

Diptford Parish Council Meeting

Diptford Parish Hall, Tuesday 20 October 2009 at 7.00pm

Presentation by John Scott, Rural Housing Officer on the Diptford Housing Needs Survey 2009

The report system had been used throughout the country over the last 10 years and had received general acceptance. It provided a snapshot of housing need, although the information should be taken at face value. In the South Hams, there was strong support for affordable housing and planning authorities needed to be made aware of the pressing housing needs of older people.

The response rate to the Diptford Survey was 36.5%, which was good and all those in housing need had a local connection with Diptford. It would take time for housing to be provided, and the community needed to be the driver.

Shared Ownership can be costly and was dependent on the purchaser's income, savings and any deposit from parents. A minimum 40% share was recommended.

John Scott identified the next steps:

1. To formally endorse the Diptford Housing Needs Report
2. Communicate the findings of the report to parishioners. John Scott would provide an article for the Parish Magazine and a final Report to be available on the website
3. John Scott would arrange a joint meeting with North Huish Parish Council and SHDC's Affordable Housing Officer Debbie Holway. SHDC planners were more likely to look favourably on a single site, preferably on a main road with better public transport, and Housing Associations assessed sites of more than 7 dwellings as viable. Councillors considered that Diptford residents would prefer to live in Diptford, with its school, and identified the Exception Site in Diptford.

Questions from the public – relating to the outline application 17/1597/09/O to demolish existing workshop, office buildings, tidy up scrap yard site, implement landscaping scheme to enhance site and erection of new bungalow at Scrap Yard at Larcome Lane SX748 581, Broadridge Cross to Lincome Quarry, Diptford

Objections raised to the application were that a similar application was refused in March 2008, since when there had been no change in circumstances; and the S106 Agreement applying to the land restored it to greenfield status.

Applicant Adrian Broadway considered that the S106 Agreement could not take away the planning history from the site and was unenforceable; the previous planning application was turned down in error; development would take place on the site – either commercial or housing and, if planning permission was granted for the bungalow, he was prepared to enter a new S106 Agreement restricting the site to agricultural and domestic use only.

Police Report

Money had been stolen from St Mary's Church and a pedal cycle from an isolated garden. The Police Street Surgery was still running at the Rising Sun from 8.30-9.30am every 1st and 3rd Monday

Reports from District and County Councillors

County Cllr Black reported on the: consultation to turn off some street lighting from midnight to 5am; concerns about storm water outlets into the sea; the task force working with schools to reduce carbon emissions; the review of DCC farm tenancies, which would look favourably on farm tenants and diversification; the emissions and, in particular toxic ash from the proposed waste to energy incinerator at Lee Mill, with an anticipated 120 trucks/month transporting toxic ash to Cheltenham; and the introduction of residents parking in Totnes, which would reduce the available free on-street parking provision.

District Cllr Steer reported on the: Cluster Meeting, in which it was reported that the Princes Trust had identified a housing site in Diptford; successful sharing of finance services with West Devon District Council, with future sharing arrangements of legal, waste management and forward planning functions; and the Housing Conference he attended at Buckfast Abbey, which identified that 75% of the disabled did not have the housing they needed, with waits of 5 years for home improvements.

UNAPPROVED MINUTES

Present Cllrs Foster (Chairman), Baggott, Franklin, Gopal, Hill & Randall; District Cllr Steer & County Cllr Black; Rural Housing Officer John Scott; 4 members of public

09.110 Apologies for absence were accepted from Cllr Savery

09.111 To note declarations of interest in items on the Agenda None