

HARBERTON PARISH COUNCIL

Minutes of the ordinary meeting of Harberton Parish Council, 7.30pm on Tuesday 10th March 2015, Harberton Parish Hall

Present: Cllrs Beamish, Broom, Camp, Clayton, J. Hockings, S. Hockings, Hoddinott, Janes, Padfield, Trott, Williams, Wynne, C.Cllr Vint and D.Cllr Tucker.

Apologies: District Cllr Steer

Members of the Public: 4

Clerk: Ms C Radford

Public Session

- It was commented that the road from Gills Cross to Mill Cross (Screw Lane) is in an extremely poor condition and it would be nice if something was done about it. The County Councillor commented that potholes can be reported by anyone via the Devon County Council Highways page, from which works are scheduled and progress reports are sent by email.
- Councillors were asked if there have been any private talks with developers regarding Community Benefit raised from renewable energy, as it was understood that this would only happen in public. It was suggested that the Parish Council should not be negotiating for money for itself, when it is also asked to give recommendation on development. In response, Councillors commented that Community Benefit is not money for the Parish Council but for the whole community and distributed via the Community Benefit Fund. The Parish Council has the burden of administering the fund. It was commented that in the only case the Parish Council did try to negotiate the Community Benefit, it was not successful.
- The Parish Council was asked to consider setting a standard amount for Community Benefit. In response Councillors commented that there is an agreement by the wind turbine association for standard payments for turbines above 5 megawatts. There is no such agreement for solar farms. It is up to the discretion of each company to make an offer for consideration. The solar farm developer at Lower Blakemore did make an offer, but the Chair did not give this information to councillors until after the recommendation to the Planning Authority had been made. The County Councillor commented that the decision on Community Benefit will be made by the District Council and the Parish Council has no control over it.
- A representative from Poppy Developments addressed the meeting, reporting that work has just begun on development of the final 7 of 15 units at the Mill in Harbertonford. It was commented that they hope people in the village and the Parish welcome the development as they are looking to work with the community. Poppy Developments are working with the Planning Authority as the original planning application is 20 years old and that conservation guidelines may have changed since. A councillor commented that following the recent development at Hernaford Farm they are confident that Poppy Developments will do a good job at the Mill.

Agenda

1. **Apologies** were received from D.Cllr Steer.
 2. **Reports from County and District Councillors** for information.
County Councillor Vint:
 - The County Council budget has been approved including cuts to the bus service. Consultation on the services due to be cut are underway. It was commented that saving a service would mean cuts to services elsewhere. It was reported that two services within the Parish are at risk: cutting all X64 Sunday services and cutting the 'early rail connection' on the 164 Saturday service. Consultation via the Devon County Council (DCC) website closes on the 20th April 2015. Councillors commented that a complete removal of a Sunday service to Dartmouth is a real loss. It was reported that Stagecoach would be very happy if Parishes wrote to save services. It was commented that the commercial bus services have seen much greater cuts, remarking that a community mini bus could be far more cost effective than the double decker buses currently deployed locally.
 - The County Councillor was asked if there had been further conversations about roads within the Parish to which there would be no guarantee of maintenance, as the road leading to Hatchlands is at risk of becoming a green lane.
 - Councillors asked if DCC is going to appeal the traffic order in Totnes. The County Councillor commented that 35 requests from residents have been received asking DCC to appeal. According to the 5 opinion surveys done (3 by DCC, 1 by opponents, 1 by Totnes Town Council) four supported the scheme, and one came up with an alternative. Figures gathered from businesses on the street don't support the argument that it harms local business. It was commented that the judgement was nothing to do with which way the traffic would flow, but regarding a procedural error by DCC in which the Secretary of State should be consulted if a commercial bus service is obstructed.
 - Councillors expressed thanks to DCC for ploughing under hedges on the roads.
- D.Cllr Tucker was invited to give a report from the District Council:
- There will be a review of the Town and Parish (TAP) Fund process. There has been a proposal for District Councillors to allocate funds without input from Parish Councillors. Cllr Padfield commented that the TAP fund has been very successful, enabling Parish Councils to meet each other. He commented that Parishes should be encouraged to be imaginative about doing things to improve their quality of life as applications for maintenance works are increasing, abetted by Devon County by cutting funds for maintenance and encouraging Parish Councils to do the work. The TAP fund is therefore being used as a kick start fund for Parishes to take on maintenance works

which will then likely be absorbed into the precept demand when the TAP fund ceases. Money is being churned in a way that makes it more inefficient.

3. Minutes The Clerk will check the audio recording of the meeting of 10th February 2015 for confirmation whether it was said that Winsland House is 'technically in the Parish' before the minutes are signed as an accurate record.

