

Minutes of Parkham Parish Council Meeting held on Monday, 11 April 2016 in the Allardice Hall at 7.30pm.

Chaired by: Councillor I Pincombe	Clerked by: Sue Squire	
Present: Councillors R Brooke Mrs L Costelloe P Dack T Lang I Pincombe D Stevens County Councillor R Julian Police No Members of the Public	Agenda: - Representations from the public Apologies Declarations of Interest Approval of the Minutes of 29 February 2016 Reports Planning & Planning Correspondence Matters Arising Finance Meetings attended by Councillors / Clerk Correspondence & Notices / Publications Received Urgent items raised by the Chairman Matters raised by Councillors / Clerk including Highway matters Date of next Meeting	
		Action:
120.	Representations from the Public. 120.1 Mrs N Patterson. Email regarding the condition of the Parish Road. A map and photographs had been provided to show the worst affected areas. The Clerk to send the details to DCC to Highways for the relevant attention.	Clerk
121.	Apologies. Councillors G Bridger, R French, Mrs S Greensill and M Slee, District Councillor Mrs A Boyle.	
122.	Declarations of Interest. Councillor I Pincombe. Minute No. 127.2. Finance. Donation to the Foundation Unit of Parkham Primary School.	
123.	Approval of the Minutes of the Meeting held on 29 February 2016. Approved and signed as a correct record.	
124.	Reports. 124.1 Police. Not present. 124.2 County Councillor R Julian spoke about the Steart Farm Application. He was fighting it on environment grounds, not the school itself. Details were given of the TDC Meeting convened to make a decision about a Judicial Review despite District Councillors formerly saying the six Parishes who had objected would be supported. Education in general was discussed. Highways. He is ascertaining the cost of 'welcome and thank you gates' for Horns Cross, similar to Fairy Cross. There is evidence that this initiative has an effect of slowing traffic. Councillors welcomed this idea and he would therefore go ahead. Councillor Pincombe spoke about money for potholes allocated to DCC when only patching is done. Councillor Pincombe questioned whether there would be merit in consulting the Parishes who have local knowledge to ask what sections require resurfacing. Councillors spoke about potholes that had been repaired in a poor way with the repair only lasting a few days. Councillor Brooke felt some of the work at Brewers Hill was to the lesser damage rather than the worse of it and after the hare pin bend, the surface was appalling.	

Councillor Julian would raise this at a Highways Meeting to be held in the near future. On a positive note, the surface of the road at Babeleigh had been done satisfactorily.

124.3 District Councillor Mrs A Boyle. When sending her apologies, Councillor Mrs Boyle submitted the following Report which she asked to be read verbatim to the Meeting:

Route 39 Free School. A meeting was held by TDC to consider the impact of the Secretary of State overturning the Planning Inspector's view that planning for the school should be dismissed. I had submitted a letter to the Journal and the Gazette expressing that I was appalled and defending the AONB. TDC's duty was to decide whether to contest. A Judicial Review would be to decide whether the S of S had made an error in the process, had been irrational or had been unfavourably biased. The QC who had represented AONB/TDC at the Enquiry considered that there was a 50/50 chance of success but it would be difficult. TDC ruled against a Judicial Review but the vote was surprisingly close. Having taken advice from the Monitoring Officer I decided that it would have been possible that I had entered the debate with a Predetermined View which would not have been right. I was allowed to attend but could not physically sit at the table. The difference between the Fors and the Againsts was more than one vote, so my exclusion did not affect the final result. There were six speakers at the meeting, 3 For and 3 against, and Cllr Pincombe presented a very good argument supporting a Judicial Review which I am sure he will include in his Report. The vote by TDC was not to proceed with a JR, mainly because of the potential cost.

