

Diptford Parish Council Meeting

Diptford Village Hall

Tuesday 20 December 2011 at 7.30pm

Dean Kinsella, SHDC Senior Planning Officer - developments at Beenleigh Meadows Farm

The current retrospective application for 3 yurts for holiday use had not yet been validated, as additional information was required relating to access to the site. However, it was likely that the application would be refused on sustainability grounds. The Environmental Health Officer had expressed concern at the water quality, but the applicants were advised not to carry out further works to the sanitation until the planning application had been determined. Councillors noted that the agricultural building on the site was currently used to store the yurts. Agricultural Determinations had been received on the site since 2003. However, concern had been raised at the lack of agricultural activity on the site, and it was noted that the sheep did not belong to the applicant. SHDC would request from its Agricultural Consultant confirmation as to whether the land was being used for agriculture or leisure, and it was suggested that the applicants prove what income they receive from agriculture.

Planning application 17_23/2753/11/F would be decided in 2012, and the planning officers were minded to recommend approval. Councillors considered that, as the site was not used for agriculture, the development should not be considered for agricultural use; it was likely that a permanent warden would live on-site during the holiday season. If the planning application was refused, enforcement action would be taken.

Dean Kinsella discussed other planning matters affecting the Parish:

- SHDC currently had no policy relating to wind turbines. It was tightening up its validation requirements and considering issuing supplementary planning guidance
- Councillors raised concerns that the development at Stert Quarry Farm was larger than approved
- Signs of occupation at night had been seen at Little Curtisknowle, and the required reinstatement had not been undertaken.

Police Report No crimes were recorded for the Parish in November. PCSO Shaun Barker would join Jacqui Hopper to provide temporary cover until the vacancy was filled. Advice on security over Christmas was given, with a reminder of the 101 non-emergency phone number. From February 2012 surgeries would be held every 1st & 3rd Monday.

Report from District Councillor Steer DCC would be carrying out a consultation, including Parish Councils, on the new library in Totnes. Cllr Steer opened the new school field, which would be a great asset, and the Head Teacher was congratulated for doing a great job. The Sherford s106 Agreement had been agreed and must be signed within 6 months.

A complaint was received that the route from Combeshead Cross via Bickham Bridge to Diptford village still had not been swept; and it was noted that a caravan had been placed in the new barn at Farleigh Meadows.

UNAPPROVED MINUTES

Present Cllrs Foster (Chairman), Baggott, Crocker, Franklin & Peach; District Cllr Steer; 3 Members of public

11.122 Apologies for absence were accepted from Cllrs Gopal & Hill

11.123 Declarations of interest in items on the Agenda were noted from and Cllr Peach: Item 11.125.5 Prejudicial (membership of Avon Fishing Association)

11.124 The Minutes of the held on the 15.11.11, as previously circulated, were confirmed and signed by the Chairman

11.125 Planning Applications

1. Householder application for new roof window to first floor to replace existing rooflight at Murtwell Farm Cottage, Diptford Ref 17/2985/11/F Mr & Mrs J Hummerstone **No objection**
2. Erection of 10kW turbine at Wagland Farm, Halwell Ref 17/2996/11/F Mr WA Cutliffe **No objection**

Planning Applications considered at the Meeting held on the 15.11.11 were ratified

3. Installation of solar pv panel array to south facing roof section at Diptford Village Hall, Diptford Ref 17/2836/11/F Mr S Hill **Support**

4. Retrospective application for addition and extension of agricultural buildings and improved farm access for vehicles at Beenleigh Meadows Farm, Harberton Ref 17_23/2753/11/F Ms S Bailey **Object. Query validity of planning application as purpose of the building is not clarified – please clarify. Concerned that the building will be used as a dwelling.**

5. Installation of a single screw turbine and associated switch gear to generate electricity, improvements to weir at The Mill House, Gara Bridge Ref 17_2849/11/F Miss J Horne **No objection**

Planning Decisions - Noted

6. Lawful Development Certificate for a proposed use or development for proposed first floor extension at rear of dwelling at Bridge House, Gara Bridge Ref 17/2264/CLP **Refuse**

7. Listed Building Consent to replace roof covering to protect part cob walls at Cleave Farm, Moreleigh Ref 17/2350/11/LB **Conditional consent**

8. Erection of toolshed and polytunnels for agricultural use. Planting of copse and hedge species. Provision of storage for 12,000 litres of rainwater at Land at SX 7531 5729 Ref 17/2442/11/F **Conditional permission**

11.126 P3 & Footpaths – The surveys would be undertaken soon, and it was intended to submit a bid for a UCR to be cleared. Footpath 4 required a new slam-post and sign

11.127 Diptford Playing Field – The AGM would be held on the 9th January. A contribution had been received from the adjoining owner of £300 towards the removal and cutting back of trees on the boundary, and the contractor, Out on a Limb, intended to carry out the work before Christmas. Cllr Foster would arrange for Colin Cooper to cut the hedge.

