

DRAFT Minutes of the Monthly Meeting of Blackawton Parish Council held on Tuesday 3 December 2019 at 7:30 p.m. in Blackawton Village Hall

Open Forum

a) 3088/19/FUL Field near Shearston, Dartmouth, TQ9 7DG. Creation of new field access

The applicant described the proposal, the reasoning behind it, and the benefits.

b) 3551/19/FUL Forder Barn Blackawton TQ9 7AL. Demolition of existing agricultural building and construction of dwelling.

The applicant described the proposal and the reasons for it. The residence would be set further back from the road and have greater thermal efficiency.

Present:

Cllrs Rake (Chair), Mewes (Vice-Chair), Coe, Mallyon, Perry, and Thomas were present, as was Devon County Cllr Brazil for his report, three members of the public, and A Thom (Clerk).

Cllr Rake moved the following planning applications up on the Agenda.

206/19 Review of New Applications

- 3088/19/FUL Field near Shearston, Dartmouth, TQ9 7DG. Creation of new field access.

Support (resolution proposed Cllr Coe, seconded Cllr Mallyon).

- 3551/19/FUL Forder Barn Blackawton TQ9 7AL. Demolition of existing agricultural building and construction of dwelling.

Support (resolution proposed Cllr Coe, seconded Cllr Thomas). Comment to note that BPC supports the increase in thermal efficiency of the proposed alternative residence.

207/19 Apologies

Apologies for absence were received from South Hams District Cllr Reeve.

208/19 Declarations of Interest

None declared.

209/19 Minutes of Previous Meetings

The minutes of the Meeting held on 5 November 2019 were approved.

210/19 Report from South Hams District Council Councillor

Cllr Reeve's written report was read.

Leisure Centres – We have done our reports on the four leisure centres and visits. Dartmouth although the smallest and quietest is a great facility for Dartmouth and neighbouring villages. It is clean and friendly and has lots to offer. Although no café they do children's parties with either roller skating or football where you can take your own food and drink. I thought this a great idea for organising an energetic party on a budget.

Climate Change – This is a very big issue where evidence is still being sourced ready to put towards the plan forward. Blackawton should be very proud of their Sustainable Blackawton as you have made a great start and I do comment to others on what you are doing.

Waste – Just to elaborate what the Council keep saying keep the waste down and recycle all you can this Christmas.

Lastly wishing you all a Merry Christmas & Prosperous New Year

211/19 Report from Devon County Council Councillor

Deferred pending the arrival of Cllr Brazil.

212/19 Planning Issues

212/19.1 SHDC Planning Approvals/Refusals

The following decisions were noted:

- 2838/19/CLE West Dreyton Farm Blackawton Totnes TQ9 7DJ. Lawful development certificate for existing use that buildings works have commenced of planning approval 0481/16/FUL. Cert of Lawfulness (Existing) Certified.
- 2648/19/FUL Higher Hatcherleigh Blackawton Devon TQ9 7AD. Regularisation of Dwelling, Gardens, Ancillary Buildings and Domestic Stables. Conditional Approval.
- 3019/19/HHO 4 Church Hill Blackawton Devon TQ9 7BQ. Retrospective householder application for rear decking and sun room. Conditional Approval.

- 2506/19/HHO The Coach House Shepleigh Blackawton TQ9 7AH. Householder application for alterations to existing bungalow to create house. Conditional Approval.

212/19.2 Review of New Applications

- 3563/19/FUL Barn At Sx 811 524 Dreyton Cross, Blackawton. Amendment to approval 0416/19/PDM (change of use of agricultural building to dwellinghouse (Class C3)), to include the creation of new site entrance, erection of stable block and use of associated land for equestrian purposes.

Support (resolution proposed Cllr Mallyon, seconded Cllr Coe). Any hedge planting should be native species ideally with trees.

- New premises licence from David Fair and Nicholas Shillabeer for Jack Speak 32 Lower street, Dartmouth, TQ6 9AN. The application is for: Sale of alcohol for consumption off the premises Monday to Saturday 09:30- 17:30 Sunday 10:30-16:00

No Comment.

213/19 Consultations

- SHDC, Consultation notification: the Plymouth and South West Devon Supplementary Planning Document (SPD) and the Statement of Community Involvement (SCI). Closes 6 January 2020.

Cllrs can look at the proposed SPD individually.

214/19 French Furze Project

Cllr Rake reported that South Hams' Drainage Officer has visited the flooded residence and reported to SHDC. Actions are required. Cllrs said that the change in land levels has led to the creation of a new bank behind existing residences. The gully between the gardens and the bank became blocked leading to rain water coming through the back door of a residence. Local erosion of the new bank has led to a change in flow. The attenuation tank is blocked with silt and water coming up and over Tumbling Fields. It was agreed that the Clerk in consultation with Cllr Rake will write to South West Water, because SWW has an interest as it will be asked to adopt the drainage scheme. The Clerk will write to SHDC about the potential safety issue caused by the steep bank above the pond. The Clerk is to request percentage occupancy information from Linden Homes.

