

MINUTES OF A MEETING OF MILTON ABBOT GROUPED PARISH COUNCIL HELD ON WEDNESDAY 07th OCTOBER 2020, 7.30PM BY VIRTUAL ONLINE

(also available at www.magpc.co.uk)

PRESENT: Cllrs; M Ambrose (MA)(Chair), R Tucker (MA), A Westcott (C), G Vanstone (MA), J Holland (D), S Seamons (MA) Cllr R Brewer (C)
(Cllr Representation: C – Chillaton, MA – Milton Abbot, D – Dunterton, B – Bradstone)

Ms S Honey (Clerk), Cllr C Edmonds (WDBC), Mr R Allen and one member of the public

The Chairman opened the meeting at 7.35pm

038:20/21 APOLOGIES FOR ABSENCE

J Barkwill (C), no equipment to join Zoom meetings

039:20/21 DECLARATIONS OF INTEREST

None

040:20/21 CONFIRMATION OF THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON WEDNESDAY 15th July 2020

The Minutes of the meeting held on Wednesday 15th July were **agreed** as a true record and will be signed by the Chair at a later date.

041:20/21 PLANNING APPLICATIONS FOR CONSIDERATION

2087/20/HHO Householder application for proposed construction of domestic outbuilding. Landskerry

After a short discussion the Council **resolved to make No Comment** to the application

Proposed installation of telecommunications equipment at the existing telegraph pole located on, GRASS VERGE MARLOW CRESCENT, NEAR WILLOW COTTAGE (BT Pole WWCHLL-25-00_BT049.1_20184)

There had been some concerns that the supply might be 5G but the council had been informed by the provider that it would not.

The council expressed the hope that the work would be done as soon as possible in order to improve the service and **resolved to Support** to the application.

Planning Committee Decisions

1610/20/FUL Conversion of agricultural building to dwelling. Barn at Sx 415 809 Meadwell Kelly PL16 0HJ

The planning committee met on 18th August 20 and made the **decision to SUPPORT the application subject to the following conditions;**

1. Any blockwork to be replaced by stonework in keeping with the rest of the building.
2. Slate roofing over all the building (including the restored outbuilding) and not a mixture of slate and metal roof as proposed in the application.
3. Mains water to be connected not spring water.
4. Doors and windows should be in keeping with the building.
5. Wider access at the road to give better sightlines when exiting onto the road.

042:20/21 REQUEST TO HAVE PROPOSED TELECOMMUNICATIONS EQUIPMENT, NEAR WILLOW COTTAGE, INSTALLED ON SYDENHAM ESTATE FOR CONSIDERATION

The council were reminded that the Sydenham Estate was not within the MAGPC parish and as such it was unable to make a comment.

Standing Orders Suspended

The Chairman allowed a short Open Session.

A member of the public (Chairman of Village Park Community Group) wished to ask a few questions of the council relating to;

1. Possible council funding toward insurance costs for Milton Abbot Playground Community Group
2. Problem with dog mess and purchase of a litter bin
3. Support for a speed campaign newly set up in village with support of the Police and volunteers.

The council suggested that;

1. The proposed funding (in part) should be added to the next agenda and details of the funding required should be forwarded to the council.
2. Although previously discussed and acknowledged that owners should pick up their dog's mess, the Chairman asked that it be added to the next agenda.
3. The new speed campaign was discussed and as this problem had been discussed in detail in the past the council resolved to Support any help given to improve traffic calming.

The member of the public thanked the council then left the meeting.

Standing Orders Restored

043:20/21 MACKPLAN REPORT

Mr R Allen (Chair of MACKPlan) gave the following short report:

Since our last report to the PC for your July meeting, the following MACKPLAN activity has taken place:

- The draft Neighbourhood Plan has been checked by WDBC experts and returned with comments and proposed changes. These have now largely been made to the draft plan which is currently undergoing a coherence check by one of our team to ensure that it is aligned with national and regional planning policy.
- One recommendation made by WDBC was that we should consider including a Neighbourhood plan resource map; an independently produced document which shows wildlife sites and species information across our parishes. **The cost of this is £120 + VAT which we request is authorised for release from our NP Grant funds tonight.**
- The draft design statement has been produced and circulated internally and team comments are being incorporated.
- We have formally commissioned an independent external site assessment by a national company called AECOM who also did the Housing Needs Analysis. This ongoing assessment will involve all sites being assessed against identical criteria that have local relevance, have emerged as important criteria in surveys and face to face meetings with residents and should therefore result in a demonstrably impartial report that identifies those sites which best fit the local need.
- In terms of the next steps, once the AECOM site assessment report is received, we will use it and all the other evidence that we have gathered to inform a recommended solution or solutions as to how the housing target should be met in a manner that meets, to the greatest extent possible, the stated preferences of the residents, and the evidenced local need. We will then bring the draft plan to the Parish Council in

the form of a short presentation on Zoom followed by a period of 10 days for reading for councillors and then a second Zoom meeting for you to discuss the draft policies with the MACK Plan team.

- This will be followed by a further check of the draft plan by Locality before starting Regulation 14 which is a 6-week consultation with residents and statutory consultees. Covid 19 restrictions are clearly going to make this consultation much more difficult and we are assessing how we can best achieve it. At the end of this the updated plan is submitted to WDBC for formal examination.
- Prior to answering any questions that you may have for me, I would be grateful for agreement to release the requested funding and that you are in agreement with the steps that I have outlined in this report.

End of Report

The council **resolved to agree** to the release of funding at £120.00 plus VAT.

Mr R Allen left the meeting.

044:20/21 ICO DATA PROTECTION FEE FOR AGREEMENT AND RENEWAL - £35.00 (INC. DISCOUNT FOR DD PAYMENT)

The council **resolved to agree** the payment of £35.00.

045:20/21 PLANNING - NEW LAWS REPORT

Cllr G Vanstone had attended a DALC webinar in September dealing with “Changes in Planning Law”. His attendance at the webinar had been agreed using ***Standing Orders No. 17 (h) relating to Urgent/Emergency Business***; in order for him to attend between council meetings.

The council **agreed** to the attendance cost of £18.00.

Cllr G Vanstone provided the following report;

I attended a NALC organized webinar on this subject on the 17th September and on the 18th the Clerk copied councillors with the slides from this webinar along with the NALC summary (PC11-20) of the government’s proposals.

Firstly, a disclaimer: I have read the government papers (totalling 93 pages), these are complex and in my view contradictory and I would not claim to have understood all the implications (neither did many of the other Devon councillors who attended the webinar).

To quote David Vickery – former senior Planning Inspector: “The White Paper is so complex, confusing and has so many unanswered questions I doubt anyone knows how to use it”.

However here is my best shot so far.

What has already changed (from July 2020)

- A wide range of commercial buildings will be able to change to residential use without the need for a planning application.
- Homeowners can build two storey extensions without planning permission on existing houses with two stories or more.
- Additional stories will be allowed on certain flats without planning permission.
- Builders will no longer need full planning permission to demolish and rebuild vacant residential and commercial buildings if they are rebuilt as homes.
- There are limitations – the above does not apply to listed buildings, AONB etc and they will have to abide by building regulations etc.

For the future

The potential concerns:

1. A nationally set target of 300,000 homes/per year with binding targets for each local authority (this could mean current targets in local plans could be increased).
2. Many more Permissive Developments where Planning Permission is given at an early stage and there is likely to be little or no ability for Parish Councils to object or change (we have already seen one of these applications at Felldownhead).
3. Map based plans to be produced as part of new Local Plans which will identify land in three categories:

Growth areas: suitable for substantial development and where outline planning permission will automatically be secured.

Renewal areas: suitable for some development.

Protected areas: where development is restricted.

4. New National Design Code as well as Local Design Codes.

5. A national design body to support the codes in delivering 'beautiful places'.

6. A Chief Officer for design in each local authority.

7. Local Plans should be subject to single "sustainable development" test, unnecessary assessments that cause delay in the current system will be abolished.

Possible Opportunities

1. It is stated that "Neighbourhood Plans" will be retained as important means of community involvement'.

2. More funding will be available for Neighbourhood Plans.

3. They will facilitate ambitious improvements in energy efficient standards.

4. They will 'ask for beauty' and be more ambitious for places they create.

5. There will be a "fast track for beauty".

End of Report

Cllr G Vanstone explained that his report was linked to the **NALC summary document PC11-20 White Paper: Planning for the Future**. The paper includes 26 questions for parish councils to respond if they wish.

Cllr G Vanstone asked the council if it would like him to respond to the questions on its behalf. The council **resolved to authorise** Cllr G Vanstone to respond to the questions on behalf of the council.

Cllr C Edmonds (WDBC) responded to Cllr G Vanstone's report suggesting it was a good summary of the White Paper. He also suggested the slight increase in the housing target might cause concern and that affordability had been factored in.

046:20/21 WEBSITE ACCESSIBILITY STATEMENT FOR AGREEMENT

The Clerk informed the council that a "holding" Accessibility Statement had been prepared and posted by Parish Council Websites while the new website is being built. The new Accessibility Statement would be posted when the work was complete.

047:20/21 PENSION REGULATOR – REDECLARATION FOR AGREEMENT IN RETROSPECT

The Clerk explained that they had submitted the redeclaration required for all staff on 7th September 20. The Clerk being the only member of full-time staff.

The council **acknowledged** the re-declaration.

048:20/21 GRASS CUTTING QUOTES

As more quotes were still to be received, the Chairman asked that the item should be added to the December agenda.

049:20/21 FINANCIAL MATTERS

Bank Reconciliation

The bank reconciliation (App A) and budget monitor (App B), dated from 30th June to 30th September 2020 was reviewed and **approved** along with the following Payments;

- Hostpapa – website domain MACKPlan - £14.39
- Hostpapa – website domain and backup - £57.45
- Parish Council Websites – 1st instalment for website upgrade - £168.84
- JS Murrain – 2nd cut of grass Milton Abbot playground - £320.00

Clerks pay for 1st July to 30th September 2020 by BACS

050:20/21 COUNCILLORS' REPORTS AND ITEMS FOR FUTURE AGENDA

Cllr R Tucker informed the council that the speed flash signs had not been working and that one sign had been permanently lit.

A parishioner had deliberately driven through at 32 mph in order to test the light and it had not worked.

The Chairman offered to check the lights and report any defect to Devon Highways who are responsible for the speed lighting.

051:20/21 DATES OF FUTURE MEETINGS

The **council agreed** Wednesday 2nd December 2020 as the next meeting date; probably by Zoom.

The Chairman closed the meeting at 20.41pm

Signed:

Cllr M Ambrose, Chair

Date: