

# MILTON ABBOT GROUPED PARISH COUNCIL

(Parishes of Milton Abbot, Chillaton, Dunterton and Bradstone)

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To all Members of the Council

You are hereby summoned to attend a Meeting of Milton Abbot Grouped Parish Council on **Wednesday 7<sup>th</sup> February 2018, 7.30pm, at Marystowe Church Hall** for the purpose of transacting the business set out below.

Members of the public are welcome to attend.

*S Honey*

Shane Honey, Clerk to the Council  
Wednesday 31 January 2018

## A G E N D A

- 1. Apologies for Absence**
- 2. Declarations of Interest**
- 3. Confirmation of the Minutes of the meeting held on 3<sup>rd</sup> January 2018**
- 4. Open Session - Members of the Public may speak regarding parish matters**
- 5. Planning**

Applications to note:

0022/18/COM  
Airband Community Internet Ltd  
Dunterton Farm  
Dunterton Devon PL19 0QJ

Notification of proposed installation of 15m monopole

## **6. Progress Reports**

### Milton Abbot Retaining Wall

Mr Wannacott of AC.Worth Builders informed the Clerk that after submitting a plan to section off part of the road, Highways stated road traffic control lights would be needed for the size of area required. In order not to incur more costs, Mr Wannacott has submitted an alternative, reduced, area and now awaits permission for the road closure; which they hope will be confirmed as soon as possible.

## **7. MACKPlan Residents' Questionnaire – review of responses**

Cllrs have already been sent an advance copy of the review of the responses to the MACKPlan residents' questionnaire, a copy of which is also in Appendix C to this agenda. 39% of the questionnaires were completed, which is a good response rate and so the information provided gives a satisfactory basis for moving forward with the development of MACKPlan.

There are several specific processes that now have to be gone through, but before the MACKPlan team begins that work, it would be helpful to know what the Parish Council's initial reaction is to the views expressed by the respondents to the questionnaire, both as regards general issues and specific potential development sites. Some key questions arising from residents' responses are set out below.

### Housing need

A significant number of respondents are contemplating moving house in the next five years. Although most are not intending to stay in the MACKPlan area, many want to continue to live in the West Devon.

**Q.1:** Is that because there are insufficient local services to support people as they get older and also a lack of bungalow accommodation?

### Affordable homes

Very few people identified as being in need of affordable housing or have moved away already because of a lack of it. Nevertheless, low cost starter/affordable housing was the second most popular type of home that respondents wanted to see built, after family homes.

**Q.2:** Is there a case for assessing the market for one or two-bed units for sale with the option of part rent/part mortgage and a ban on use as second homes, to encourage younger people to get on the housing ladder or facilitate older people wanting to downsize and remain in their village?

### New development

There were a significant number of respondents who were neutral as to whether or not the indicative new home figures in the draft JLP were reasonable and there was no overwhelming approval or disapproval.

**Q.3:** Does this suggest that there is the potential for positive responses to development proposals in both Chillaton and Milton Abbot that are seen as meritorious in terms of i) design, ii) function and iii) community benefit?

There is strong support for new development taking place on small sites of one or two units. The challenge of this approach may lie in trying to avoid a rash of infill/incremental expansion, when each individual application is acceptable, but the overall impact is not.

**Q.4:** Can we develop robust criteria regarding the impact of small-scale development, that treat each proposal fairly, but avoid a run of precedent-driven approvals?

There was no marked appetite for ring-fencing new housing for local occupiers, but more of a wish to see local people being given a fair chance.

**Q.5:** Would the prohibition on new homes [or new homes up to a certain value/size] being sold as second homes proposed in Q.2 result in local people being able to buy starter homes at more local prices? Would a ban on homes being bought on buy to let mortgages also help, if that was feasible?

There was a clear preference for family homes and the type of accommodation needed by most people thinking that they will move within five years is a three-bedroomed house. The occupants of such homes are more likely to have children and be mobile and economically active; all of which help to maintain a sustainable, viable community.

**Q.6:** Assuming that such dwellings are the easiest to sell and the most profitable for developers, is there deal to be done where there is community support for a development that has a majority of family homes, some starter homes with restrictions on ownership and a community benefit of some kind?

Potential development sites

After removing those sites strongly opposed by respondents, the following remain:

Milton Abbot:

Site A	Land adjoining Fore Street	Up to 10 homes	Small majority in favour
Site B	Allotment gardens, Fore Street	Up to 5 homes	Small majority in favour
Site C	Land adjacent to Vicarage Gardens	Up to 5 homes	Small majority opposed
Site F	Land at the rear of the Edgecombe Arms		Residents not yet consulted

Land behind Tamar View was suggested as being suitable for 2-3 houses and the field next to the B & B, as well as Enfield Farm, were also identified as possible sites. It was also suggested that the fields opposite site D were more suitable, because of better access to the main road and to utility services.