11.128 Finance

1. Cheques passed for payment:

Cheque	Description	VAT	Gross
0507	S Woodman – Nov pay		141.41
0508	S Woodman expenses: Office £25.00, travel £37.80		87.11
0509	DCC – Salt spreader	262.40	1574.40
0510	HMRC - PAYE		106.05

Receipts

BGC	Santander - Interest		0.30
BGC	Devon County Council – Locality Grant		1312.00
500004	Tilley Inflatable Design – Grant, winter emergency planning		400.00
BGC	Devoncraft UK – Grant, winter emergency planning		300.00

2. The Financial Statement was received

Lloyds Current Account to 24.11.11	4129.91
Less payments & unrepresented cheques	2414.66
Plus uncleared receipts	0.00
Total Lloyds Current Account	1715.25
Santander Account to 7.11.11	3510.14
Total funds	5225.39

Earmarked Reserves

P3 Footpaths	428.25
Amenity Trust	500.00
Winter Emergency Planning	700.00
Total Reserves	1628.25

Total uncommitted funds £3597.14

The Clerk would send thank you letters to donors towards winter emergency planning

Finance Correspondence

3. 2012/13 Budget and Precept

Resolved to transfer the Parish Plan Reserves to unreserved funds

Resolved to approve the 20012/13 Budget and Precept of £5470, as detailed in Appendix 11.128.3

It was noted that the precept was being increased by 3.2% to fund the Diamond Jubilee celebrations. As the number of Band D equivalent properties was estimated to increase, the average household would be paying 35p less Council Tax in 2012/13.

4. Diamond Jubilee. A steering group, representing the school, WI, preschool, church and local groups, had met to plan festivities. An application to close the road between Diptford Cross and Diptford Court on 2nd June would be submitted, so that a street party could be held from 4-6pm for children, and until 8pm for adults; celebration mugs, designed through a local competition, would be given to children in the Parish; and planting in red, white and blue would be encouraged.

5. Diptford village planting – Ham Samford had been asked to submit a funding application

6. Resolved to grant Totnes and Dartmouth Ring & Ride £40 (chq 511)

11.129 Correspondence received

1. DCC: Temporary road closure Diptford Court Farm to Diptford Cross 9.1.12

2. Moreleigh Parish Council: No contribution towards Diptford salt gritting

3. Big Tree Plant: Minimum grants of £500 for tree planting in villages – the Tree Warden and school would be asked for possible locations.

4. Prince of Wales Award: £1000 prize to community organizations, schools etc bringing improvements to the lives of the rural population in a sustainable manner – details would be passed to the school

11.130 Reports on Meetings Attended Cllrs Franklin & Peach attended the AONB Forum

11.131 Correspondence available at the Meeting – Noted

1. Community Council of Devon: Village Green, Winter 2011
2. South Hams Connect, Winter 2011
3. DCC: Travelling in Winter 2011/2012
4. South Hams Society Bulletin, October 2011

Meeting ended 9.40pm

Date of next Meeting 17.1.12

2012/13 Budget & Precept

Appendix 11.128.3

	Budget 2011/12	Actual to 31.12.11	Projected 2011/12	Budget 2012/3
Receipts				
Precept	5300	5300	5300	5470
Footpaths (P3)	5	0	5	5
HM Customs & Revenue VAT	90	344	360	100
Interest	5	2	3	5
Grants		2012	2112	200
	5400	7659	7780	5780

Payments

Clerk's salary	1570	1591	2121	2185
Clerk's expenses	475	355	473	487
Office		290	387	398
Amenity Trust (Reserve)	500	500	500	500
Playing Field	900	620	620	639
Grants	450	550	550	300
S137 Grants	50	0	0	50
Audit	223	180	180	185
Footpaths (P3)	21	0	0	5
Insurance	285	614	614	632
Subscriptions	235	94	129	133
Non revenue items	0	1312	1330	0
Hall hire	93	93	93	96
Other expenses	25	0	0	0
Training	120	80	80	82
Delegated services	500	0	0	0
Elections				112
Diamond Jubilee				700
	5447	6279	7077	6505
Balance	-47	1379	703	-725
Council Tax (Band D Equivalent)	22.14			21.79