

Diptford Parish Council Meeting, Parish Hall.

Tuesday 11th June 2019

MINUTES

3 Members of the public attended the meeting.

Open Forum

Representation was made regarding planning application number 1015/19/PDM – Middle Etheridge Barn.

The applicant stated she wanted to clarify the situation regarding the application as she felt that there were 2 objections that were misleading. She reassured the Council that there were no plans to sell the properties outside of the family and that the recent change of ownership was within the family. The application was for residential properties and there was no commercial activity taking place on the property.

A second representation was made by the applicants of planning application 1597/19/FUL – Crabadon Cottage Farm explaining that the work was to improve the site.

Cllr Foster informed Council that he had received the invoice for the emergency work he had approved following the fall of a tree branch in the Playing Field – this will be approved for payment at the July meeting.

Update from Cllr Smerdon (SHDC)

Cllr Smerdon highlighted the climate change declaration that SHDC has made in response to considerable pressure from activist groups and gave examples of ways in which this would affect the work of the council following ratification of the declaration at the Special Council meeting on 25th July. This has been the main focus for the new council since the elections.

Cllr Franklin asked for his views regarding the possibility of SHDC following West Devon's proposal to move to 3 weekly collections. Cllr Smerdon stated that he felt this was highly unlikely.

MINUTES

Present: Cllrs Foster (Chair), Franklin, Crocker, Hill, Lethbridge, Parker-Davidson, Sally Smale (Clerk)

11.06.01 Apologies for absence were received from Cllrs Baggott and Peach

11.06.02 There were no declarations of interest

11.06.03 The minutes of the meeting held on the 14 May 2019, as previously circulated, were confirmed and signed by the chair.

11.06.04 Planning Applications

a) Reference: 1279/19/HHO. Householder application for construction of conservatory
Site Address: 3 Church Park Close, Diptford. TQ9 7PH

Cllrs unanimously supported this application

b) Reference: 1597/19/FUL. Creation of new dwelling to replace Class Q approval (1943/18/PDM) and demolition of redundant and dilapidated range of buildings with landscaping
Site Address: Crabadon Cottage Farm, Halwell. Totnes TQ9 7JZ

Standing orders were suspended to clarify with the applicants present at the meeting which of the buildings on the site was referred to in the application. There followed a brief explanation from the applicant regarding the application and questions from Council regarding the legality of this for a class Q approval site. Cllr Smerdon explained that there was a recent new case law setting a precedent for changes in the application process. Cllr Franklin expressed regret that this would potentially reduce the safe-guarding of sites for affordable housing and it was accepted that if there was Case Law Council could not comment further until guidance was issued regarding how this law would change decision-making.

Standing orders were re-instated.

It was agreed that there would be no comment from Council regarding this application

- c) Reference: 0356/19/FUL. READVERTISEMENT (Additional plans received) Provision of temporary agricultural dwelling (mobile home) Site address: Beenleigh Copse Farm, Diptford. Totnes. TQ9 7NF

Cllrs reiterated their comment on the initial application - that it was their opinion there was no justifiable agricultural need for a dwelling and objected to the application.

- d) Reference: 1270/19/FUL. Demolition of existing barn and erection of single dwelling house Site Address: Wagland Farm, Halwell. TQ9 7LB

As with 11.06.04 b) It was agreed that there would be no comment from Council regarding this application until guidance was received regarding the new case law.

- e) New premises licence from Mr Emad Rahim for Ali Baba's, 20 Fore Street, Ivybridge, PL21 9AB. The premises is a kebab and pizza takeaway. Supply of late night refreshment (hot food and hot drinks), Monday to Sunday from 11pm to 1am; New Year's Eve from 11pm to 2am. **Noted – no comment**
- f) New premises licence from Ivybridge Brewing Company Ltd for Ivybridge Town Hall, Leonards Road, Ivybridge, PL21 0SZ. Sale of alcohol for consumption off the premises, Monday to Sunday from 8am to 10pm. **Noted – no comment**
- g) New premises licence from Michael Sutton's Cellar Ltd for Riversbridge, Embridge, Dartmouth, TQ6 0LG. Sale of alcohol for consumption on and off the premises, Monday to Sunday from 9am to 11pm. **Noted – no comment**

It was noticed at this stage that due to an administrative error (for which the clerk apologised) planning application **1015/19/PDM – Middle Etheridge Barn** was not in fact detailed on the agenda.

