

Diptford Parish Council Meeting

Diptford Parish Hall, Tuesday 17 March 2009 at 7.30pm

Affordable housing - Presentation by John Scott, Rural Housing Officer, Community Council of Devon and Debbie Holloway, SHDC Affordable Housing Team

Housing costs have increased considerably over the last 10 years and new housing has tended to be aimed at the executive end of the market. In the South Hams, house prices are now 16 times the average income and second home ownership is the second highest in the UK. As a result, the housing register has grown and families with a strong local connection have moved away to towns to find affordable housing.

The Local Development Framework has allocated 400 dwellings throughout rural SHDC. To determine what affordable housing should be provided in the Parish, a Housing Needs Survey should be undertaken and, if combined with North Huish, it would provide greater economy of scale for exception sites. The Housing Register does not accurately reflect need locally as applicants will not request housing in areas like Diptford where no housing is likely to be available.

A response rate of about 1/3 is expected from the Housing Needs Survey, which would be designed so that respondents cannot be identified. The response rate will be higher if the forms are delivered and collected by hand, although a reply envelope will be provided. Questions will be included on housing for the elderly, which is of increasing concern. The survey would be carried out at the same time as North Huish, whose Parish Council would be consulted in May.

Parishioners need to know that it is worthwhile completing the form and that 'local connection' will override other housing priorities in the allocation of housing on exception sites. The CCD can provide publicity posters and information could be included in the Parish Magazine, on the website and through the school newsletter.

Affordable housing would be at rent levels subject to a 'Rent Cap' set by the Government of about 30% below market rents, with the rental of a 3 bed house being about £90 per week. Intermediate or shared ownership may be available, although it was not favoured by lenders. In addition, a 'Rent to Buy' scheme was being developed, with an initial fixed term shorthold tenancy of 5-10 years, followed by the option to buy outright or by shared ownership.

The Parish Council would discuss the Housing Needs Survey at its April Meeting and John Scott would provide the Clerk with a Commissioning Form with a view to starting the process after May.

Questions from the Public

Objections from local residents were received in respect of planning application 17/0369/09/F for the retrospective application for car and commercial repairs and use of yard for storage and sale of vehicles at Larcombe Quarry, Larcombe Lane, Diptford on the grounds that;

- Larcombe Lane and its junction with the Moreleigh Road were unsuitable for the use of lorries, tow trucks and customer traffic, and its passing places were inadequate for such vehicles.
- The application undertook to move activity from other sites within the SHDC, which would result in increased activity at Larcombe.
- The SHDC barrister had confirmed that the 1999 S106 Agreement was enforceable and therefore there should be no breaking of vehicles on the site.
- The current planning application was only the first part of a two-stage application for a scrapyards and Larcombe was not a suitable site for such activity

The applicant responded that the S106 Agreement could be varied at any time and the barrister's opinion was incorrect because it relied on a Certificate of Lawfulness. In response to his enquiry, Councillors confirmed that the decision made at the Parish Council Meeting held on the 17.2.09 was null and void as it was discovered that SHDC was considering a different application to the one provided to Diptford Parish Council.

Police Report A Police Authority Liaison Meeting would be held in The Library, Cliff Road, Salcombe on the 30.3.08 at 7.30pm

Report from District Councillor Steer Affordable homes for the elderly was of increasing concern for SHDC as 46% of the South Hams population would be over 65 by 2020. Cllr Steer commended the affordable home development in East Portlemouth, which was unique in that the land had been given and funds raised to build the houses. A Locality Budget of £1000 had been awarded and Cllr Steer was seeking to fund small projects in his ward.

UNAPPROVED MINUTES

Present: Cllrs Foster (Chairman), Baggott, Chapell, Franklin, Hill, Savery & Stow; 7 members of public; District Cllr Steer

09.025 Apologies for absence were accepted from County Cllr Date

09.026 Declarations of interest in items on the Agenda were received from Cllr Chapell in respect of Item 09.028.1 (Prejudicial – land ownership) and Cllr Hill in respect of Item 09.028.4 (Prejudicial – owns adjacent land)

09.027 The Minutes of the Meeting held on the 17th February 2009, as previously circulated, were confirmed and signed by the Chairman

09.028 Planning Applications received

1. Retrospective application for car and commercial repairs – Use of building A for office & storage of parts and building B for repairs. Use of yard for storage and sale of vehicles at Larcombe Quarry, Larcombe Lane, Diptford Ref 17/0369/09/F Mr A Broadway. (Supersedes planning application 17/0168/09/F)

Object:

- **The application's description of the activity as 'Retrospective' is misleading as it is intended to increase the current level of activity; it is currently an illegal operation and in breach of the 1999 S106 Agreement**
- **Part 3 of the planning application describes the usage as continuous since 1959. This is misleading as it was a long time ago and there has been a considerable break in usage; and the 1999 S106 Agreement specifically prevented such usage being resumed**
- **Larcombe Lane is long and narrow and unsuited to the number and size of vehicles associated with the proposed usage**
- **The proposed usage, plus the applicant's intention to apply for a breakers yard (see paragraph 3, applicant's letter dated 4.3.09) is inappropriate in a remote rural area**
(unanimous)

