

Diptford Parish Council Meeting

Diptford Village Hall

Tuesday 21 January 2014 at 7.30pm

Questions from the Public Objections were raised to planning application 17/2955/13/RM

County Cllr Vint had submitted a report: He had asked DCC Highways for a map identifying those roads which would not be maintained; Locality funding of £2k was available, and he was considering an application from Forest School; the Devon Waste Plan consultation would continue until 24 February; and he was enquiring about the use of S106 contributions towards the A385 Corridor Management Plan and proposed improvements at Redworth Junction. Councillors noted that Cllr Vint had attended only one Parish Council meeting in the last 9 months and, as a result, the Parish was under-represented at a time when local roads were deteriorating. He would be asked to attend a meeting.

District Cllr Steer would query the excessive cost of the Halwell road improvements; SHDC was facing a £780k (7%) deficit, although front-line services would not be cut; and SHDC Locality Funding would help finance the Forest School.

Progress of the development site opposite Wheat Park was discussed, and developers Spacemake had advised that it was 'reviewing its options for delivery'. It was noted that, under the terms of the permission, tree planting should be started now, and the development must start within 3 years.

UNAPPROVED MINUTES

Present: Cllrs Foster (Chairman), Baggett, Crocker, Franklin, Hill & Peach; 4 members of public

14.001 Apologies for absence were accepted from Cllr Gopal & DCC Cllr Vint

14.002 To note declarations of interest and Dispensations in items on the Agenda: Cllr Crocker, item 14.004.5 (Pecuniary)

14.003 The Minutes of the Meeting held on the 17.12.13, as previously circulated, were confirmed and signed by the Chairman

14.004 Planning

Planning Applications

1. Variation to conditions 6, 13 & 14 to Planning approval 17/2163/17/CU at Wheeldon Farm, Halwell 17/0029/14/F Mr A Savery **No objection, conditional on the implementation and compliance of the noise monitoring equipment. Anything to reduce the noise is welcome.**

Planning Applications considered at the Meeting held on the 17.12.13 were ratified.

2. Approval of reserved matters following outline approval 17/1533/12/O for erection of new dwelling house at Green Acre, Diptford Ref 17/2955/13/RM Mr D Bell

Object: The marked increase in size, from 4 to potentially 6 bedrooms, is disproportionate to the character of the surrounding properties and to the size of the plot; overlooking adjoining properties to the west and north, resulting in loss of amenity (we have been advised that there is a covenant restricting openings on the west elevation); no windows should be provided on the eastern elevation, to protect the privacy of Anchor Cottage; query shared rights of access to the site. Any damage arising from the works should be repaired; as the gateway into the village, careful design and landscaping of the site was needed.

Recommendations on amended plans **Object: Excessive size of building in relation to the plot; reduction in the ridge height is minimal; cladding does not fit in with the character of the rest of the village; no change to the original objections, as none of those objections have been addressed; revised windows on the east elevation acceptable.**

Planning Enforcement

3. Farleigh Meadows - A window had been reinstated in the stables and insulation delivered to the site. The enforcement officer had been advised and the owner had until 1st April to comply with the enforcement notice not to reside on site.

Planning Correspondence

4. Newton & Noss Parish Council: Concerns relating to SHDC Design Panel - Noted

5. AEE: Coombeshead Solar: Unilateral Agreement – Noted. Councillors were disappointed at the low level of community benefit contributions. *Cllr Crocker left the meeting during consideration of the Item*

14.005 Amenity Trust Report

1. Funds: Acc 00196602 £135.44; Acc 02042009 £6910.05
2. SHDC: Grounds maintenance – SHDC had raised questions over responsibility for funding grass cutting after April 2015, and the Clerk would check the agreement with DCC.
3. Repairs were needed to the tennis court posts, which the Playing Field Group were investigating.

14.006 P3, footpaths & highways – P3 finance and survey returns were awaited. Everyone was encouraged to report potholes to DCC, and the Clerk would advise DCC on the poor state of the lane from Diptford Court Farm to Bradridge Cross, and the Diptford Down lane.

14.007 Finance

1. Cheques passed for payment:

Cheque	Description	VAT	Gross
0615	S Woodman – December pay		151.98
0616	S Woodman expenses: Office £31, travel £28.35		59.35
0617	Cllr Foster – Christmas decorations	8.83	53.00
0618	H Sampford – wall repairs		550.00
0619	SLCC - Membership		35.00

2. The Financial Statement was received

Lloyds Current Account to 29.11.13	6180.37
Less payments & unrepresented cheques	1868.91
Plus uncleared receipts	0.00
Total Current Account	4311.46
Santander Account to 31.3.13	12.39
Total funds	4323.85

Earmarked Reserves

P3 Footpaths	74.29
Winter Emergency Planning	800.00
Total Reserves	874.29

Total uncommitted funds £3449.56

14.008 Disqualification from Office Cllr Savery had failed to attend meetings throughout a period of six consecutive months and his absence was not due to some reason approved by the Council. Under S85 Local Government Act 1972 he had lost his place on the council by failure to attend meetings.

14.009 Correspondence received

1. DALC: Buckingham Palace Garden Parties 2014 – Cllr & Mrs Foster would be nominated

14.010 Reports on Meetings Attended None

14.011 Correspondence available at the Meeting

1. Clerks & Councils Direct, Jan 2014
2. Healthwatch Voices, Winter 2013/14

Meeting ended 9.30pm

Date of next Meeting 18.2.14