

BERRY POMEROY PARISH COUNCIL.

Minutes of Meeting of Berry Pomeroy Parish Council Thursday 7th December
2017
at 7.30 pm in the Village Hall.

MEMBERS PRESENT: Cllr J Mills (Chairman)
Cllr D Hooper (Vice-Chairman)
Cllr N Boughton,
Cllr M Hannaford
Cllr M Perring

County Councillors J Hawkins and J Hodgson
District Councillors J Birch, J Green and T Pennington

Also present Mr Graham Hutton and Mr T Douglas representing Baker Estates and Mrs T Rowe, Clerk to the Parish Council.

Before the meeting started the Chairman invited Mr Hutton and Mr Douglas to speak concerning the planning application for a construction site compound on land adjoining Great Court Farm.

Mr Sutton introduced Mr Douglas the site foreman at the Great Court Farm development and explained that Baker Estates had been asked to submit the planning application retrospectively following an enforcement complaint concerning the removal of a hedge. The land for the compound had been leased from the Duke of Somerset as the developers had thought this would ease the pressure on the highway by providing car parking for contractors. There would also be single storey portacabins and material storage on the site. There had been a full ecological check and all materials would be removed at the end of its use. The Chairman told Mr Hutton that he had been horrified that a survey of the grass in the meadow had not been carried out. This field had not been sprayed by the tenant farmer and would have contained many native grasses and would be a habitat that would be difficult to replace. Mr Hutton told the meeting that he had taken away from the previous Parish Council meeting the issue of the grass and would ensure that the field was re-instated as the adjacent fields. The provision of drainage in the field was separate to the compound and would also be seeded in the same way.

Cllr Hannaford asked why the compound had not been planned into the development site itself and a traffic plan produced, and added if the compound area was to provide additional parking why were lorries parking on the pavements in Blackpost Lane each day.

Mr Hutton regretted that the lorries were causing a problem and said that without the compound parking there would be an even greater number of contractors parking on the adjoining roads. The intention was to avoid lorries on the road and the sub-contractor parking, particularly near to the end of the development when the houses began to be occupied.

Cllr Perring raised concerns about the lorries that were turning at the entrance to Western House. Mr Douglas was not aware of this problem but explained that the lorries had to reverse into the site at present, although this problem would be solved when the roads in the site were created and the lorries could drive in; there was always a banksman to direct the lorries making deliveries.

Mr Hutton told the meeting that he was keen to keep the lines of communication open and to minimise the traffic impact.

Mr Douglas agreed to have signs erected to tell the lorry drivers that they should not turn at Western House. The main development was in the process of having the mains services installed, so the lorries needed to go past the entrance in order to reverse in at present.

Cllr Green asked if there was an agreed construction traffic plan for the development and Mr Hutton confirmed that this was the case. Mr Hutton added that with 60 units occupied there could be 120 vehicles on the development, the compound with its parking provision would help to increase safety.

Cllr Green asked when the development would be complete; Mr Douglas explained that this would be 19 -20 months from start to finish, with the first move into a property planned for March 2018. By the end of 2018 half the development would be complete and he added that parking was always a problem on developments of this size.

Cllr Hodgson arrived at 7.50pm

Cllr Hooper told the meeting that there was a problem with flooding at the corner by Western House. Mr Hutton explained that Devon County Highways had agreed to additional gulleys near to the Western House junction which would drain into the network; these just had to be connected.

Mr Douglas clarified that a road closure would be needed for Western Power to carry out works to overhead cables and it was planned to carry out the drainage works for 8 to 12 weeks under the road if possible at the same time to minimise disruption; at present this was planned for the 5th February 2018 but would depend on when Western Power were available. Mr Douglas added that Devon County Highways would post notices concerning the road closure and would communicate with local landowners that would be affected.

Mr Hutton agreed to look at the road flooding to see what could be done. The Chairman was concerned that the landowner at Higher Western Farm would be affected and Mr Hutton agreed to consult them.

Cllr Perring asked if Western Lane would be re-laid at the end of the development and Mr Douglas agreed that there would be an element of resurfacing to put the road back to its original state.