4. Report Matters Arising from the Minutes for information only

- Access to the Grit Box on Bow Road: still in process.
- Registration of Harbertonford Car Park: It was reported that the Harbertonford Car Park is already registered, as the certificate was located when reviewing the deeds to the property.
- Mud on the Road at Luscombe Farm: The Clerk reported having written to the farmer, giving an NFU briefing note outlining responsibilities of farmers regarding mud on the road.

5. Planning

It was RESOLVED to make no objection to planning application 23/0350/15/LB, listed building consent for replacement roof using natural slates at The Miller House, Crowdy Mill, Harbertonford

It was RESOLVED to make no comment on planning application 14/0300/15/F, erection of 500kW ground mounted solar array at SX 7955 6271, Grattons Field, Dartington Hall, Totnes

Readvertised Application 23/0183/15/F, erection of 3No bedroom split level dwelling at Land north of Hillcroft, Moreleigh Road, TQ9 7TS. Following review of the Structural Report and a letter from neighbours as read to the Council **it was RESOLVED** to submit same comments as when the application was first considered.

It was reported that conditional approval had been given to planning application 23/2082/14/F, householder application for conversion of dovecote barn with new garden room extension at Tristford Farm, Harberton.

6. Monthly reports for information

6.1 Finance Committee update No meetings had taken place since January. The next meeting is in April at which applications to the Community Benefit will be considered. It was agreed to re-advertise the Fund and the closing date for applications.

6.2 Harberton Neighbourhood Plan (HNP) update.

It was reported that:

- Peter Kirkham and Sally Lougher have been voted onto the HNP Steering Group.
- Geoff Broom and Tim Padfield were thanked for their work on the Neighbourhood Plan to date.
- A timetable for delivery of the HNP had been agreed, looking to mesh with the Local Plan as published by the District Council which would see consultation workshops taking place in both villages in May following which consultation with the District Council would take place in June, a final parish-wide consultation on the revised plan would take place in September before the final plan would be submitted to the inspector in December. The Parish Council would be consulted throughout.
- The latest draft of the Housing Section will be reviewed at the next meeting before public consultation takes place in May.
- Some constructive comments have been made via the website and the steering group welcome more comments.
- A section on farming will form part of the 'Economy' chapter, the committee would welcome those with knowledge of farming to join a working group on the subject.

Parish Councillors raised the following issues:

- Recording of Parish Council Committee meetings was discussed. It was agreed to take the query back to the HNP steering group.
- It was suggested that at the AGM 4 Parish Councillors should be on the Steering Committee as the Parish Council has the responsibility for the Neighbourhood Plan but does not have enough information; there doesn't appear to be evidence of progress available via the new website. In response to comments it was reported that no individual can make any changes to the plan on the website as each change made to the plan is voted on and agreed by the committee, recorded in the minutes and actioned when the minutes are agreed.
- It was commented that there was a lack of detail on the new addition of including footpaths and unclassified roads within the plan. In response it was commented that further detail on grid references for all footpaths and unclassified roads are in process and will be added to the plan in due course.
- The practice of reviewing website comments by committee before they were displayed was questioned.
- The use of Facebook to gather responses to the plan was questioned as not being open to all. In response it was commented that the Facebook page will be used as another means to communicate with those people who prefer to use that media, just as print based media is used for those not online.
- It was asked whether draft minutes could be published on the website.
- It was commented that review of public consultation should come to the Parish Council before meetings are scheduled with the District Council.

6.3 Community Land Trust update

It was reported that the project is moving towards the final Heads of Terms and registering the land is in process following which the planning process will begin. Following questions by Councillors it was commented that any of the houses that will be rented or under part ownership will be managed by South Hams Rural Housing Association.

6.4 Town and Parish (TAP) Fund updates.

2013 Fund: It was reported that work on the Toll House Cycle Path was now underway. Cllr Padfield has written to the Totnes on the Move and the Traffic Forum thanking them for their support.

2014 Fund: The Parish Council has been awarded £1200 for the project paint a mural on the primary school playground wall and meetings have been held with school regarding design. It was reported that the District Council have changed the rules and won't release funds until the work is finished. **It was RESOLVED** that the Parish Council cover material costs until the funds can be claimed from the District Council. D.Cllr Tucker commented that if the District Council received a written request for funds with an invoice/detailed estimate funds would be released in advance.

It was RESOLVED that the Clerk formally thank Devon County Council and South Hams District Council for continuing generosity with the TAP fund and that the Parish Council hopes for a continuation of the TAP fund preferring the fund to return to its original intention to support new initiatives rather than maintenance.

7. Community Benefit Fund

7.1 It was RESOLVED to make the following amendments to the Community Benefit Fund Guidelines:

7.1.1 "The fund is to be used to support charitable, educational, environmental and/or amenity purposes within the parish of Harberton. Preference will be given to projects which provide longer term benefits to the community."

7.1.2 "Payment will normally be made on project completion. The Parish Council will sign off on payment subject to receiving receipts and invoices with cheques issued following the subsequent Parish Council meeting."

7.2 The Parish Council considered proposals prepared by Tim Padfield and Jackie Clayton on two sites for a southbound bus stop at Harbertonford. **It was RESOLVED** to support Tim in proceeding with Site A – adjacent to the bridge.

8. Village Work Day

It was RESOLVED to promote a village work day in each village to clear weeds and generally improve the environment. It was suggested to coordinate a work day with other village events in planning, such as Open Studios and Strawberry Fayre. **Action:** Cllrs Hoddinott and Williams will follow up Strawberry Fayre and Cllrs Clayton and Janes will look into Open Studios.

9. P3 Footpath Maintenance It was reported that a member of the public was trampled by a horse on the Beenleigh footpath. A number of people had been assaulted by the horse and hadn't done anything about it. In response it was proposed that a system of footpath wardens could be arranged and the Parish Council re-establish the footpath maintenance agreement with Devon County Council.

The Council discussed problems with the scheme in the past that lead to a decrease in interest and ultimate withdrawal. As the Parish Paths Partnership run March - March, **it was RESOLVED** proposed to put this on an agenda for further consideration following the election in May.

It was suggested that if anyone has an issue with the footpath they should contact the Clerk to write a letter to the land owner reminding them of their responsibilities.

10. Preparation for Parish Council Elections It was agreed that if there is to be a contested election, the Parish Council website offer a page for those standing as Parish Councillors to post a statement. The Clerk asked Councillors to consider what information they would have found useful to give to new councillors in preparation of their new role to include in induction papers.

11. Finance

11.1 It was reported that £10.00 ground rent was received from Harberton Parish Hall for 2014.

11.2 **It was RESOLVED** to make the following payments:

Chq		Invoice	Detail	Amount before VAT	VAT	Total
659	Harberton Village Hall	n/a	Harbertonford Village Hall Community Benefit Payment	£500.00	n/a	£500.00
660	Cat Radford	n/a	Clerk Salary (March) £224.38 Neighbourhood Plan Secretary (March) £39.20	£263.58	n/a	£263.58
661	Harberton Parish Hall	20 th January	Neighbourhood Plan Meetings 2015	45.00	n/a	£45.00

12. Correspondence

12/02/15 Police Reports A letter was received from PS Helen Gerig in response to the Clerk's query on lack of monthly Police Reports. The letter stated that there had been no reported crimes in Harberton in 2015.

17/02/15 Community Emergency Plan Audit The Council was informed that there are several Parishes within the District who have/are considering preparing a Community Emergency Plan. It was reported that the Parish Council had undertaken an Emergency Plan audit in the past, of which details may be found in the files.

26/02/15 Decision from NPCU on Lower Blakemore Farm Solar Estate It was reported that the Secretary of State has concluded that the proposed solar development is not likely to have significant effects on the environment to require a full EIA.

03/03/15 Emergency Planning Newsletter The Council was informed that a new Social Action Responsibility and Heroism bill has been passed to protect volunteers from being sued as a result of doing good deeds.

03/03/15 DALC March Newsletter Was read for information, including information on training courses for Councillors, AGM requirements and information on Community Clear Up day.

13. E-Circulars It was reported that e-circulars were regularly received from Rural Services Network, Devon Home Choice, Devon County Council Community News Round-up, Public Sector Executive, Fields in Trust, DCC Emergency Planning and Councillors can request the Clerk forward them.

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

- Following a 'near miss' incident between a child and a vehicle on Bow Road a request for a 20 mph limit has been made. C.Cllr Vint encouraged the Parish Council to write to DCC to make a request for a speed restriction or erection of a suitable sign. It was also suggested that this and similar speed restriction proposals should be put in the Neighbourhood Plan.
- Cllr Padfield gave apologies for the next ordinary meeting of the Parish Council and commented that as he is not standing for re-election this would be his last Parish Council meeting. He thanked the Parish Council for good conversations commenting that he has enjoyed being a councillor and giving personal thanks to everyone.
- It was reported that a large oak tree at Brockhills would benefit from some tree surgery as a limb is hanging across the road. Cllr Hoddinott agreed to contact Mrs Hookway.
- It was commented that in addition to the horrendous pot holes on Screw Lane the buddle holes are all blocked up. Cllr Hoddinott agreed to have a look.
- Cllr Hoddinott enquired as to the outcome of the discussion with the land owners at the entrance to Dundridge House. Cllr Wynne hadn't done this yet and agreed to do so by the next meeting.
- Cllr Broom commented that he will be away at the next meeting, and will attend the AGM in May to see the new Chairman nominated.

15. Confirm date of next meeting Ordinary Meeting of the Parish Council 14th April 2015