

# Diptford Parish Council Meeting

Diptford Parish Hall, Tuesday 19 January 2010 at 7.00pm

## **Presentation by Bridget Green, SHDC Forward Planning Team on the Site Allocation DPD**

The Site Allocation DPD follows on from the Core Strategy, which determined the number of houses and employment land required to 2016, and this requirement has been extended by the Regional Spatial Strategy, which looks at provision to 2026.

The target is for 60% affordable housing on allocated sites in rural areas, subject to viability. On Exception Sites, which lie outside the development boundary, only affordable housing may be provided.

The Site Allocation DPD is required to allocate 400 houses and 3ha employment in the rural areas of the South Hams, and villages selected for development must be sustainable, with local facilities, such as a primary school and shop. The Princes Foundation was employed as consultants to carry out an 'Enquiry by Design' in May/June 2009, as a result of which a need for housing in Diptford/Avonwick was identified. As new sites and villages have been identified, a further consultation is being carried out until 10.2.10.

Sites to 2016 must be available and deliverable, and landowners have been contacted. The sites must be accessible and fit into the settlement. To be viable, a minimum of 10 dwellings should be developed, and the affordable element will be administered by a Housing Association, either as rented or shared ownership housing.

The Site Allocation DPD will be published in March, followed by a formal 6 week consultation period.

## **Report from District Cllr Steer**

A decision was awaited on the Local Government Review and, despite the election, it was likely that changes would result; the SHDC Budget was being prepared, which would involve tight decisions, and it was noted that the Police Authority already intended to increase its budget by 5%; waste services were delayed during the wintry weather, but were now catching up; and the need for more supplies of grit in outlying areas was identified.

Enforcement Officer Rick Crombie had visited Little Curtisknowle Barn twice, including the interior, and was satisfied it was not being occupied as a dwelling; the S106 Agreement was still awaited on Larcombe Quarry and it was noted that vehicles were being removed from the site; the Baltic Warf development in Totnes had been refused because it constituted over development of the site; and Cllr Steer would look into complaints that remedial work to comply with the Enforcement Notice at Holsome Park was proceeding too slowly and that further dumping was taking place on the farm.

## **Report from County Cllr Black, which was read out by the Vice Chairman**

An Environment Task Force, of which she was a member, had been set up to look at the impact of the weather and the action needed to keep roads clear.

**Police Report** – No crimes were reported

## **MINUTES**

**Present** Cllrs Franklin (Vice Chairman), Baggott, Gopal, Hill & Sutherland; SHDC Cllr Steer

**10.001 To accept apologies for absence** Cllrs Foster & Randall; DCC Cllr Black

**10.002 Declarations of interest in items on the Agenda** None

**10.003 The Minutes of the Meetings held on the 15.12.09, as previously circulated, were confirmed and signed by the Vice Chairman**

## **10.004 Planning Applications received**

1. Replacement of existing log, machine store and stable at The Mill House, Gara Bridge Ref 17-38/0056/10/F Miss J Horne **No objection. Adjoins Diptford Bridleway 3**

## **Planning Correspondence**

2. SHDC: Confirmation of compliance of the Enforcement Notice as the Barn/Workshop at Little Curtisknowle Barn was not being occupied as a dwelling. Councillors were still not satisfied that the Barn was not occupied as a dwelling and the Clerk would request written confirmation that both the interior and exterior had been inspected and that the Enforcement Notice had been fully complied with, including the removal of windows etc.