Cllr Hill would request a further meeting with SHDC. Residents were thanked for their letters of objection

2. Demolition of stables/store, part demolition of additional stables and erection of car port and car store at Fair View House, Diptford Ref 17/0285/09/F Mrs K Caddy **Withdrawn**

3. Retrospective application for amendments to Listed Building Consent 17/2238/06/LB at Coombeshead Farmhouse, Diptford Ref 17/0366/09/LB Mr G Goodwin **No objection**

4. Resubmission of 17/1573/08/F for demolition of existing dwelling and erection of replacement dwelling at Sunrise, Holsome Lane, Diptford Ref 17/0382/09/F D&A Biglin **No objection. Query extent of land ownership on North and East boundaries**

Planning Decisions – Noted

5. Resubmission and amendments to approval 17/1658/08/F for reconstruction of bungalow destroyed by fire at Abbey Moor, Back Road, Morleigh Ref 17/2365/08/F **Conditional permission**

09.029 Planning enforcement: Little Curtisknowle Barn, Springfield Farm & Creber Farm Industrial Estate Enforcement Officer Helen Smart would be checking compliance with the enforcement action, with a deadline of 11.7.08. The Clerk would request further monitoring at Springfield Farm and, in respect of Creber Farm Industrial Estate, would advise of a new concrete hardstanding, replacement building work and new chimney, and a mobile home located on the site.

09.030 Councillor Vacancy – Respondents would be invited to attend the Parish Council Meeting on the 21.4.09

09.031 P3 & Footpaths – The overhanging tree had been reported to the landowner. DCC Highways would be treating moss on the pavement at Church Park Close and had been advised of potholes throughout the Parish.

09.032 Diptford Playing Field – Cllr Baggott had attended the Playing Field Group Meeting, which expressed confusion at the division of responsibilities between the Group and the Trust. Funding for skateboarding facilities was being sought.

09.033 Diptford Parish Plan Review – Councillors noted that the bus service had been lost; the car sharing scheme may be lost due to removal of DCC funding and the requirement for Criminal Record Bureau checks; the outcome of the Housing Needs Survey should be incorporated in the Plan; the public phone outside the school was due to be removed; and the light industrial site and been developed. Cllr Hill would update the Plan, which would be published on the website.

09.034 Finance**1. Cheques passed for payment:**

Cheque	Description	VAT	Gross
0377	S Woodman – January pay		131.29
0378	S Woodman expenses: Internet/phone/computer £25, travel £25.20, postage £6.48, stationery £0.76	0.10	57.44
0373	R Paul – Christmas tree		20.00
	Total	0.10	208.73

Receipts

BGC	Alliance & Leics - Interest		0.27
BGC	DCC – P3		235.00

2. The Financial Statement was received

Lloyds Current Account to 27.2.09	414.17
Less payments & unrepresented cheques	411.73
Plus uncleared receipts	235.00
Total	237.44
Plus Alliance & Leics Acc to 5.2.09	3500.04
Plus uncleared receipts	0.27
Total	3737.75

Earmarked Reserves

P3 Footpaths	619.50
Playing Field	920.00
Parish Plan	193.43
Total	1732.93

Total Uncommitted funds £2004.82

09.035 Correspondence received

1. SHDC – Public space improvements 2008-2010. A Public Space Capital Programme of £1.9m had been allocated across the District, although no play spaces in the Parish were owned or managed by SHDC.
2. Sustainable South Brent – proposal to erect wind turbine in North Park Field, SX728602 - Noted
3. SWH – Road closure for resurfacing 11-15.5.09, Christone Cross, Diptford. The Clerk had asked Devon County Highways that the amended signage and alignment of the junction, as previously requested by the Parish Council to divert Avonwick traffic away from Diptford, be undertaken.
4. Calor Village of the Year 2009 – No entry would be submitted
5. CCD Seminar ‘Financing and sustaining growth’ 13.5.09 Exminster £10 – No one would attend
6. digitaluk – Help with switching to digital TV - Noted
7. **SLCC Regional Conference, 13.5.09 £45 – Resolved to pay 30% of the fee, amounting to £13.50**
8. Totnes & Surrounding Area Parish Cluster Meeting 20.4.09 - Cllrs Hill, Baggott, Foster and Franklin would attend and Planning Enforcement would be suggested as an issue for discussion.

09.036 Reports on Meetings Attended Cllr Foster had attended a site meeting at Holsome Park and SHDC planning officer Malcolm Elliott would be providing a timetable.

09.037 Correspondence available at the Meeting – Noted

1. SHDC – Agenda & Minutes, Magazine
2. DCC Highways leaflets – ‘Drainage from roads’ & ‘What the County Council does and who to contact’
3. The Playing Field, Winter 2008-09
4. Village Green, March 2009
5. DAPC Newsletter Mar/Apr 09
6. RD & Express, February 2009
7. Town & Parish Standard, February 2009
8. South Hams Society Bulletin, March 2009
9. Trade publications

Meeting ended 10.10pm

Date of next Meeting 21.4.09