

# Diptford Parish Council Meeting

## Diptford Village Hall

Tuesday 16 October 2012 at 7.30pm

**Questions from the public** related to planning application 17/2267/12/F, 15 dwellings (5 affordable dwellings & 10 open market) opposite Wheat Park, Diptford

*Objections* to the applications included: the impact on the village infrastructure; destruction of the hedgerow; overlooking/overshadowing adjoining properties and loss of privacy; traffic generation, including construction traffic; and loss of on-street parking.

*Support* for the application related to the need for affordable housing for local people; the high quality of design, in keeping with the village; and the support for the primary school through increased rolls.

**Police Report** No crimes were recorded in September. The previous non-emergency number has been replaced by 101. Geoffrey Hyde had been appointed Neighbourhood Watch Coordinator in Diptford.

**County Cllr Black** reported that delays in the introduction of superfast broadband had resulted because of the age of the infrastructure

DCC was carrying out an investigation on the impact of cuts in the voluntary service, which may result in a greater burden on DCC. Changes in the welfare system, including the 80% cap on Housing Benefit and cuts to Council Tax benefit, would have the greatest effect on low income workers, and could result in increased housing need.

Flooding in the summer had cost DCC Highways £5m, and a further £2-3m additional spending was anticipated from the Autumn flooding.

**District Cllr Steer** requested feedback from the community on the planning application opposite Wheat Park. He was chairing a group investigating new sites for travellers, and he discussed the planning applications for wind turbines at Foales Leigh Farm and Luscombe Cross.

## MINUTES

**Present** Cllrs Foster (Chairman), Baggott, Crocker, Franklin, Gopal, Hill, Peach & Savery; District Cllr Steer, County Cllr Black & 19 members of public

**12.097 To accept apologies for absence** None

**12.098 To note declarations of interest and Dispensations in items on the Agenda** Cllr Foster, Item 12.100.4 (not Disclosable Pecuniary)

**12.099 The Minutes of the Meetings held on the 11.9.12, as previously circulated, were confirmed and signed by the Chairman**

### 12.100 Planning Applications

1. Full application for the erection of 15 dwellings (5 affordable dwellings & 10 open market) together with car parking, access, landscaping & associated works at Part field opposite Wheat Park, Totnes Road, Diptford Ref 17/2267/12/F Space Make Ltd **Support, subject to the following: The hedge fronting the highway should be maintained at a height of 2.5-3m; Concerned that the living room window of Plot 9 overlooks Greenheys; Request confirmation from the utility companies that the existing power, sewerage and phone services would not be adversely affected by the development (For 7, Abstention 1)**
2. Temporary use as solar farm, with static arrays of photovoltaic panels and ancillary plant, fencing and electrical equipment at Hatchlands Farm, Harberton Ref 23/1754/12 MTS Hatchlands Solar Ltd **Object. Blot on the landscape; out of character for the area; would distract road users. If the application proceeds, the visibility of the junction with Totnes Road should be improved.**

### Planning Applications considered at the Meeting held on the 11.9.12 were ratified

3. Retrospective erection of garage, retention of oil tank and extension of residential curtilage at Primrose Place, Diptford Ref 17/2014/12/F Mr & Mrs I Locke **No objection. Oppose retrospective applications**

### Planning Correspondence

4. Enforcement: New stable building, Farleigh Meadow, Farleigh – Following negotiations with the landowner, the windows had been boarded up and appropriate planting undertaken.

**12.101 P3 & Footpaths** – Cllrs Franklin & Peach would attend Annual P3 Autumn Workshop, Buckfast 23 October

**12.102 Amenity Trust Report** – The Working Group undertook the Beating of the Bounds in September. The Clerk would ascertain whether the redundant benches in the Square were still needed for the Playing Field, otherwise they would be used by the Village Hall.

**12.103 Christmas lights arrangements** Cllr Foster would arrange a tree and additional lighting.

**Resolved to spend up to £200 on additional Christmas tree lights**

**12.104 School Report** The school had 84 pupils, with 2 more starting after half term. The Pre-School was held on site every Friday, which helped the transition into the school. Results at Level 5 English and Level 6 maths were significantly above the national average, and good results were predicted in the May 2013 SATS.

Membership of the Totnes Federation of Village Schools had shown benefits in joint curriculum projects and a joint outdoor adventure day at the Raleigh Estate, near Dartmouth. The new school field had already proved an asset, and had been used for the sports day, environmental studies and to enable pupils to safely reach the Village Hall.

The fields were available for community use out of school hours, and anyone wishing to use them should contact the school. An Open Day would be held on 25 October 3.30-5.30pm, when members of the community were invited to look around the school, view displays of children's work and meet the staff.

**12.105 Finance**

**1. Cheques passed for payment:**

Cheque	Description	VAT	Gross
0554	S Woodman – September pay		145.57
0555	S Woodman expenses: Office £36.00, travel £37.80	1.83	73.80
0556	Audit Commission - Audit	24.00	144.00
<b>Receipts</b>			
BGC	SHDC – 2 <sup>nd</sup> precept		2735.00

**2. The Financial Statement was received**

Lloyds Current Account to 28.9.12	7997.10
Less payments & unrepresented cheques	487.54
Plus uncleared receipts	0.00
Total Current Account	7509.56
Santander Account to 20.6.12	12.20
Total funds	7521.76

**Earmarked Reserves**

P3 Footpaths	1178.50
Amenity Trust	500.00
Winter Emergency Planning	800.00
Total Reserves	2478.50

Total uncommitted funds £5043.26

A surplus of £125 had been made on the sale of Jubilee mugs, which would be paid into Parish Council funds and used for the benefit of the community.

- 2013/4 Precept - Parish Councillor requests should be submitted before the November meeting
- Audit Commission: Appointment of Grant Thornton UK LLP as external auditor from 1012/12

**12.106 Correspondence received**

- DCC: Devon Heritage Services – An integrated service would be based at the Devon Heritage Centre, and free tours of the office would be available.
- Gara Bridge – the bridge had been repaired following further damage
- SHDC: South Hams Connect Working Group/Community Life Stakeholder Meeting, Tavistock - noted
- SW Redeeming our Communities Conference, Ivybridge Methodist Church 10am 20 October £10 – No one would attend
- Northern (Totnes) Area Cluster Meeting, Totnes Guildhall 24 October 6.30pm – Cllrs Foster & Peach would attend

**Reports on Meetings attended** Cllr Foster attended the Planning Meeting on the proposed wind turbine at Foales Leigh Farm, and confirmed the opposition of Harberton and Harbertonford Parish Councils to the proposals.

**12.107 Correspondence available at the Meeting** – Noted

- Clerks & Councils Direct, Sept 2012
- NHS SW Ambulance Service: Twentyfourseven, Edition 15
- DCC: Devon Heritage Services

*Meeting ended 10.10pm*

*Date of next Meeting 20.11.12*