

MINUTES OF A MEETING OF MILTON ABBOT GROUPED PARISH COUNCIL HELD ON WEDNESDAY 7th DECEMBER 2016, 7.30PM AT MARYSTOWE VILLAGE HALL
(also available at www.magpc.co.uk)

PRESENT: Cllr's Hough (MA) (Chair), H Asbridge (C), M Pahlsson (C), C Beighton (C), A Cox (MA), A Westcott (C) (*from 7.35pm*), J Anderson (MA) (*from 8.02pm*)

Mrs E James (Clerk), Cllr C Edmonds (WDBC) and five members of the public

96:16/17 APOLOGIES FOR ABSENCE

Cllr's R Brewer (C), J Holland (D), R Tucker (MA) and Cllr B Baldwin (WDBC)

97:16/17 DECLARATIONS OF INTEREST

None

98:16/17 CONFIRMATION OF MINUTES

The Minutes of the Parish Council meeting held on 2nd November 2016 were **agreed** as a true record and signed by the Chairman.

99:16/17 PUBLIC OPEN SESSION

Members of the public present wished to speak about planning applications listed on the agenda, and it was agreed they would do so at the appropriate point in the meeting.

(7.35pm Cllr Westcott arrived)

100:16/17 PLANNING

2592/16/FUL Braemar House, Chillaton

The Parish Council gave further consideration to this application for the erection of a three-bedroomed detached house on land outside the settlement area of the village. It was informed of the outcome of attempts by the applicant and the objectors to the proposed development, to reach agreement on various aspects of its siting and design.

Although changes had been made to the proposed development, referred to in the conditions set out below and on plans that it was understood had been submitted to the Borough Council but did not yet appear on their website, one significant issue had not been resolved to the satisfaction of all parties.

The ridge height of the proposed development was originally at a level approximately 3m above that of the adjacent Willow Cottage and approximately 2-3m above the ridge heights of properties in Marlow Crescent. Although the applicant had agreed to the redesign of the roof to lower the ridge by 0.45m, the objectors concerned did not consider this to be an acceptable compromise and felt that a better ridge height could be achieved by revising the landscaping so as to set the property lower into the ground. The applicant did not feel able to respond further to the objectors' concerns.

It was noted that several letters of support had been submitted to the Borough Council and that with the exception of the concerns referred to above and those of Cllr Brewer, which were reported to the meeting in his absence; namely that any development outside the settlement area would act as a precedent and increase the likelihood of other such developments, there was a general acknowledgement of the merits of this proposal.

It was agreed that West Devon Borough Council be advised that:

1. the applicant is from a long-established local family who, having grown up in the village, would be able to return to Chillaton with his own family, by means of this proposed self-built development.
2. the applicant is also a member of a well-established local firm operated from existing premises nearby and there would be a consequent reduction in private car journeys to and from work.
3. this proposal is supported by a number of village residents, as evidenced in the representations made to the Borough Council.
4. although the general merits of this proposal, given the applicant's circumstances, are acknowledged, objections have been made by residents of two nearby properties concerning the height of the proposed development in relation to adjoining properties. Despite a reduction of 0.45m in the ridge height of the proposed building shown on plans that it is understood have recently been submitted to the Borough Council, it should have particular regard to this issue when determining this application, as the proposed development would be outside of the settlement area of the village.
5. If permission is granted, it should be subject to the following conditions:
 - a. that the existing and proposed tree screens to the front of the property and the existing tree screen adjacent to Willow Cottage, as shown on submitted plans, are required to be properly maintained
 - b. that as dormice have recently been seen elsewhere in the village, any new screening should include hazel trees, given the likely loss of nearby hazel scrub because of this development
 - c. that, as barn owls have regularly been seen using an adjacent building, appropriate measures should be taken to protect them
 - d. that the natural stone cladding to the entrance porch, as shown on plans that it is understood have recently been submitted to the Borough Council, be made a requirement so that the building reflects the character of properties nearby.

Action: Clerk

(8.02pm four members of the public left the meeting and Cllr Anderson arrived)

1579/16/FUL Lamber Hey, Milton Abbot

A member of the public spoke on behalf of local residents, reiterating concerns about the proposal. It was noted that differing points of view had been put forward previously, by residents and the applicant, at different meetings of the Council, and that it had subsequently been confirmed there were breaches of planning regulation.

Notification had been received that the application would be heard by the Planning and Licensing Committee on 13th December. It was **agreed** that Cllr Hough would attend to speak on behalf of the Council and local residents, reiterating concerns and objections to the application.

Action: Clerk

(8.15pm member of the public left the meeting)

3067/16/FUL Rock Farm, Chillaton

Following consideration it was **agreed** to support the application.

Action: Clerk

PA16/10746 Greystone Quarry Extension

An application to extend the Quarry, which was in an adjacent parish just across the border in Cornwall, was noted.

Footpath Diversion Order – Footpath No 2, Milton Abbot

Consideration was given to a proposal to divert part of Footpath 2, the revised route would eliminate the need to cross a hedge using a ladder stile, instead utilising an existing field gate. It was resolved to support the proposal, commenting that it should be ensured that the gate is suitable for use by pedestrians alongside stock animals.

Action: Clerk

101:16/17 PROGRESS REPORTS

Felldownhead Road

Further concerns about the dangers to horses traversing the road had been sent to Highways, requesting consideration be given to the placement of two signs through the 'S bends'. The response being that policy was to only place these signs at specific crossing points, but that the missing sign had been replaced.

Cllr Edmonds **agreed** to support the request of the Council and would take the concern up with Highways.

Action: Cllr Edmonds

Noticeboards

It had been established that the noticeboard purchased by Sydenham Damerel had been obtained in January 2015, the cost being over £600 +VAT for one noticeboard significantly smaller than those owned by the Council. New noticeboards, as per the existing ones, would be at least £1,000 each.

The Council agreed the following action be taken;

- a. Clerk to obtain prices for new noticeboards and investigate grant funding
- b. Cllr Hough to obtain a quotation for the refurbishment of the Milton Abbot noticeboard

Action: Clerk/Cllr Hough

102:16/17 FINANCIAL MATTERS

Bank Reconciliation and 2016/17 Budget Review

The bank reconciliation and budget, dated 21st November 2016, were reviewed and **approved**.

Payments

The Parish Council **approved** the following payments;

- a) Payment of £72 (Inc £12 VAT) to Hodgsons Accountants for payroll services from April to September 2016 (BACS)

Clerk's pay on 30th November 2016, paid by BACS, was noted:

- Mrs E James - £136.38
- HMRC – £18.20

Donation Requests

Two requests for donations were considered by the Council, who **agreed** not to provide financial assistance at the time;

- a) Ring and Ride
- b) Citizens Advice Bureau (CAB)

It was noted that CAB were trialling a pilot scheme, holding sessions in Dr's Surgeries, including Lifton, when members of the public could make an appointment to speak with a member of the bureau about their concerns.

Draft Budget and Precept 2017/18

Since the agenda had been circulated, additional relevant information had been received by the Clerk:

- a) Two grass cutting quotes had been received, for agreement at the next meeting of the Council, the cost being in the region of £650. The draft budget had been revised, the budget being increased to £650 to allow for inflation of costs.
- b) A quotation from J Murrain & Sons for repairs to loose stonework along the top of the retaining wall in Milton Abbot, amounting to £800. Cllr's noted that required repairs to the wall were more prominent since the majority of the ivy and vegetation had been sprayed off and **agreed** the following course of action be taken by the Clerk:
 - i) J Murrain be instructed not to undertake further removal of vegetation from the wall
 - ii) Movement monitoring of the wall to be cancelled
 - iii) Recent photo, to be taken by Cllr Hough, and forwarded to Building Control for their updated thoughts regarding the stability of the wall
 - iv) Quotations to be sought for a structural survey to be undertaken
 - v) Pre-advice planning application for repair work to the wall to be submitted

Action: Clerk

The draft budget for 2017/18 was further discussed, the above being taken into account. Consideration to be given to the inclusion of £100 as a contingency sum.

Further consideration and a final decision regarding the budget and precept for 2017/18 would be made in the January 2017 meeting.

On-Line Banking

On-line banking form for Cllr Hough was approved and signed by Cllr's.

Action: Clerk

Pension Regulator

Requirements under the Pensions Act 2008 were noted and the Council **agreed** the Clerk should be the nominated contact person.

103:16/17 JOINT LOCAL PLAN

Village Sustainability Assessment Framework

Cllr Asbridge had previously submitted comments on behalf of the MACKPlan team, which the Council **agreed** with. These comments now to be submitted by the Council:

Chillaton

The village does have a building that was a pub as recently as 2014, but its future is very uncertain. However, it could be restored and function as a pub again. Could this qualify for 50% of the value of such a facility, in the circumstances?

Mobile phone reception is classified as limited. However, using the Ofcom coverage checker only Vodafone's coverage was described as mainly 'You may experience some problems', with some 'Reliable signal unlikely' in parts of the village. That is because

there is a booster box for Vodaphone in the village. With O2 and Three it's 'Reliable signal unlikely' and EE has 'Reliable signal unlikely' with a little 'You may experience some problems'. In practice, unless you're on Vodaphone, you can't make calls even outside. Should this be graded 'poor' rather than 'Limited'?

Chillaton is shown as having a commercial bus service, along with all other settlements. But those settlements include places like Bere Ferrers which has a service several times a day. Chillaton has a single return trip on only two days a week. Shouldn't Chillaton and other settlements with a similar service, that would not support journeys to work, be given a lower rating?

Milton Abbot

The same comments apply as regards the commercial bus service.

Action: Clerk

104:16/17 SNOW WARDEN SCHEME

Snow Wardens were confirmed as;

- Jamie Rutherford – Chillaton
- Cllr's Cox and Anderson – Milton Abbot

Investigation had revealed that there was plenty of salt available in Chillaton but not in Milton Abbot. Confirmation of a **storage** location in Milton Abbot to be made by Cllr Cox and an order for salt to be placed by the Clerk once the storage arrangements had been made.

Action: Cllr Cox/Clerk

105:16/17 MILTON ABBOT VILLAGE HALL

The Hall Management Committee had advised that the rateable value of the hall had been increased by £3,250 to £5,100. How this would impact the hall in the future, and whether they would be able to continue to secure a 100% rebate was not known.

106:16/17 COUNCILLORS REPORTS AND ITEMS FOR FUTURE AGENDA

None.

95:16/17 DATES OF FUTURE MEETINGS

4 th January 2017	Marystowe Church Hall
1 st February 2017	Milton Abbot Village Hall
1 st March 2017	Milton Abbot Village Hall
5 th April 2017	Marystowe Church Hall
3 rd May 2017	Annual Parish Meeting for Chillaton - Marystowe Church Hall
4 th May 2017 (Thursday)	Annual Parish Meeting for Milton Abbot, Dunterton and Bradstone in Milton Abbot Village Hall followed by the Parish Council Annual and Ordinary meetings

Note: All meetings are on Wednesdays at 7.30pm unless otherwise specified

The meeting closed at 9.20pm

Signed:
Cllr Hough, Chairman

Date: