

DRAFT minutes of the monthly meeting of Blackawton Parish Council held at 7:30 p.m. on Tuesday 6 February 2018 in Blackawton Village Hall.

Open Forum

a. Town Farm – Linden Homes

Representatives of Linden Homes were present to discuss the project. They will attend again on a regular basis – next scheduled attendance 10 April 2018.

Linden Homes' Site Manager will be on site from when it takes formal possession at the end of February.

The number and size of vehicles on the road will reduce as earthworks to move stone in and earth out are nearing completion. Linden Homes will look into whether there is any road maintenance required related to its heavy vehicles.

The build may be completed by March 2019. The duration of the build will depend to some extent on sales. A show house shell is expected around May 2018. The garage will be the sales office.

The construction of employment units is scheduled for October/November 2018. Five units will be built by Linden Homes, with the Parish Council able to build a further three units. Linden Homes will provide a price for it to construct the units for BPC. It is not likely that a BPC contractor could go on-site while Linden Homes is responsible for the site because of the insurance implications.

The first of the twenty-one affordable homes may be available in September 2018. Interested people are encouraged to register with Devon Home Choice.

b. Air Ambulance Night Landing Site

Steve Thomas reported that some trees have been planted and the aerial has been repositioned to protect it from damage. The aerial still has a good signal. The Clerk has not received the invoice for the works and will chase it now that the works are complete. Arrangements were agreed for an event to celebrate the completion of the project and thank people who have supported it. There will be a short event and an official switching on on-site 15 March 2018 at 6:30 pm. All welcome!

Present: Cllrs Rake, Mallyon, Lewis-Davis, Coe, and Perry, and A Thom (Clerk)
There were three members of the public present. Devon County Cllr Brazil entered during the meeting (due to a second Parish Council meeting).

13/18 Apologies

Apologies were received from Cllr Joyce and District Cllr Hicks.

14/18 Declarations of Interest

None declared.

15/18 Minutes of Previous Meetings

The minutes of the Meeting held 9 February 2018 were approved.

16/18 Report from District Councillor

Deferred in the absences of Cllr Hicks.

17/18 Planning Issues

17/18.1 Planning Notifications

- 3742/17/HHO Meadow Vale Greenslade Road Blackawton Devon TQ9 7BP. Householder application to enlarge single storey front porch to improve access. Conditional Approval.

- 3959/17/PDM Watsons Barn Park Lane Blackawton Devon TQ9 7AA. Notification for Prior approval for a proposed change of use of agricultural building to a dwellinghouse (C3) and for associated operational development (Class Q part a&b), Withdrawn.
- 3755/17/HHO Woodcott Blackawton TQ9 7AA. READVERTISEMENT (Revised Plan Received) Householder application for alterations and extension to existing dwelling. Conditional Approval.

17/18.2 Review of New Applications

- 0047/18/ARM Pruston Barton, Blackawton, Totnes, Devon, TQ9 7AJ. Approval of reserved matters following outline approval 06/2991/14/F for permanent agricultural workers dwelling. SUPPORT.
- 4337/17/FUL 2 West Hartley, Blackawton, TQ9 7DT. Internal and external alterations to dwelling. SUPPORT.
- 0137/18/CLE Thorne Farm Bungalow Blackawton TQ9 7BW. Lawful development certificate for existing use of a dwelling in non-compliance with an agricultural tie. The Parish Council agrees that the property has not been used to accommodate an agricultural worker in the last ten years.
- 1972/17/FUL Land at Greenslade Road, Blackawton, TQ9 7BP. READVERTISEMENT (Revised Plans Received) Application for erection of four dwellings (resubmission of 3442/16/FUL. SUPPORT
- 3892/17/ADV Advertisement consent application for 2no. Signs. Development site at SX807510, Town Farm, Blackawton. SUPPORT on the understanding that the location of the sign at position three will be moved away from the edge of the road as indicated by the arrow in the photomontage. If sign three was located as shown in the photomontage it would obstruct visibility for vehicles where the driver is higher: such as Land Rovers and tractors.

18/18 Finance

18/18.1 Update on Current Financial Position

The Report which showed a 2017/18 balance of £12,904.27, a total balance of £51,551.25, and an unearmarked balance of £11,805.87, was approved.

18/18.2 Drain clearance

It was agreed that Glanville would be contracted to carry out TAP grant funded works to clear drains on the highway.

18/18.3 Processing Councillor allowances

Cllr Rake offered to process the Cllr Allowances in preference to paying SHDC payroll £10 per payslip annually to process the allowances

18/18.4 Payments Made, Due and Received

The following payments were agreed. Cllr Rake did not participate in this decision.

- Garra Delta Limited, internet domain services, £37.40

- Kingsbridge Websites, deposit for supply of new Blackawton Community website, £300
- Salaries, £446.49
- HMRC PAYE, £17.40

To note HMRC refund of overpaid tax £237.60.

To note approval of Transparency Code grant £523.55 from NALC towards the new community website, receipt of payment pending..

18/18.5 To approve Clerk overtime claim BPC04 .

It was agreed to approve the overtime claim.

19/18 Report from County Councillor

Cllr Brazil reported that it is expected that DCC's component of Council Tax will increase by 6% because the Government has not increased income tax. DCC's Government grant will reduce to zero next year. SHDC is part of a Business Rates pilot scheme. 100% of new Rates are retained. There is a financial penalty if rates don't increase.

20/18 Financial Regulations

It was unanimously resolved to approve new Financial Regulations for BPC as circulated. They include electronic transactions. The Clerk will work on implementation with a new banking mandate to be presented in March 2018. Cllr Mallyon will check the March banking reconciliation.

21/18 Blackawton Community Website

Cllr Rake and the Clerk have met with Kingsbridge Website to plan the new site. Data will be moved from the existing site in February, with a 'clone site' going live. Completion of these steps will trigger a deposit payment of £300. There will be sections of the site for community groups, businesses, visitor information, and the Parish Council. BPC welcomes participation in all areas. Page authors, for example a community group page, will have access to update the content on their page. BPC is seeking more photos of Blackawton.

22/18 Double yellow lines

It was noted that most people are respecting the double yellow lines and that obstruction due to parking has reduced. DCC has been asked to enforce compliance and has responded to BPC confirming that enforcement visits will be made.

23/18 Maintenance of wall around St Michael's Church

The current arrangement was agreed.

24/18 Reports from Parish Councillors and Wardens

The Clerk was asked to write letters - regarding a car whose parking away from the wall is narrowing a road and to the owner of a hedge which needs to be repaired. Cllr Rake will contact District Cllr Hicks about domestic utility registration of the former Normandy Arms.

25/18 Future Meeting

It was confirmed that the next meeting of the Parish Council will be on 6 March 2018.