1015/19/PDM Mr & Mrs N & L Hallet. Notification for prior approval for proposed change of use of agricultural building to 2no. dwellinghouses (Class C3)(Class Q(a)) Middle Etheridge Barn Diptford Totnes TQ9 7NQ

As the applicants had been informed the previous week that it was on the agenda and had made representation in open forum earlier in the evening and with consideration of the statement on the agenda *"To comply with consultation time limits, planning applications received after agenda publication may be considered at the meeting and any recommendations ratified at the subsequent meeting"* it was agreed to consider this application.

Cllr Franklin commented that this application was in the spirit of class Q approval providing 2 affordable residential properties for family members. It was also noted that a site nearby had previously been granted permission for a similar development.

Cllrs unanimously supported this application.

11.06.05 The following Planning Decision made by SHDC was noted

0690/19/CLE The Old Smithy Curtisknowle TQ9 7JU. APPLICANT NAME : Mr S. Murphy
APPLICATION TYPE : Certificate of Lawfulness Existing Use. Application for a lawful development certificate for a proposed use or development -implementation of planning approval 17/2435/15/F following a material start of works. DECISION: Cert of Lawfulness (Existing) Certified

11.06.06 Parish Council website and uniform email addresses

It was noted that it was best practice for councillors to have separate and uniform email accounts for conducting council business and that it was time to revamp the council website. Cllr Parker-Davidson informed council that he was in the process of reviewing other parish council sites for examples of good practice and that he would be in a position to bring forward a recommendation for the July meeting. This would include any costings for a new domain and email accounts.

11.06.07 Finance

1. The following cheques were approved for payment and it was noted that the clerk's salary would be presented in July to realign with PAYE time-scales.

Cheque Details	Amount	VAT
927 Internal Audit	£120.70	
928 Parish Hall Hire	£12.00	
929 S Hill – Mower petrol and battery	£73.91	12.31
930 S Smale – Clerk's expenses	£53.35	

2. The Financial Statement was agreed

Current Account 31.05.2019	£6,844.06
MINUS Unpresented cheques	£6,844.06
PLUS Uncleared receipts	£6,844.06
Current Account	£6,844.06
	£2,812.67
Savings Accounts	
TOTAL FUNDS	£9656.73

P3 Footpaths	£74.29
Winter Emergency Planning	£800.00
Community Lengthsman	£1,180.00
Elections	£400.00
	£2,454.29

Total uncommitted funds £7,202.44

11.06.08 Certificate of Exemption

The Certificate of Exemption from a limited assurance review was signed by the Clerk as the Responsible Financial Officer and the Chairman.

11.06.09 Annual Governance and Accountability Return

- a) Section 1 of the AGAR – the Annual Governance Statement was approved by the Parish Council and signed by the Chairman and Clerk.
- b) Section 2 of the AGAR – the Accounting Statements 2018/19 was approved by the Parish Council and signed by the Chairman and Clerk.

The dates for the period for the exercise of public rights are Monday 17 June – Friday 26 July 2019.

11.06.10 Internal audit report

The recommendations from the internal audit report were noted and council agreed to support the clerk in achieving these goals over the next few months. Items to be minuted as achieved.

Standing Orders were suspended at 8.50 PM for a brief update from Councillor Hosking – DCC

Cllr Hosking noted the correspondence regarding various buddle holes in the parish and confirmed work was in progress. He noted concerns over the dip in the road between Avonwick and Benicknowle Farm and noted that there was a similar problem at Kerswill Cross to Shorter Cross.

Standing orders were re-instated

11.06.11 Council adopted the revised version of the Assets Register as at 31st March 2019

11.06.12 Council noted the communication regarding Community Grant Funding – Devon County Council (Replacement for discontinued TAP fund) and Cllr Hill stated that there was a possibility the Parish Hall Committee would apply for one of the funding streams.

11.06.13 The following correspondence was noted.

DeVA Digest – 16th, 22nd May,

NALC, Chief Exec Bulletin – 10th, 17th, 24th, 31st May,

Rural Services Network – 14th May

NALC Newsletter – 15th, 21st, May,

Parish Online Newsletter – 15th May

SHDC Newsletter – 17th, 27th May

SHDC Update – 17th May

DALC, election of County Committee 2019 -2023

DALC Newsletters no 11, 12,

Rural Bulletin – 21st, 29th, May,

Info. Re rural futures conference on 28th June

Invitation to Community Safety Partnership Annual Forum on 20th June

Reminder about Devon Community Action for Wildlife Conference is being held on 6th July

Devon Communities Together Impact Report

Meeting closed at 9PM