## 10.005 Finance

### 1. Cheques passed for payment:

Cheque	Description	VAT	Gross
0414	S Woodman – December pay		137.86
0415	S Woodman expenses: Internet/phone/computer £25, travel £16.00, postage £3.60, HMRC (PAYE) £103.39		147.99
0416	Richard Paul – Christmas tree		22.00
0417	J Foster – Christmas decorations	5.21	39.98
	<b>Total</b>	<b>5.21</b>	<b>347.83</b>

### Receipts

BGC	Alliance & Leics - Interest		0.38
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### 2. To Receive the Financial Statement

Lloyds Current Account to 30.11.09	2688.99	<b>Earmarked Reserves</b>	
Less payments & unrepresented cheques	2191.29	P3 Footpaths	408.40
Plus uncleared receipts	0.00	Playing Field	500.00
<b>Total Lloyds Current Account</b>	<b>497.70</b>	Parish Plan	193.43
Alliance & Leics Acc to 5.12.09	4502.58	Highway Improvements	600.00
Less payments & unrepresented cheques	0.00	<b>Total Reserves</b>	<b>1701.83</b>
Plus uncleared receipts	0.63		
<b>Total Alliance &amp; Leicester Account</b>	<b>4503.21</b>	<b>Total uncommitted funds</b>	<b>£3308.08</b>
<b>Total funds</b>	<b>5009.91</b>		

### Finance correspondence

### 3. Resolved to contribute £45 towards the SLCC Membership fee (Chq 417)

#### 10.005 P3 & Footpaths – No report

**10.006 Diptford Playing Field** – Diptford Playing Field Group funds had been transferred to a new National Westminster Bank Account, leaving £1001.22 Trust funds in the Lloyds TSB Trust accounts. Arrangements were being made to ensure that all Trust bank statements were sent to the Secretary and that the signatories would be Trustees Franklin, Foster and Hill.

#### 10.007 Correspondence received

*Cllr Sutherland left the Meeting*

#### 1. SHDC Site Allocation DPD & Princes Foundation Report

**Resolved that the Parish Council supports development in the Parish of predominantly affordable housing which compliments and enhances the profile and character of the village.**

**The Parish Council would prefer Site 1 (RA14). However, it is unsure if that single site alone can accommodate the 10 dwellings mentioned in the report, as the density is not consistent with the character of the village. Site 2 was not considered appropriate to develop at this time, predominantly due to access difficulties and concerns from adjoining owners. Site 3, The Glebe, whilst not significant in size, could potentially support a development in conjunction with Site 1.**

**The Diptford Housing Needs Survey clearly identified the need for affordable housing and the Parish Council is strongly supportive of facilitating this requirement within a short a timescale as possible.**

#### 2. Parish Hall Management Committee: Request to erect a Parish Hall sign on the school building - Approve

3. DCC: Road closure on C43 at Oakenham Bridge. Construction works were due to start on the 4.2.10, and the contract period was approximately 10 weeks. The road would also be closed on the 21.1.10 to undertake ground investigations. Details would be published on the noticeboard.

#### 4. Boundary Committee proposal for a unitary Devon

**Resolved to make the following representation: The proposed single Devon Unitary Authority would remove a tier of government, creating a big gap between the County Council and Parish Councils. Although it was intended to bridge that gap by Community Boards, the structure of those boards has yet to be agreed. The Parish Council is firmly opposed to the proposed separate Exeter/Exmouth Unitary Authority as it would remove the heart from the County.**

Cllr Hill would provide the DAPC representations

#### 5. S Devon & Dartmoor Crime & Disorder Reduction Partnership: Community Safety Forum Event

25.2.10 The Watermark, Ivybridge – No one would attend

#### 6. SHDC: ‘Don’t be Scared, be well prepared’ leaflet – Would be made available on the website

7. Diptford Primary School: Mrs Amelia Eyston had been appointed Community Governor as Jack Buckner was unable to take up the post. The Clerk would congratulate Mrs Eyston on her appointment and ask that

she keep the Parish Council informed of progress at the school, including a report at the Annual Parish Meeting.

8. Children & Young People's Services: Consultation on admission arrangements for Devon schools for 2011/12 – Deadline 1.3.10. Details would be provided in the Parish Magazine and the School Governors would be advised.

**10.008 Reports on Meetings Attended None**

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

1. SHDC Agenda & Minutes, Magazine
2. South Hams Society Bulletin Dec 2009
3. DAPC Newsletter Jan/Feb 10

*Meeting ended 9.20pm*

*Date of next Meeting 16.2.10 after the Diptford Amenity Trust Meeting*