1. (12.17) APOLOGIES: Cllr M Elliot-Smith.

2. (12.17) DECLARATIONS OF INTEREST – Cllr Hooper declared a prejudicial interest in discussions on planning application **3535/17/FUL – Land at SX 818 602 , Neighbouring Great Court Farm.**

3. (12.17) MINUTES OF AUGUST MEETING:

The minutes of the Parish Council held on 2nd November 2017 were agreed as a true record and signed by the Chairman.

4. (12.17) MATTERS ARISING

- Adoption of the telephone box –Cllr Boughton told the meeting that the use of the telephone kiosk had been discussed as part of the Neighbourhood Plan consultation events and several ideas for it use had been put forward including for a defibrillator, a book share point, as a notice board and as a tourist information point. The Round Table sponsored defibrillators in villages and would give half the cost. Residents had offered to repaint the box and it was noted that some of the glass would need to be replaced.
- Councillor vacancy – following the posting of a notice to advertise the vacancy Cllr Boughton reported that Sara Halliday, who currently worked as an administrator for Totnes Town Council, had expressed an interest in joining the Parish Council and would be coming to the next meeting in January 2018.
- No Right Turn at True Street – Cllr Hodgson told the meeting that this had not been raised at the HATOC meeting as officers had said there wasn't the collision data (there had only been 3 reported accidents, 1 fatal) to justify this; they did not believe that traffic coming from Paignton and turning right at this point was an issue. Cllr Hodgson was happy to take this item back to HATOC again and the meeting asked that this be raised again. Cllr Birch told the meeting that this had been raised initially by a resident, Cllr Hodgson added that there was potential for a future roundabout but it was unlikely that funds would be available, it might be possible to look at speed reduction.
- Provision of "Give Way" sign at Berry Pomeroy roundabout – This had also not been considered by the HATOC meeting and Cllr Hodgson added that the cycle path at Littlehempston had also not been discussed as proposals had now come forward suggesting that this should be a footpath and written letters of support were being sought.
- Double yellow lines in Bourton Lane – Although Devon County Council had agreed to these being put in place they had yet to be painted – the Clerk would raise this with Highways.
- War Memorial – the Clerk read out an email reply from the Duke of Somerset concerning the removal of a dead tree stump. Lord Seymour believed this to be an important ecological habitat and was reluctant to replace this with hedging which would require on-going attention, however

he had commented that he would still consider the request to remove the tree trunk at the time a proposal was made. Cllr Boughton had obtained 2 quotations for the hedge planting and re-laying of the slabs at the memorial and the Clerk would make a TAP fund application to South Hams District Council for a grant for the works.

Cllr Hawkins arrived at 8.15pm

Cllr Hodgson passed details of the South Hams District Council Community reinvestment programme to the Clerk; applications for grants from this fund had to be received by 8th January 2018.

- Permissive Footpath sign at True Street – Paul McFadden from Devon Rights of Way would provide a new sign free of charge. The Clerk would arrange for this to be delivered to Cllr Hooper.

5. (12.17) POLICE

No incidents had been reported on the Police website.

6. (12.17) REPORTS

Report of District Councillor Trevor Pennington

Cllr Pennington had been unable to attend the recent South Hams District Council Executive meeting; this had looked at the budget for 2018/2019 but it had not been discussed. Cllr Pennington had found a serious number of omissions from the locality budget, even though the items concerned had been approved with a majority vote. Cllr Pennington was sad to report that the wife of Cllr Hitchins, a previous Chairman of the District Council, had passed away that day.

Report of County Councillor Jacqi Hodgson.

Cllr Hodgson distributed a written report at the meeting. The key issues included:-

- Highways and the possible introduction of safer models for roundabouts with segregated cycle ways and pedestrian paths.
- Potholes - Devon County Council were struggling to keep up with required road works and many scheduled works had slipped well behind.
- Devolution (Heart of the South West), a new South West joint committee of Devon and Somerset Local Authorities had been approved at Devon County Council that day.
- Adult and Children's Care Services as well as reduced Education Budgets and cuts to Public Health Services.

Cllr Hodgson would supply a map of the local roads to the Parish Council with regard to the traffic issues and she recommended a Mr D Chapman from Bridgetown to help with highways issues; Cllr Hodgson would supply his email contact details.

Report of District Councillor John Birch

Cllr Birch reported that the District Council had received numerous objections to planning application 3380/17/OPA Outline planning application with all matters reserved for residential development of 9 no. and construction of new vehicular access – True Street House, Blackpost Cross, Berry Pomeroy. He added that Devon County Highways had raised objections to the plans and the environmental report was not favourable.

Report of District Cllr John Green

Cllr Green reported that the South Hams District Council Executive meeting that day had supported a new policy on self-build. A recent meeting of Bridgetown alive had suggested a new skate park at the top of the Chicken Run.

The Joint Local Plan had identified an air quality issue on the road from Totnes to the True Street junction and Cllr Green suggested that the Parish Council support action on this matter.

Report of County Councillor Jonathan Hawkins

Cllr Hawkins reported that following the recent Traffic Regulation Order meeting double yellow lines had been approved near the garage at Longcombe Cross. Cllr Hawkins would arrange for a village walk in Berry Pomeroy with the local Highways officer Lisa Edmonds in the New Year.

7. (12.17) PLANNING.

Consideration was given to the following planning applications:-

3535/17/FUL – Retrospective application for temporary access to and use of land as construction site compound in connection with development of neighbouring land at Great Court Farm – **Land at SX 818 602 , Neighbouring Great Court Farm.**

Cllr Hooper had declared a prejudicial interest in this application.

Cllr Perring noted that work was still continuing at the site without planning consent.

The meeting voted to Recommend Refusal of the application 3 votes to 1.

Cllr Hodgson suggested that if works continued and the application was not approved then Chris Booty the Enforcement Officer at the District Council should be contacted.

8. (12.17) FINANCE

The following payments were approved by the meeting:-

	£
Mrs T Rowe - Clerk net salary for November 2017 -	£152.47
Mrs T Rowe – Photocopying paper	<u>£7.99</u>
	160.46
Duncan Irwin - 3 cuts of Churchyard	180.00
Stephen Holley (worksheets September to November 2017)	240.00
Devon and Cornwall newspapers for neighbourhood plan ad	140.00

HMRC advised that Berry Pomeroy's account showed a credit at 31st October 2017 of £172.20 at and therefore no HMRC payments are due until this is cleared. HMRC for October would have been £38.20, November £38.20.

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Bank Balances

Balance on Business A/C 25 th September 2017	£3,752.89
Balance on Savings A/C 3 rd July 2017	£4,206.57

N.B.

Paid in 02.10.17 Berry Pomeroy PCC	£795.00
Paid in 31.10.17 S.H.D.C 2 nd half of Precept	<u>£2,750.00</u>
	<u>£11,504.46</u>

9. (12.17) BUDGET AND PRECEPT FOR 2018/2019.

The meeting considered a draft budget for 2018/2019, it was noted that hire of the Village Hall should be included at £15.00 per meeting. The Clerk requested that her salary be put on to the National Joint Council for Local Government Services (NJC) pay scales and it was agreed that the Clerk's pay scale would be set at SCP 23 (£11.05 per hour) from April 2018.

There were several projects which the Parish Council could consider for 2018/2019 including a defibrillator, the phone box, the War Memorial and the Neighbourhood Plan. Members would discuss the budget and precept for 2018/2019 again at the January meeting of the Parish Council.

10. (12.17) CORRESPONDENCE.

There was none.

11. (12.17) NEIGHBOURHOOD PLAN.

Cllr Boughton read out a report on the recent Neighbourhood Plan consultation events.
Summary of comments recorded at drop-in sessions:-

1. Housing and development.

a) Village residents

Need to conserve the local views and character of this area of outstanding natural beauty.
A small number of affordable and self-build homes would be beneficial but not within the central village area.

Any development should be in keeping with the aesthetics of the area.

Beware of second home occupancy.

b) Bridgetown Residents

The area is at saturation point especially around Dukes Road.

A housing needs survey is needed to determine the scale of any further development e.g. affordable?

2. Transport and Movement.

a) Village Residents

Enforce the speed restrictions (speed camera).

Pavements should be improved, especially near the school and from the Village to Totnes, to make pedestrians safer.

Need designated cycle route from Village to Totnes.

Improve the bus service.

Make right turn from Paignton to village at True Street NO right turn.

Create footpath on Berry Pomeroy School side of Marldon Road towards Berry Pomeroy Castle lane (along hedge line, inside field) to make connection to other lanes/footpaths safer.

Need better signage to Berry Pomeroy Castle from the Village.

b) Bridgetown Residents.

Enforcement of traffic speed restrictions needed.

Local main roads at maximum capacity due to increase in traffic.

Roads are damaged and not repaired sufficiently.

More comprehensive bus service.

3. Environment and Open Space

a) Village Residents

The orchards are an integral part of the character of the area and must be preserved.

Desire for a community orchard.

Safeguard the Devon hedgerows for their unique fauna and wildlife.

Keep fields green between Berry Pomeroy and Totnes.

Need for permitted dog walking routes.

True Street footpath should be continually maintained for pedestrian safety and wellbeing.
The playing field is important for community and school recreation.
Pond area needs making more accessible with seating for the community.

b) Bridgetown Residents

Play areas in Elmhurst (Lower Weston) and Parkfield Close need conserving as green areas for community use.

Longmarsh needs preserving as an area of outstanding natural beauty.

The grass at the entrance to Camomile Lawn should be preserved for community use.

4. Local Facilities

a) Village Residents

Need for children's play area with play equipment (swings etc.)

Central Recycling point beneficial

Safer access to Southfields Churchyard with car park.

Cafe/shop/pub.

b) Bridgetown Residents

Update Weston Hall

Add static exercise machines to play parks.

Shop/cafe.

General Conclusion.

The local infrastructure is overloaded with the development already in the area.

The increase in local housing is detrimental to local services e.g. hospitals, doctor's surgeries, sewerage works.

Infrastructure has to be improved before more housing approved.

Local employment opportunities need investment.

Cllr Boughton reported that a Bridgetown resident had offered to take photos for the Neighbourhood Plan.

Cllr Hannaford had analysed the comments and these had come down heavily towards preserving Longmarsh. There had also been a strong trend for no development at True Street and comments had stated that any development should be small, just 2 or 3 houses and should be mostly for rent.

The public also favoured pedestrian access being provided from new developments i.e. Great Court Farm to Longmarsh.

Cllr Birch told the meeting that there were Section 106 monies available for paths/cycleways and he offered to check the Section 106 provision and report back to the next Parish Council meeting.

Cllr Boughton would send the summaries to Martin Parkes from Devon Communities and ask what the next steps should be. Cllr Hodgson suggested that a housing needs survey should be carried out and recommended looking at other Neighbourhood Plans e.g. Marlborough.

12. (12.17) WEBSITE.

Cllr Boughton had suggested a page for the Church newsletter and members wished that a history of the parish written by Cllr Elliot-Smith be included. Photos on the Totnes and District Show website showed a clear view of the Parish.

13. (12.17) HIGHWAYS & FOOTPATHS

Cllr Hannaford reported potholes in Weston Lane outside Higher Weston Farm going towards the Community Centre; the Clerk would report these via the Devon County Council website.

14. (12.17) BUSINESS AT DISCRETION OF THE CHAIR.

Cllr Boughton told the meeting that Berry Pomeroy Village Hall was having problems registering for a gas supply as their postal address could not be traced by their potential supplier. Cllr Birch advised that this should be raised with the street naming and numbering section at South Hams District Council.

15. (12.17) CONFIDENTIAL MATTERS – None.

16. (12.17) NEXT MEETING

4th January 2018 in the **VILLAGE HALL at 7.30pm**

Signed 4th January 2018 (J. Mills,
Chairman)