

MINUTES OF A MEETING OF MILTON ABBOT GROUPED PARISH COUNCIL HELD ON WEDNESDAY 02nd DECEMBER 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 Representation: C – Chillaton, MA – Milton Abbot, D – Dunterton, B – Bradstone)

Ms S Honey (Clerk), Cllr C Edmonds (WDBC), Mr R Allen and 4 members of the public

The Chairman opened the meeting at 7.35pm

Open Session

Two members of the public wished to speak regarding the ongoing problem of speeding through Milton Abbot. They informed the council that a “Speedwatch” campaign group had been set up in order to tackle the problem. The spokesperson for the group asked for the council’s support and enquired whether the council might provide funding toward a speed gun. *One member of the public then left.*

Two other members of the public wished to speak regarding planning application 3456/20/OPA. The council listened to their concerns and said they would make a note when discussing the application later in the meeting.

052:20/21 APOLOGIES FOR ABSENCE

J Barkwill (C), no equipment to join Zoom meetings; Cllr R Brewer (C) technical problem

053:20/21 DECLARATIONS OF INTEREST

None

054:20/21 CONFIRMATION OF THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON WEDNESDAY 7TH OCTOBER 2020

The Minutes of the meeting held on Wednesday 7th October were **agreed** as a true record and will be signed by the Chair at a later date.

055:20/21 CLERK’S REPORT – FLASHING SPEED LIGHTS, MILTON ABBOT

The Clerk informed the council that the flashing speed lights had been reported to Devon Highways as not working. Unfortunately, the Clerk had received no reply to date.

The Chairman reported the speed lights as still not working.

The Clerk offered to report the problem again in the hope of a reply.

A member of the public interrupted asking the Clerk to ask Devon Highways if maintenance certificates and calibration records were available.

The Clerk said she would attempt to ask the question on the standard online form that was required for reporting road incidents on the Devon Highways website.

The Chairman reminded the members of the public that the council would make a note of their concerns regarding the following planning application and asked if they would withdraw from the meeting.

Three members of the public then left.

056:20/21 PLANNING APPLICATIONS FOR CONSIDERATION

3456/20/OPA *Outline application with all matters reserved for erection of two dwellings (resubmission of 0969/20/OPA)*

Land to east of Old School House Milton Abbot PL19 OPP (10 Dec)

The Chairman thanked the public for their comments having been surprised that the application had been re-submitted as nothing seemed to have been changed on the application.

Cllr G Vanstone reminded the council that 6 objections had been noted from the previous planning officer and the application was not in the recommended development area and the MACKPlan Group had not supported it.

After a short discussion the Council **resolved to Object** to the application with Cllr G Vanstone offering to put details of the objection together for submission to which the council **agreed**.

3690/20/ARM *Application for approval of reserved matters following outline approval 4170/18/OPA for agricultural workers dwelling*

Land at SX 404 792 Fore Street South West of Milton Abbot (31 Dec)

After a short discussion the **council agreed** that a site visit would be helpful as the council had supported the application previously but felt it would be prudent to check. The building would have an effect on MACKPlan but it was for agricultural use only.

057:20/21 MACKPLAN REPORT

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

The plan is as good as finished with a final check by each member of the team; the completion of a couple of factual annexes the only things that are outstanding.

With the exception of the development proposal, which you have in effect already seen and which is based entirely on independent evidence, the NP does not, in my view, contain any contentious policies. It is a summary of evidence with policies drawn from that evidence and is devoid of individual opinion. In other words, it does not reflect what the MACK Plan committee think or prefer, it has drawn policy solely from evidence and takes into account the known future; for instance, the sale of new of petrol and diesel cars banned from 2030, the ban on new gas and oil heating systems from 2025 and the urgency of achieving carbon neutrality.

Policies cover:

Sustaining Local Infrastructure e.g. Demonstrate that there would be no material adverse impact on the safe and efficient operation of the local road network, including residential roads, rural lanes and parking.

Parking e.g. New developments do not rely on on-road parking but provide enough off-road parking spaces to ensure that pressure on existing parking is not increased. New housing needs to include a minimum of two off-road parking spaces for dwellings with 1 or 2 bedrooms and a minimum of three off-road parking spaces for dwellings with 3 bedrooms. Off-road parking spaces are in addition to garages, if present, and should be constructed of permeable materials to reduce the risk of run off flooding.

Affordable Housing e.g. Any development must provide at least 30% Affordable Housing.

Housing Density and Design e.g. It is of a density that reflects the rural nature of the area, giving an impression of space and avoiding uniform house and plot layout. In line with WDBC Strategic Policy 6 (Density of Housing Development) Milton Abbot and Chillaton have a strongly defined low density character; therefore, a housing density equivalent to 30 dwellings per hectare should be regarded as the maximum density for any new developments.

Amenity Spaces e.g. New dwellings should have a minimum of 60m² of usable private gardens (amenity) space wherever feasible.

Our Future Environment e.g. New homes should be pre-wired from build for electric car charging. The plan also contains a number of Community Actions. These are things that

are identified as issues by and for the community where action is required but which fall outside the remit of the MACKPlan Committee to resolve or implement.

These fall into 3 groups:

1. Sustainment of the Plan e.g. Whilst there is no statutory requirement for the impact of the Neighbourhood Plan and its policies to be monitored, the Parish Council (MAGPC) should take ownership of the Neighbourhood Plan.
2. Rights of Way e.g. Carrying out an assessment of the condition of the rights of way to understand their current status.
3. Mobile and Broadband e.g. Access to both mobile phone and superfast broadband in rural areas is critical to local businesses and the sustainment of our communities, and for the wellbeing and safety of our residents.
The MACKPlan area has areas where these are currently poor or non-existent.

The Parish Council should consider:

- Completing a dedicated study to identify the exact needs of our community.
- Liaising with other rural parishes where action is already underway, eg Brentor.

We have proposed that part of the recommended development site be set aside for a community facility. This was a point raised by many residents but one which we believe should be led by the PC. Examples could be a shop, a pub, a new village hall or other. We request that you consider this and recommend the facility that should be included.

I hope that none of these policy or community action examples raise concerns with any of you. The extent of the feedback I have received so far is that AECOM have misspelt Marlow. If that is the only concern raised then I am a happy man. May I ask if there are any additional comments on the AECOM Site Assessment report and the outline development proposal that we have made based on it.

FEEDBACK NEEDED

Putting aside PC consideration of the plan itself for a second, the next formal step in the process is called Regulation 14. It is a formal minimum 6-week consultation period with the residents and a number of statutory consultees (WPD, SWW etc). We will formally consider all comments received and make a judgement as to whether the plan should be amended as a result or not. For instance, not everyone will be happy with the location of the development proposal but it is our job to identify the best solution for the whole community, hence why we have commissioned so much independent work in support of the MACK Plan to remove personal opinion from key recommendations. When Regulation 14 completes we submit the updated plan to WDBC for Regulation 15 review where it is scrutinised by a planning examiner. There is then a further period of WDBC led consultation (Regulation 16) followed by a WDBC run referendum at which the residents vote to either accept or reject the plan.

To achieve Regulation 14 as quickly as possible I propose the following:

- We will get the completed Regulation 14 draft of the MACK Plan to MAGPC as soon as we can by email as a PDF document. We may need to omit annexes while they are completed but they have no material impact on any of the policies proposed. Alternatively, you could have the draft annexes if you prefer.
- Mr Chairman, may I request you to co-ordinate comments from councillors and that everyone responds as quickly as possible whether you have any points or not so that we are not delayed waiting for someone who has no input to suggest and is just waiting for the deadline.
- Given the uncontentious nature of the NP, I hope that you will have no significant concerns but if you wish to set a date for a Zoom consultation meeting for the MAGPC and MACK Plan committee together so that you can ask questions face to face, I propose 17 December at 7.30 PM. I hope that this will not be necessary but I understand if you feel the need to have it.
- We have decided that for Reg 14, given Covid 19 restrictions on gatherings, the number of older residents for whom reading large documents online is not natural

and the limited broadband speeds outside the main villages, that we are going to fund a hard copy of the MACK Plan for every household.