South Hams District Councillor Reeve has looked into the flooding matter for BPC and advised that once the developer leaves the site and sells off all parts of the site they would no longer have an interest in the land. If any planning controls are breached action by the LPA is taken against those parties with an interest in the land – so any new landowner. Cllr Reeve advised that if the Parish believe the development has not been built in accordance with the approved plans and they want to take action, they should submit a formal enforcement complaint to be investigated.

215/19 Report from Devon County Council Councillor

Cllr Brazil entered during the previous item.

Cllr Brazil reported that due to the Council being in Purdah there is not a great deal to report. There will be a full meeting of the Council on Thursday. On Friday, Members will scrutiny the Climate Change Agenda. The road closure in Stoke Fleming will end on Friday – the contractor has not been given a further extension.

216/19 French Furze Business Units

Cllr Rake reported that Linden Homes has proposed to hand over the units with the safety hazard created by the three unfinished units managed using hired scaffolding. It was suggested that Blackawton request permanent fencing which will possibly also cost Linden Homes less over the duration of the project. Linden Homes has advised that the first five units are nearing completion and handover will take place early in 2020. The business units will be a Newsletter item.

217/19 Planting in the Cemetery

Cllr Mewes reported that the project by the School to plant a small copse of trees on the western side of the Cemetery was very successful. It has been suggested that grass clippings be placed in the copse area to limit weed growth.

Clippings should be not more than 2 inches high so that the bark doesn't become damp. It was suggested that the maintenance contractor delay the first cut until the end of May/beginning of June while there are wildflowers, also that 'drunken' mowing could be used.

The future planting of three oaks on the northern side of the site and rowan/spindle/birch/ on the southern side, as detailed on the plan, was approved.

The planting of four golden cyprus either side of the vehicular access was noted, and it was noted that it is planned to plant rosemary on the bank to the west of that entrance.

218/19 Planting outside the Lychgate

Cllr Mewes will arrange a public poll in the Shop on three planting options.

219/19 Street Lighting

The three street lighting options to be surveyed will be a) lighting remains as is, b) lighting from the Normandy Arms corner to the Millcombe corner, with other village street lights removed, and c) no street lighting in the Village. The plan is to include the proposed review in a Newsletter in the New Year and to later carrying out a public consultation.

220/19 Bus Shelters on the A3122 near Woodlands

Consideration of quotes and how to proceed was deferred to the January meeting pending receipt of further information.

221/19 Litter Collection Event

Cllr Perry reported that a litter collection event is not required at Cornish Post.

222/92 Clearance of Drain on Roads in the Village

Three quotes were considered, and the least costly quote accepted, for one day's work only.

223/19 DCC Highway Maintenance Community Enhancement Fund

It was agreed that the Clerk will submit an application for funds to support the Parish Lengthsman service.

224/19 Finance

224/19.1 Update on Current Financial Position & Bank Reconciliation

The report showed a balance of £59,418.98 and unearmarked reserves of £11,480.95.

224/19.2 Payments Made, Due and Received

The following payments were approved:

- Maintenance Churchyard Wall, second clearance £600.00
- Lengthsman, 9 August - 1 November £400.00
- Grounds Maintenance contractor, October clearance £210.00
- Clerk, Clerk's Expenses reimbursement CE16 £80.69

To following payment received was noted:

- SHDC, Grant for Tree Planting, £600

224/19.3 Draft Budget

The 2019/20 precept and draft budget were discussed. The adequacy and appropriateness of the reserve allocations was considered. The Clerk was asked to calculate a precept demand which is increased to incorporate the new housing and keeps the band D equivalent payment unchanged.

224/19.4 Clerk's leave

The request to carry forward five days leave was approved. The previously approved leave 23 December to 3 January was noted.

225/19 Correspondence

The following correspondence was noted:

- Communications with applicant regarding BPC's comment on 2648/19/FUL Higher Hutterleigh. Regularisation of Dwelling, Gardens, Ancillary Buildings and Domestic Stables, to address their complaint about BPC's comment on the application.

226/19 Reports from Parish Councillors and Wardens

Cllr Mewes reported that Sustainable Blackawton is considering a litter picking and weeding event. It is responding to the Net Zero Carbon request for submissions.

Cllr Thomas reported with thanks that both access routes into the air ambulance night landing site are being widened with the consent of the Landowner.

Cllr Coe commented on lack of publicity for the BPC Environment Policy. It will be posted on the community website and a 'Sustainable Blackawton' community group page will be created.

Cllr Mallyon reported that the old Community Shop building has gone. It has left a physical hole which needs to be addressed. A light in that location will be discussed by the Village Hall Committee.

227/19 Next Meeting

It was confirmed that the next meeting of the Parish Council will be on Tuesday 7 January 2020 at 7:30 p.m.

Cllr Rake gave his apologies for the 7 January meeting.

The meeting closed at 22:12