With regard to Penhaven, a representative of Bell (the company charged with development) was very keen to have a meeting with me. I agreed to meet as long as Cheryl Stansbury (TDC Planning Site Officer) and Cllr Brooke could attend. There were also two representative from Bell, as well as Mr Priday and Mike Anscombe from Highways DCC. We spent an hour where the plans were clearly laid out. It was evident that the company had invested time to make the application more sympathetic to the village. The number of houses has been slightly reduced and it is not block development. If built there will be about three different designs giving the layout more character and reflecting the village. I am still concerned about the increase of traffic in the area. I have tried to find out the occupancy numbers of the hotel when open but have been unsuccessful. The number of cars daily which would be going through the area would be more than was produced by the hotel. Whilst the hotel had hotel deliveries they would have been fairly regular whilst individual house owners, with possibly 2 cars, visitors and possibly having deliveries of food such as Sainsbury/Tesco etc. could produce lots of variables. I have asked Mike for more information, although he has said that his data on the road shows that it would be capable of supporting more traffic than currently uses the area. I worked with Mike on many projects over the years and he is very competent with data.

I have spoken with Cheryl Stansbury with regard to Allardice Hall. I had previously spoken with Clare Williams but she has left TDC. However Cheryl was able to take this on board. I can remember discussing the possibility of using New Homes Bonus with regard to the hall but Clare told me that there would be more money from Melbury than NHB. The potential with Melbury is over £15,000 whilst NHB awards £10,000 to the ward overall. Following an email from Cllr Brooke on Friday I appreciate that work on the hall will hopefully commence early summer. I checked with Cheryl with regard to timing of Melbury and she assured me that TDC have just got the last piece to sign off. It is obviously down to the Allardice Hall committee to decide which would be the more favourable option but I would be tempted to wait for the larger sum. As mentioned the New Homes Bonus, which is much appreciated, is limited to £10,000. Any applications have to be approved by the Ward member and the Head of Paid Service. Any applications exceeding £5,000 have to be approved by the Head of Paid Service, the Head of the Relevant Committee and the Ward Member.

Councillor Brook gave more details on the Penhaven meeting at TDC. The developers have responded to this Parish Council's representations to TDC regarding volume of traffic on the road. They have tried to address it and come up with virtual pavements and small bits of pavement and widening the road by scraping back where the banks have encroached on the road.

In his view it didn't alter the situation.

As far as the number of houses being planned, they have not reduced the number since the Application but they have been reduced over the time there has been dialogue with the Parish Council.

Councillor Brook was disappointed with the officer from DCC Highways who said there was no evidence of accidents and therefore no evidence that it is dangerous. The DCC officer was in support of the Application and could not back up what the Parish Council had said.

Councillor Brook thought that Bell Cornwell had put a good case and came out of

	<p>the meting quite well and that the Planning Officer was moving towards approval.</p> <p><u>New Homes Bonus.</u> The Allardice Hall have applied through TDC. The amount of money generated from the Melbury Road development would be greater. There will be some money from Penhaven which has to be for play space. County Councillor Julian spoke about Section 106 Agreements and the New Homes Bonus. A technical issue was raised at the Meeting and the original Penhaven Application had not served the correct notices to residents. The new Application shows nothing different in the practical issues and is now likely to go to the Plans Committee in May.</p> <p>124.5 Planning Sub Committee. Covered under Minute No. 124.4.</p>	
125.	<p>Planning and Planning Correspondence.</p> <p>125.1 Planning Applications: The following Applications were considered:</p> <ul style="list-style-type: none"> • 1/1216/2015/OUTM – Conversion of former hotel site & erection of dwellings to create up to 21 no. dwellings (including affordable housing) & associated works – Revised ownership certificate – no change to plans. Penhaven Estates Limited, Penhaven Country House, Parkham. Proposed by Councillor Pincombe, seconded by Councillor Lang and unanimously agreed to send the same letter as previously. • 1/0300/2016/CPE – Lawful development certificate – use of land as private garden – 11 Pound Meadow, Parkham. To reply: We have no reason to believe the statement is incorrect. • 1/0188/2016/CPE – Application for a Certificate of Lawful Development. Change of use of barn to dwelling at East Holwell Farm, Horns Cross. To reply: We have no reason to believe the statement is incorrect. • 1/0292/2016FUL - Installation of PV Array – Brookfield, Woolsery. It was resolved to recommend approval. <p>The following Application had been received on the morning of the Meeting. The Clerk had spoken to a TDC Planning Support Officer and explained the situation, feeling that the Application should appear on an Agenda and negotiated for the Application to be considered at the next Meeting on 16 May 2016. Although the deadline date would have passed and there was no guarantee that the Parish Council's representations would be taken into account, the Planning Officer was not intending to determine the Application until 1 June 2016.</p> <p>125.2 Planning Correspondence.</p> <p>125.2.1 Route 39 Steart Farm Planning Application. Correspondence was noted since the last Meeting to various Organisations and individuals regarding a Judicial Review. TDC's decision on 1/4/16 not to progress a Judicial Review was noted. Councillor Stevens asked if Parishes were going to proceed with a Judicial Review and was advised by Councillor Pincombe that it was not thought do and residents there was the expertise to proceed and that was why it went to TDC which was the last opportunity.</p> <p>125.2.2 The following TDC Decision Notices were noted:</p> <p>APPROVALS:</p> <ul style="list-style-type: none"> ⇒ Proposed first floor extension to form shower room at Bocombe Cottage. 	Clerk

