

Diptford Parish Council Meeting

Tuesday 14th March 2017 at 7.30pm

Questions from the Public

1. Objections were raised to the Farleigh Meadows planning applications 0353/17-0355/17. Application details were incorrect in relation to the current usage of the road, the site area, the welfare of the horses and the forecasted visits to the site. The steep site was unsuited to breeding mares, there were no water or electricity services, and a visibility splay should be required.
2. The new owners of the field off Water Lane would outline their development proposals at the June Parish Council Meeting.
3. The Primary School had expressed concern at the unfair new government funding formula and the £33 reduction in DCC funding per student. Support was requested through a petition and lobbying the MP & County Councillor.

SHDC Cllr Steer reported on the Joint Local Plan consultation, with most development proposed around towns and larger villages. The Local Authority Controlled Company would not be pursued, although alternative ways to earn income would be sought.

DCC Cllr Vint had submitted a report, and it was noted that he had not attended a meeting since May 2016.

DRAFT MINUTES

Present: Cllr Foster (Chair), Baggott, Franklin, Hill, Lethbridge & Parker Davidson; SHDC Cllr Steer & 1 member public

17.021 Apologies for absence were accepted from Cllrs Crocker & Peach; DCC Cllr Vint

17.022 Declarations of interest in items on the Agenda were received from Cllr Foster: Items 17.024.2-4 (Personal)

17.023 The Minutes of the Meetings held on the 14.2.17, as previously circulated, were confirmed and signed by the Chairman

17.024 Planning Applications

1. Conversion of the big barn to two residential dwellings, use of Monkwood, Poppy and Foxgrove for residential use and re-configuration of gardens/curtilage, together with cessation of motorbike business at Wheeldon Farm, Halwell Ref 0564/17/FUL Messrs A & J Savery **Support**
2. Removal of condition number 6 following grant of planning permission 17/1854/11/F to allow barn to be used for equine business at Farleigh Meadows, Diptford Ref 0353/17/VAR Ms C Furini **Object. Since a similar application was dismissed on appeal, the situation has become worse, as traffic along the lane has increased, and the proposed land usage has increased despite a reduction in the site area. Spurious application to enable the applicant to live on the site.**
3. Application for removal or variation of condition No.4 following grant of planning permission 17/0507/13/F to allow business use of the sand school at Farleigh Meadows, Diptford Ref 0354/17/VAR Ms C Furini **Object. Since a similar application was dismissed on appeal, the situation has become worse, as traffic along the lane has increased, and the proposed land usage has increased despite a reduction in the site area. Spurious application to enable the applicant to live on the site.**
4. Use of land for siting a timber chalet as accommodation for a key worker in support of an equine breeding business for an initial period of 3 years at Farleigh Meadows, Diptford Ref 0355/17/FUL Ms C Furini **Object. Since a similar application was dismissed on appeal, the situation has become worse, as traffic along the lane has increased, and the proposed land usage has increased despite a reduction in the site area. Spurious application to enable the applicant to live on the site.**
5. Notification for prior approval for a proposed change of use from agricultural building to dwellinghouse (class C3) and associated operational development (Class A(a+b)) at Barn 1 Murtwell Farm, Diptford Ref 0509/17/PDM Mr G Congdo **Noted**
6. Prior approval for proposed change of use of agricultural building to dwellinghouse (Class C3) (Class Q(a)) at Barn at Higher Ashwell Farm, Halwell Ref 0673/17/PDM Mr B Watkin **Noted**

Planning Applications considered at the Meeting held on the 14.2.17 were ratified

7. Householder application for the construction of a 3-bay garage at Greenacre, Diptford Ref 0017/17/HHO Ms F Van Ellen **Support**

Planning Decisions Noted

8. Application for approval of details reserved by condition and listed building & conservation areas to discharge condition 5 – approval of joinery details following approval of application 0276/16/HHO & 0277/16/LBC at The Old Rectory, Church Square, Diptford Ref 3929/16/ARC **Discharge of conditional approval**
9. Householder application for provision of 2-bay heritage garage and lockable store at Butterdon Lodge, Diptford

Ref 3960/16/HHO **Conditional approval**10. Erection of agricultural building at Lower Larcombe, Diptford Ref 4076/16/FUL **Conditional approval****Planning Correspondence**

11. SHDC: Changes to planning application consultation process for Parish Councils, including electronic consultation requests and a pilot scheme for electronic consultations, to which the Parish Council would offer to participate. The confidentiality of monthly planning enforcement lists was emphasised.

17.025 Diptford Amenity Trust & Playing field

1. Diptford Amenity Trust Acc 02042009 £8595.51; Acc 00196602 £135.44

2. Resolved to sell the land between the tennis court and the northern boundary of the playing field at a price of £8000. The purchaser would meet all costs associated with the purchase, including the Parish Council's legal costs. The sale would be subject to covenants on the land being rescinded. The Clerk would consult DALC concerning use of the receipts, which it was intended to donate to the Diptford Amenity Trust, and would obtain an estimate of legal costs.

3. Resolved to purchase play equipment from Rhino Play Ltd at a cost of £4200, funded by a £2500 TAP grant and £1000 Diptford Amenity Trust donation (Chq 0788)

4. The Playing Field Group AGM outlined maintenance proposals, with a maintenance day planned for the 29 April. Volunteer grass cutting had met legal and financial obstacles, and the current contract should therefore continue.

17.026 P3, footpaths & highways

DCC: Street lighting request – The light on Church Cottages illuminated the difference in levels between the car park area and footpath in front of the cottages. DCC would not provide a new lighting column further down the lane due to funding restrictions and energy reduction policies.

17.027 Finance**1. Cheques approved for payment:**

Cheque	Description	VAT	Gross
0785	S Woodman – Feb pay		178.28
0786	S Woodman – Travel £28.35, Office £33.67		108.62
0787	Diptford Parish Hall hire		72.00
Receipts			
BGC	Santander – Interest March		0.08

2. The Financial Statement was received

Lloyds Current Account to 23.2.17	3083.21
Less payments & unrepresented cheques	312.30
Plus uncleared receipts	0.00
Total Current Account	2770.91
Santander Account to 8.3.16	1020.32
Total funds	3791.23

Earmarked Reserves

P3 Footpaths	74.29
Winter Emergency Planning	800.00
Total Reserves	874.29

Total uncommitted funds £2916.94

3. Cllr Baggott verified the bank statements and reconciliations

4. Resolved to grant Diptford PCC £400 towards St Mary's churchyard maintenance (Chq 0789)

5. Funding request: Devon Link-Up – No grant

6. Resolved to allocate a further £100 towards Planting in the Square in 2017. Beverley and Carole were thanked for their hard work over the last year

7. Resolved to contribute £20 for the Clerk to attend the DALC SW Regional Conference on 16 March (Chq 0790)

17.028 Correspondence received

1. Joint Local Plan – Consultation to 26 April. Details would be included in the Magazine

2. Police & Crime Commissioner: The Chief Constable was preparing a connectivity plan, which would reduce the number of PCSOs, and the Parish Council would express its concerns.

3. Harberton Community Land Trust were applying to build 10 self-build or shared ownership homes in Harberton, Applications from Diptford were invited and the Clerk had asked that the 31 March deadline be extended.

17.029 Reports on Meetings Attended Cllr Parker Davidson attended the Four Rivers Dementia Alliance Meeting, and Maxine Kennedy confirmed that she would make a short presentation at the Annual Parish Meeting on the 9th May.

17.030 Correspondence available at the Meeting Noted

1. Clerks & Councils Direct, March 2017

Meeting ended 9.50pm

Date of next Meeting 11.4.17