Chillaton:

Site A Between Marlow Crescent & Sunway Up to 10 homes Small majority opposed

Each of the 'Important open spaces within settlements' in Chillaton had a comment that suggested that the landowners would be prepared to see housing development on these sites.

**Q.7:** How do we now engage with landowners, residents and the Borough Council regarding these sites?

**Values**

Environment

Respondents overwhelmingly valued the peace, beauty and rural character of the area. The rural environment was also rated the most important aspect of living here. Residents were overwhelmingly in favour of an extension of the TV AONB even though it might mean more alterations to domestic properties would need planning permission.

Cornwall Council has the capability to carry out or support the development of Local Landscape Character Assessments and Settlement Edge Assessments and are doing so in support of various neighbourhood development plans in Cornwall.

**Q.8:** Should the potential for these very local assessments to provide a more focussed review of vulnerable landscapes and a practical guide to the treatment of incremental development on settlement boundaries be explored?

### Community

Looking across the responses to various issues, it is possible to see that there are active, caring, friendly communities that appreciate where they live and want to see their villages as sustainable as possible. They are wary, but open to the idea of new homes if they contribute to that sustainability. The things they want most are village shops, better internet and phone connections and safer roads.

**Q.9:** How can MACKPlan help to achieve the things that people want?

### MACKPlan team

Membership of the team has varied over the years, but there has always been a strong Chillaton contingent with less representation from Milton Abbot. As the JLP has set an indicative housing target for the village and there are some sites that require further investigation/consultation, the lack of input from Milton Abbot residents to the MACKPlan team is unfortunate. Can the Parish Council suggest ways of filling this gap?

## **8. Introduction to Local Council Administration (ILCA) Course for Clerk**

This level 2 online sector specific learning tool will support all new council officers in England and Wales in their roles in the first few months of employment, as well as those aspiring to go on and complete their Level 3 CiLCA qualification. The aim of the course is to provide an introduction to the work of a local council, the clerk and its councillors.

The Clerk seeks permission to apply for this course. Funding was approved in the budget for 2018/19.

## **9. Milton Abbot School Council – concerns about speed of traffic.**

The Chair was recently invited to attend a meeting of the Milton Abbot School Council, who were concerned about the speed of traffic passing through the village and especially near to the school. The School Council, which has eight members who are all pupils, had identified a number of possible solutions, including speed humps, a lollipop patrol and flashing speed signs.

After a discussion about possible solutions, take took account of the road layout near the school and areas of potential vehicle/pedestrian conflict, it was agreed that the best possible idea might be to erect a sign with amber flashing lights that warned of the presence of the school, but was only operational when pupils were arriving or leaving. It was felt that this would have more impact, as it would only be on at certain times of the day when there was the possibility that children could be at risk.

The Parish Council is requested to consider whether to endorse this approach and seek a response from the Highway Authority.

## 10. Financial Matters

### Bank Reconciliation and Budget Monitor

Attached at Appendix A is the bank reconciliation and Appendix B is the budget monitor for 2017/18, both dated 23 January 2018, for the consideration of the Council.

### Payments

Consideration of approval of the following payment:

Groundwork UK requested the transfer of the balance of the unused portion of the Community grant awarded to the Council.

The Council agreed in February 2017 that an application should be made for grant aid to cover the cost of MACKPlan over the following six months, particularly the cost of the questionnaire (Minute 133:16/17). The award of the grant was reported at the June meeting (Minute 037:17/18).

The total expenditure net of VAT is £1,170.90. We reported in the regular Budget reports that we received a grant of £1,411.00, which means we need to return £240.10 of unspent grant and also claim £76.03 of VAT from HMRC.

To note: Clerk's pay on 31st January 2018, paid by BACS.

## 11. Councillors' reports and items for future agenda

Each Councillor is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. Councillors are respectfully reminded that this is not an opportunity for debate or decision making.

## 12. Dates of future meetings

### 2018

7<sup>th</sup> March Milton Abbot Village Hall  
4<sup>th</sup> April Marystowe Church Hall

### Annual Meetings

2<sup>nd</sup> May Milton Abbot, Dunterton and Bradstone - Milton Abbot Village Hall  
3<sup>rd</sup> May Chillaton - Marystowe Church Hall followed by the Parish Council Annual and Ordinary meetings

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