloyds current account Banking paperwork has been returned for a third time due to an alleged error in one of the signatures. All cllrs signed again.
- 5.4 Harberton flood relief It was reported that the Environment Agency consultant who has agreed to undertake some investigation into alleviation of flooding in Harberton had asked the Parish Council to indicate owners and tenant farmers of land in the valley. A letter had been drafted to send to the landowners and tenants before the Environment Agency makes contact.
- 5.5 Screw Lane drainage It was reported that the buddle hole is silted up. Cllrs S & J Hockings agreed to speak to the landowner about getting the water away.
- 5.6 4160/16/TCA Tree Works tree surgeon report It was reported that this had not been received.
- 5.7 Bus shelter roof It was reported that the owner of Wesley House had given permission for the ivy to be removed. **ACTION:** Cllr Davidson agreed to arrange for the work to be done.
- 5.8 Tree Protection Orders (TPO's) in the Parish
- 5.8.1 The Clerk reported that trees within the parish under TPO's are listed on the interactive map service available on the SHDC website. This includes historic TPO's of trees that may no longer be standing, for example the inclusion of protected elms.
- 5.8.2 It had been commented by residents that a recently felled oak in the Parish was subject to a TPO. It was agreed to review the map to confirm the accuracy of this assertion.
- 5.8.3 It was reported that the Harberton Parish Neighbourhood Plan (HNP) committee had decided not to undertake a TPO survey as part of the next round of consultation, suggesting that the clerk liaise with village tree wardens to undertake this audit.
6. **Planning**
- 6.1 Planning application recommendations Following discussion on SHDC guidance that requires a wildlife survey completed by a qualified and experienced ecological consultant **it was RESOLVED** to SUPPORT application 0188/17/HHO, Householder application for front and rear dormer window and external cladding Newhaven, Old Road, Harbertonford, subject to a bat survey undertaken by a consultant approved by Devon County Council and provided that any recommendations made by that survey are adopted.
- 6.2 Report on planning decisions It was reported that conditional approval had been given on 3825/16/FUL Application for relocation of existing access at Moore Farm, Harberton, subject to usual conditions and the provision of a landscaping scheme prior to commencement.
- 6.3 Enforcement cases
- 6.3.1 A hard copy of the current enforcement caseload was circulated amongst councillors for information.
- 6.3.2 It was reported that enforcement case 011818 re alleged unauthorised signage on road verge (DCC Land) at Brockhills Barns, Harbertonford has been closed because the breach of advertisement control has ceased. The sign has been removed and advice given regarding the advert consent application process.
7. **Monthly reports** for information
- 7.1 Finance Committee update It was reported that the committee will meet in April.
- 7.2 Neighbourhood Plan update It was reported that a list of statutory consultees and local bodies, clubs and societies who will be affected by the HNP is being prepared. Cllrs were invited to contribute to this. The Steering Group agreed to include a site popularity table into the housing chapter. The 'Have we got it right?' consultation document will be produced with policy questions but with additional questions around housing needs particularly to add to the evidence base and to include more detailed consultation around inclusion of the Winsland House site. It was reported that there was discussion about number of consultation events to undertake.
- 7.3 Community Land Trust update It was reported that an opportunity to apply for the remaining plots was now being circulated in neighbouring parishes.
- 7.4 Town and Parish (TAP) Fund 2014, 2015 and 2016 updates

- 7.4.1 2014 It was **RESOLVED** to close the project as too much time has elapsed since the grant was offered and the fund has been rolled back into the TAP Fund.
- 7.4.2 2015 It was reported that an invoice had been received for works to the green lane for £3650.50 plus VAT, leaving a remainder of £79.00 in the fund. It was reported that as the claim is overdue, receipts for the full claim must be submitted or the remainder rolled back into the programme. **It was RESOLVED** that new hedging plants be purchased to a maximum value of £79. The clerk will make the final claim and submit the end of project report form.
- 7.4.3 2016 DAAT has been asked for guidance on completion of a planning application to move the project forward.
- 7.5 Clerk's update Nothing to report

8. Consideration of priority areas for pot hole fund

After discussion, it was agreed that the following areas in the Parish should take priority:

- i) Hernaforde past farm and barns: Triangle to Morleigh road is in a bad state. This should take some priority as there will be 9 new dwellings there.
- ii) Area at Broadpark style

The clerk agreed to forward details to the Neighbourhood Highways Officer.

9. **Harbertonford Playground – consideration of response to decision to dissolve committee** It was reported that the Harbertonford Playground committee has dissolved with no debts, liabilities or outstanding obligations and with a balance of £732.09 in the account. **It was RESOLVED** to accept the funds reserve in for future maintenance of the Playground
It was RESOLVED to advertise via village life and the school for interest to form a new committee to undertake maintenance and management tasks. A storage box with gardening equipment and a gazebo is being stored by Jane Hutchinson. It was agreed to ask how long she is willing for the equipment to be stored before an alternative is found. **It was RESOLVED** to thank Ms Hutchinson for her work in establishing and maintaining the playground.
10. **Report on Clerk appraisal** It was reported that the appraisal took place on the 2nd March 2017. To take into account the overtime undertaken by the clerk **it was RESOLVED** to increase the standard contracted hour from 6 to 8 from 1st April 2018, and pay any further overtime recorded over that. It was agreed to account for this in the Parish Council for the 2018-19 budget. Overtime from March 2017 – March 2018 would be paid in a lump sum at the end of the financial year.

It was RESOLVED to pay the clerk overtime hours as recorded for 2015/16 and 2016/17, a total of 136 hours at a cost of £1,210.89.

11. Correspondence

- 11.1 Community Led Housing (CLH) Funding It was reported that SHDC received funding from DLG to support delivery of Community Led Housing. Funding for this current year is £1.8 million with a focus is to bring forward more low cost housing.
- 11.2 Funding Services in the South Hams It was reported that SHDC will be increasing council tax by £5 for a band D property, a 3.3% increase on last year.
- 11.3 Safe Place Scheme request for funding It was reported that Devon Link Up have been working with Devon and Cornwall Police on a scheme that helps those with a learning disability recognise places that they can ask for help. A contribution of £500 - £1000 is requested towards the scheme that places stickers in windows of collaborating shops and cafes. In discussion, it was commented that outlets in the Parish are limited. **It was RESOLVED** to write to ask for more information on how the scheme works and a set of accounts.
- 11.4 Your latest e-bulletin from Devon ALC Circulated for information.
- 11.5 Share your memories of Slapton Beach It was reported that the Slapton Line Partnership is asking the community for historical photos, anecdotal evidence or images that show how Slapton Beach has changed over the years as part of work towards a new Beach Management Plan.
- 11.6 Joint Local Plan Engagement Events It was reported that events are taking place between 15th March -26th April. The plan is available to view via the SHDC website.

12. Finance

- 12.1 Notice of income and expenditure since last meeting It was reported that a cheque from Harbertonford Playground Committee for £65.00 was banked on 2nd March 2017 as contribution to SHDC invoice 21664444 below.
- 12.2 To consider payments **It was RESOLVED** to make the following payments:

Chq	To	Invoice/ paperwork	Detail	Before VAT	VAT	Total

SO	Cat Radford	Payslip 20170322	Salary March: £231.92	£ 267.60	£ -	£ 267.60
			NP Secretary March: £35.68			
776	Cat Radford	Payslip 20170322/Clerk Expenses claim 20170309	4th May 2015 - 28th February 2017 overtime	£ 1,210.89	£ -	£ 1,227.30
			Mileage	£ 8.91	£ -	
			Broadband claim	£ 7.50	£ -	
777	South Hams District Council	21664444	Repair wetpour surface next to roundabout (H'ford Playground)	£65.00	£ 13.00	£78.00
778	IJ and CJ Talbot	6490	Green lane works (TAP Funded 2015)	£3650.50	£730.10	£4380.60

- 13. E-Circulars** received include: Rural Services Network, Devon Home Choice, Devon County Council Community News Round-up, Public Sector Executive, Fields in Trust, Emergency Planning newsletter.
- 14. Matters at the discretion of the Chairman: Councillors' reports and items for future agendas**
- 14.1 Dog waste on Woodland Road It was requested that the dog warden come and have a look. The D.Cllr agreed to pass this request to the Locality Officer.
- 14.2 Spray cross on Harberton sign Following a query it was reported that Highways had been informed about the appearance of a red cross on the Harberton sign at Langridge Cross but that it was a low priority for action.
- 14.3 Felling of trees on Bow Road It was reported that trees had been felled. It was commented that there was no restriction on felling unless trees are in a conservation area or subject to a TPO.
- 14.4 Planning meeting The D.Cllr was thanked for organising a very informative Parish and Town Development Management meeting.
- 14.5 Parking on Bow Road It was reported that there had been parking disputes concerning spaces that were originally established by Tor Homes and allocated to residents but whose ownership has come into question. Signs reserving the spaces for residents' use have been removed. It was suggested that clarity was needed as to whether these spaces were public. Both councils and Tor Homes are denying ownership. It was commented that lease agreements refer to allocation of parking spaces. The D.Cllr agreed to ask the SHDC asset team to look at the deeds with relation to transfer of parking spaces.
- 15. Date of next meetings**
4th April 2017, 7.30pm, Finance Committee
11th April 2017, 7pm Annual Parish Meeting
11th April 2017, 7.30pm Ordinary Meeting