

Diptford Parish Council Meeting

Diptford Parish Hall, Tuesday 20 October 2009 at 7.00pm

Presentation by John Scott, Rural Housing Officer on the Diptford Housing Needs Survey 2009

The report system had been used throughout the country over the last 10 years and had received general acceptance. It provided a snapshot of housing need, although the information should be taken at face value. In the South Hams, there was strong support for affordable housing and planning authorities needed to be made aware of the pressing housing needs of older people.

The response rate to the Diptford Survey was 36.5%, which was good and all those in housing need had a local connection with Diptford. It would take time for housing to be provided, and the community needed to be the driver.

Shared Ownership can be costly and was dependent on the purchaser's income, savings and any deposit from parents. A minimum 40% share was recommended.

John Scott identified the next steps:

1. To formally endorse the Diptford Housing Needs Report
2. Communicate the findings of the report to parishioners. John Scott would provide an article for the Parish Magazine and a final Report to be available on the website
3. John Scott would arrange a joint meeting with North Huish Parish Council and SHDC's Affordable Housing Officer Debbie Holway. SHDC planners were more likely to look favourably on a single site, preferably on a main road with better public transport, and Housing Associations assessed sites of more than 7 dwellings as viable. Councillors considered that Diptford residents would prefer to live in Diptford, with its school, and identified the Exception Site in Diptford.

Questions from the public – relating to the outline application 17/1597/09/O to demolish existing workshop, office buildings, tidy up scrap yard site, implement landscaping scheme to enhance site and erection of new bungalow at Scrap Yard at Larcome Lane SX748 581, Broadridge Cross to Lincome Quarry, Diptford

Objections raised to the application were that a similar application was refused in March 2008, since when there had been no change in circumstances; and the S106 Agreement applying to the land restored it to greenfield status.

Applicant Adrian Broadway considered that the S106 Agreement could not take away the planning history from the site and was unenforceable; the previous planning application was turned down in error; development would take place on the site – either commercial or housing and, if planning permission was granted for the bungalow, he was prepared to enter a new S106 Agreement restricting the site to agricultural and domestic use only.

Police Report

Money had been stolen from St Mary's Church and a pedal cycle from an isolated garden. The Police Street Surgery was still running at the Rising Sun from 8.30-9.30am every 1st and 3rd Monday

Reports from District and County Councillors

County Cllr Black reported on the: consultation to turn off some street lighting from midnight to 5am; concerns about storm water outlets into the sea; the task force working with schools to reduce carbon emissions; the review of DCC farm tenancies, which would look favourably on farm tenants and diversification; the emissions and, in particular toxic ash from the proposed waste to energy incinerator at Lee Mill, with an anticipated 120 trucks/month transporting toxic ash to Cheltenham; and the introduction of residents parking in Totnes, which would reduce the available free on-street parking provision.

District Cllr Steer reported on the: Cluster Meeting, in which it was reported that the Princes Trust had identified a housing site in Diptford; successful sharing of finance services with West Devon District Council, with future sharing arrangements of legal, waste management and forward planning functions; and the Housing Conference he attended at Buckfast Abbey, which identified that 75% of the disabled did not have the housing they needed, with waits of 5 years for home improvements.

UNAPPROVED MINUTES

Present Cllrs Foster (Chairman), Baggott, Franklin, Gopal, Hill & Randall; District Cllr Steer & County Cllr Black; Rural Housing Officer John Scott; 4 members of public

09.110 Apologies for absence were accepted from Cllr Savery

09.111 To note declarations of interest in items on the Agenda None

09.112 The Minutes of the Meeting held on the 15th September 2009, as previously circulated, were confirmed and signed by the Chairman

09.113 Resolved to adopt the Parish of Diptford Local Housing Needs Report

09.114 Resolved that Daniel Sutherland be appointed as Councillor

09.115 P3 & Footpaths – Cllr Franklin had reported the subsiding road at Oakenham Bridge, which had been coned off as DCC had no funding to carry out remedial works. Concerns that the river will continue to undermine the road would be relayed to DCC by the Clerk and DCC Cllr Black.

09.116 Diptford Playing Field

Resolved to pay Zurich Insurance the renewal premium for All Risks cover of £181.34 (chq 0405).

Cover for the £5m Public Liability Insurance would continue with Community First.

Resolved to pay Out on a Limb £330 (chq 0404) for the removal of branches overhanging Mow Cottage and the tennis courts. The owner of Star House, Jeremy Balfour had expressed support for the proposed tree replacement but offered no contribution towards the costs. A recent site visit had revealed no issues with regard to trees overhanging neighbours' properties.

Funds from the Amenity Trust would be transferred to the Parish Council Account to reimburse cheques 0404 and 0405.

09.117 Christmas Lights – Cllr Foster would investigate additional lighting

09.118 Finance

1. Cheques passed for payment:

Cheque	Description	VAT	Gross
0401	S Woodman – September pay + backpay		144.66
0402	S Woodman expenses: Internet/phone/computer £25, travel £25.20, stationery £1.15, postage £3.60, HMRC (PAYE) £104.40	.17	159.35
403	DAPC - Training	3.75	28.75
	Total	3.92	332.76

Receipts

BGC	Alliance & Leics - Interest		0.25
BGC	SHDC - Grant		300.00

2. The Financial Statement was received. It was resolved to establish a Highway Improvements Reserve, to include the £300 grants from SHDC & DCC

Lloyds Current Account to 30.9.09	502.62
Less payments & unrepresented cheques	344.26
Plus uncleared receipts	0.00
Total Lloyds Current Account	158.36
Alliance & Leics Acc to 4.6.09	3501.49
Less payments & unrepresented cheques	500.00
Plus uncleared receipts	0.84
Total Alliance & Leics Account	3002.33
Total funds	3160.69

Earmarked Reserves

P3 Footpaths	408.40
Playing Field	500.00
Parish Plan	193.43
Highway Improvements	300.00
Total Reserves	1401.83

Total uncommitted funds £1758.86

3. Precept 2010/11 – Funding submissions were submitted in respect of the Preschool Group and additional training

4. Clerk's pay award 2009/10 – The Local Government Service had reached agreement and it was noted that the Clerk's pay had increased to £172.32 per month, backdated to April 2009

09.119 Correspondence received

- BT: Invitation to adopt red telephone kiosk at Gara Bridge – The Clerk would respond that details on the kiosk were incorrect and that there was no mobile phone reception at Gara Bridge
- SHDC: Choice Based Lettings - Noted
- Diptford School: Appointment of Mr Buckner as Community School Governor. The Clerk would request details of the status of the appointment
- Police: Travellers at Wrangaton – The Police had moved the travellers to the Ivybridge station car park and concern was expressed over suspicious vehicles seen locally.
- Totnes Town Council: ethical & moral stance against BNP candidates – the Parish Council was apolitical and no response was appropriate
- DAPC County Committee vacancy – No nomination

09.120 Planning Applications received

1. Outline application to demolish existing workshop, office buildings, tidy up scrap yard site, implement landscaping scheme to enhance site and erection of new bungalow at Scrap Yard at Larcome Lane SX748 581, Broadridge Cross to Lincome Quarry, Diptford Ref 17/1597/09/O Mr A Broadway

No objection, subject to:

- **The term ‘scrap yard’ should be removed from the ‘Proposal’ and ‘Location’ descriptions on the planning application**
- **The extent of the site edged red on the site plan is incorrect and requires amendment**
- **Any approval must be subject to a S106 Agreement that the entire site (including the land edged blue on the site plan) cannot and will not be used for commercial purposes**
- **The site may be used for a single dwelling only**
- **Query the status of the caravans identified on the site plan**
- **Clarification of the future use of the area edged blue on the site plan**

2. Householder application for alterations and extension to dwelling at Greenheys, Diptford Ref 17/1650/09/F Drs I Morris & K Hampson **No objection**

3. Planning Application 1498/09 Boreston Foot Cottage – Revised plan noted

Planning Decisions - Noted

4. Resubmission of 17/1740/08/F. Householder application for alteration and extension to dwelling at Larcombe Cottage, Diptford Ref 17/1225/09/F **Conditional permission**

5. Single Storey extension to rear of property at 4 Wheat Park, Diptford Ref 17/1393/09/F **Conditional permission**

6. Construction of roof over existing silage silo at Simpson Farm, Diptford 17/1237/09/F **Conditional permission**

Planning Correspondence

7. Outbuilding at 4 Wheat Park, Diptford – The Clerk would investigate whether planning permission was required

8. SHDC: Certificate of lawful development, Bradridge Lodge 17/1411/09/CLE – The building had been erected at variance from the 1993 planning approval; and its ancillary use to Bradridge Lodge must be established, irrespective of whether it was used a bedroom, playroom, studio etc

09.121 Reports on Meetings Attended The Totnes & Surrounding area Cluster Meeting discussions included the new management arrangements for play areas and Broadband provision in rural areas. SHDC Officers would be investigating the Broadband provision and the Clerk would contact Economic Development Officer Michael Cozens about options to improve Broadband speeds, including the possibility of a ‘Ring System’

09.122 Correspondence available at the Meeting – Noted

1. Senior Council for Devon – Everyone’s Tomorrow, Sept 2009

2. RD & Express, August 2009

Meeting ended 9.40pm

Date of next Meeting 17.11.09