126.	<p>Four bungalows including 1 affordable. Land at Chapel Road, Parkham.</p> <p>Matters Arising.</p> <p>126.1 Emergency Advice. Councillors had previously been circulated with a copy of the TDC Emergency Advice and initially a document prepared by the Clerk. It was decided not to proceed with either.</p> <p>126.2 New 'Parkham' Sign on the Village Green. Councillor Brooke advised this was progressing.</p> <p>126.3 The Queen's 90th Birthday. No further details had been received about an event in the village to celebrate this.</p> <p>126.4 Village Green Planting. Councillor Brooke advised there had been one quotation received for mowing and planting. Councillor Brooke proposed that Mr M Turnbull (The Trusty Gardener) was contracted to do the work up to the Winter at a cost of £200.00 plus the cost of plants. Seconded by Councillor Lang and unanimously agreed. The situation to be reviewed in December.</p> <p>126.5 TAP (Town & Parish) Fund. It was noted that the Clerk had prepared and submitted the application which had been approved. The sum of £1,756 had been awarded for lengthsman style work of clearing gullies, drains and ditches. In addition, the Clerk had obtained two quotations for this work. A Sub Committee comprising Councillors Pincombe, Dack, Slee and Lang to recommend the areas to receive attention to be brought to the next Meeting with a view to making a decision on the contractor to appoint. The funding has to be shared with Woolsery Parish Council who made the initial approach to this Parish. It is expected that Woolsery will advise the successful contractor of the areas to attend to in Woolsery.</p> <p>126.6 Road Defects. It was noted that the Clerk had reported the various locations and copied in County Councillor Julian for his information.</p>	<p>RB to deal</p> <p>IP PD MS TL</p>
127.	<p>Finance.</p> <p>127.1 Balances. Lloyds Treasurers Account as at 30/3/16: £2,818.89</p> <p>Budgetary figures to 1 March 2016 (to include the quarterly direct debit on 1 March for the photocopier at the Primary School) were circulated to Councillors ahead of the Meeting.</p> <p>127.2 Councillors considered a request for an annual buffer donation of £500 - £700 from The Flying Start Federation to help the Foundation Unit deliver high quality preschool care during the times at the beginning of the year when numbers on roll can be small. Councillor Bridger had sent his thoughts which were read to the Meeting in his absence.</p> <p>Councillor Pincombe declared a Personal Interest, his wife being a Governor at the School.</p> <p>Councillor Brook proposed a donation of £500.00 for one year. Seconded by Councillor Lang. When sending the cheque, the Clerk to ask for a breakdown of figures. Councillors Mrs Costelloe and Stevens expressed the wish to visit the School and would make the relevant arrangements with the Head Teacher to visit together.</p> <p>127.2 The following payments were approved and authorised:</p>	<p>Clerk</p> <p>Clerk</p>

	<p>Mrs S Squire Salary £235.26 Contribution towards Broadband £ 1.50 Photocopying £ 14.80 Mileage £ 10.00</p> <p>Administration work in connection with the Rule 6 Group (Route 39 School) as previously agreed at the outset £100.00 Postage £ 15.24 £376.80</p> <p>HMRC PAYE £ 58.80</p> <p>Devon Association of Local Councils 2016 Subscription £171.47</p> <p>Parkham Allardice Hall Hire of Hall for Meeting on 29/02/16 £ 12.40</p> <p>The Flying Start Federation Donation to Parkham Pre-School £500.00</p>	<p>Ch.No.479 Ch.No.480 Ch.No.481</p> <p>Ch.No.482 Ch.No.483</p>
	<p>127.3 TTVS. Email enquiring if Parkham Parish Council wish to become a Member for a fee of £25.00. Councillors did not wish to proceed.</p> <p>127.4 Letter of thanks from the Honorary Treasurer for the donation of £5,000 towards the new kitchen at the Allardice Hall. The Chairman of the Hall Committee, Councillor T Lang had also sent an email of thanks which was read to the Meeting.</p> <p>127.5 HMRC VAT Reclaim. It was noted that the Clerk had submitted a claim for the period 1/4/14 – 31/3/16 in the sum of £1,225.90.</p>	
128.	<p>Meetings attended by Councillors / Clerk.</p> <p>128.1 Councillor Pincombe had attended the Extraordinary Meeting at TDC to consider if a Judicial Review should be progressed in connection with the Steart Farm Application, and spoke on behalf of Parkham Parish Council.</p>	
129.	<p>Correspondence & Notices / Publications Received (these were placed on the table & available to read).</p> <p>129.1 DCC Highways. Email confirming that despite confirmation on 15/9/16 that Parkham was eligible to receive £10 towards grass cutting in the Parish, this is not now the case as the information has been updated and time windows have closed due to delivery requirements. The maps of the areas cut were never received and there is now confirmation that no urban visibility grass is cut in Parkham.</p> <p>129.2 CPRE Devon ‘Our Outdoors’ Competition 2016 (formerly the Best Kept Village Competition). Details received after the Agenda was sent. Entry forms to be received by 30/6/16.</p>	
130.	<p>Urgent items raised by the Chairman.</p> <p>130.1 A cheque for £337 had been received in respect of surplus cash from a now defunct account, once held by the Under 5’s group, which had been shut down. The Clerk to bank this in the Parish Council’s current account.</p> <p>130.2 The Pension Regulator. This was in connection with mandatory pension arrangements for all employees from 1/7/17. The details were taken by the Clerk for further attention.</p> <p>130.3 List of Councillors. With the Parish Council up to full strength, a revised list of Councillors to be put on the notice board and on the website.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk IP / MS</p>
131.	<p>Matters raised by Councillors / Clerk including Highway matters.</p> <p>131.1 Councillor Lang. At Tuckingmill the hedge had collapsed and a temporary fence with cones had been placed. It was felt this was dangerous as it was not a clear road and there was the potential for an accident.</p> <p>131.2 Councillor Dack. There is a collapsed drain in Northway where the drain cover has broken in half and collapsed.</p>	<p>Clerk to report all to Highways</p>

	131.3 Councillor Brook requested that the very poor state and surface of the road at Newhaven be reported to Highways.	
132.	Date of next Meeting: Monday, 16 May 2016 in the Allardice Hall at 7.30pm. This will be the Annual Parish Council Meeting (AGM). The Meeting ended at 10.05pm.	
Summary of Decisions: ➤		
These Minutes are agreed by those present as being a true record.		
Signed: Chair of Parkham Parish Council:		Date:

DRAFT