This is going to cost between £1000 and £1600 and we have liaised with Locality in order to use some of the funds formally allocated as consultants fees in order to fund this. We have discussed this and the wholesale printing with WDBC who have agreed it as an acceptable way forward.

We will need your endorsement of this funding release in advance now if we are to have printing completed in time.

DECISION NEEDED

Once you are content, we can post the Reg 14 MACK Plan document on the website and advertise it widely, potentially before Christmas but we will not start the 6 week Consultation clock until we have delivered the hard copies in early January 2021. Your help in spreading the word in newsletters, FB groups and general gossip will be vital.

Mr R Allen then asked the council if it was content to proceed on this basis.

End of Report

The council **resolved to agree** to proceed on the basis suggested and **agreed** to release funding of between £1,000-1,600 for the printing of a hard copy of the MACKPlan for every household

Mr R Allen left the meeting.

058:20/21 FINANCIAL MATTERS

1. Bank Reconciliation

The bank reconciliation (App A) and budget monitor (App B), for October to 30th November 2020 was reviewed and **approved** along with the following payments;

2. Payments

- Hodgsons – payroll - £102.00

Clerks pay for October and November 2020 by BACS

3. Precept

The Clerk had prepared a suggested precept with a 3% increase if desired. After a short discussion it was felt that with the effects of covid-19 on the community the parish would not benefit from any increase in precept.

The council **resolved to keep the precept for 2021/22 at the same amount as the present year 2020/21 £4,915**

059:20/21 SLCC MANAGING CHALLENGING PEOPLE COURSE (SEPTEMBER) FOR RETROSPECTIVE AGREEMENT - £36.00 (BOOKED UNDER SO17. (H) EMERGENCY BUSINESS

The council **resolved to agree** the payment of £36.00 in retrospective for the Clerk to attend the course which had had to be booked between meetings using Emergency Business.

060:20/21 PERSONNEL COMMITTEE – REVIEW OF MEMBERS

After a short discussion the council **agreed** to the membership being; the Chairman, Cllrs R Tucker (Vice Chairman) and A Westcott.

An enquiry was made relating to a temporary Clerk being required to replace the present Clerk for a short while.

Cllr S Seamons suggested he could take minutes and the Chairman monitor email. The Clerk suggested the details were discussed with the Chairman at a later date.

061:20/21 GRASS CUTTING QUOTES FOR CONSIDERATION AND AGREEMENT

The Clerk read out the quotes received; £640.00, £600.00 and £1,165.00.

After a short discussion the council **resolved to accept** the quote of £640.00 by JS Murrain.

062:20/21 GRANT APPLICATIONS FOR CONSIDERATION

The Clerk read out detail of the two grant requests received.

The council resolved to grant Kelly Village Hall £100.00 but declined a second to the Citizens Advice.

063:20/21 MILTON ABBOT ROAD SAFETY CONCERNS FOR DISCUSSION

The council reiterated their previous discussions concerning the problem with speeding traffic through Milton Abbot. The council applauded the initiative of parishioners to address the problem by forming the Speedwatch group, liaising with the Playpark Committee and Village Hall and setting up a Road Safety Website.

The council **resolved to offer** any support possible.

The Chairman suggested the council could post an update regarding its efforts to help on the website.

Cllr G Vanstone suggested the council might write a letter to the Chief Constable asking for support to which the **council agreed**.

064:20/21 COUNCILLORS' REPORTS AND ITEMS FOR FUTURE AGENDA

Cllr G Vanstone suggested "new community facilities as part of any development" should be discussed by the council.

065:20/21 DATES OF FUTURE MEETINGS

The **council agreed** Wednesday 3rd February 2021 as the next meeting date; probably by Zoom.

The Chairman closed the meeting at 21.30pm

Signed:

Cllr M Ambrose, Chair

Date: