

Minutes of the Parish Council Meeting held on Thursday 1st March 2012:

The Parish Council met in the Village Hall at 7pm. There was an attendance of 7 Parish Councillors, 3 Parishioners and members of Trand.

Apologies for absence: There were no apologies received.

Open Forum: There was just one question raised, that being when we could expect the removal of the cones from the pavement outside the phone box. The work on the kerb has still not yet been completed. It is hoped that this will be resolved soon.

Welcome to our guests from TRAND: The Chairman welcomed the gentlemen from Trand, they are a group of experts who have contacted the Parish Council regarding the subject of affordable homes in the Village. They confirmed that there was an identifiable need for affordable housing in the Village, they have worked with the District Council and Debbie Holloway and have come up with the site that they feel is most appropriate. This is the field adjacent to the Cricket Field. Trands purpose is to provide affordable housing, as there is very little Government money for such housing there will have to be an element of open market housing on any planned site. Open market housing supports affordable housing but this will be kept to a minimum. A starting point of 8 houses was identified from the Housing Needs Survey, although this figure can be altered as more people may come forward when the suggestion becomes public. It was suggested that Open Events be held for public discussion, plans and all sites should be available as well as making sure that the District Councillor, Planners and Highways are on board and there to answer any questions raised. It was asked by a Parishioner as to "What is classed as affordable?" It was answered as follows: All applicants would initially come from within the Parish, a section 106 could be put in place to ensure this, and those applying should have a 3 or 5 year local connection. Rental wise they will be a lot cheaper than local Government rents. There could also be the option of part rent, part buy. Part buy can only ever be to a maximum of 80% and should it ever be sold it can only be done so to another Parishioner. Once developed any site would be passed from Trand to a housing association in its entirety. The Chairman then commented that as a Parish we would have a 'shopping list' ranging from an orchard, recreation area etc; which we would like any developer to provide either some or all of. Mr Lopez said that Trand always looked at the wider issue of the community and things that can be accommodated would be. It was suggested that there may be members of the Parish who may wish to downsize to a smaller full value property so freeing up bigger properties within the Village. Perhaps we could suggest smaller open market units although these will not generate the profit needed to subsidise the affordable units. Open market properties are usually larger. Another suggestion was the provision of 'shared units' for single people. Trand felt that 1 bedroomed accommodation could be provided although cost wise it is just as cost effective to provide 2 bedroomed

houses than to build 1 bedroomed. There are also re-let problems with 1 bedroomed properties, 2 bedroomed are much more popular. It was also asked what amounts rent wise are they hoping to realise, bearing in mind that this is a low income area. All rents, part equity amounts can be discussed more fully at the Open Events. Trand can deal direct with the Planners, Highways etc and go through the sites again and gauge their opinions, they do not physically walk on anyone's land they just view from the perimeter. At this point the Chairman thanked the gentlemen for coming and we will discuss things further as a Parish Council and contact them again with a view to having an Open Event.

District Councillors Report: The Chairman reported that the budget had now been set at 2.5%. The voltaic panels are now up and running at Follaton House.

Declarations of Interest: Mr S. Wright declared an interest on item 11 (Planning Applications) on the Agenda.

Minutes of the last Meeting: Mr A. Palmer asked for one amendment be made to the last Minutes. It was in the A.O.B section regarding dog fouling and the suggestion that pictures of the offending animals should be displayed on the website. The Minutes will be amended and signed at the next meeting.

Matters Arising:

a. Garden Party Invite: At the last meeting it was suggested that Mr Jack Rhymes be nominated to attend the Garden Party. He has been approached and would be delighted to attend along with his wife Helen.

Appointment of new Parish Councillor: At the last meeting the Chairman received a letter from Mrs A. Smith who wished to become a Parish Councillor. She attended tonight meeting and was still willing to take office. She duly signed the declarations and was officially welcomed as a new Parish Councillor.

Chairman's Report: The Chairman reported that the caravan in Townsend Road was still causing some concerns. The cones placed in Lower Street since the issues caused when the coal lorry could not deliver its load seem to be working well. The Chairman and Mr A. Palmer met with the Parish Paths co-ordinator, Mr Palmer will report on this further later in the meeting. There was a complaint about the way the Fun Day Funds were distributed. Mr K. Steer felt that the Horticultural Society who give a £50 donation towards the Garden Competition and who spent a lot of money on tombola prizes on the Fun Day, were not given a large enough donation in return. They were given £50. It was proposed that this issue be put on the Agenda for next months meeting. The play equipment inspection report has thrown up some serious problems repairs to the metal slide have come out at £475 as initial costings. It was proposed that this item too be put on next months agenda and discussed further, it

appears the Chairman has “a cunning plan” to cut costs in collusion with Mrs A. Smith and her husband as he is a fabricator.

Parish Representatives Reports:

Mrs S. Howells: reported that the Jubilee Tree, which is a common oak tree is not free as first thought but will cost £30 !

Mr J. Stevenson: reported that he had been approached by Mr K. Steer asking whether the Fun Day would be put on hold this year because of the Jubilee Celebrations. It was felt that the Fun Day attracts people from outside of the Village whereas the Jubilee Celebrations will be for Parishioners only. Mrs M. Kitt felt that if we cancel the Fun Day this year it could “kill it off” and lose the momentum. It was felt that the Jubilee Day will have lots going on and that the Fun Day should continue to be held in September as usual.

He also reported that he has been looking into the replacement of the play equipment and costings etc; It is undoubtedly going to be very expensive, and new legislation regarding the size of the crash matting area. It would possibly involve us having smaller equipment for the size of the matting that we have. The general advice was that we should perhaps consider having a larger area of matting with one item of multi equipment on it. This could range price wise from anything from £15.000 to £40.000. Mr Stevenson will peruse ideas for a single item of equipment, the cost of the matting is most important. Mr Clarke said that he had a contact in this line of work and may be able to obtain a deal.

Ms.A.Quinton: reported that at the last Parish Council meeting the Chairman had asked her to ask the Village Hall Committee about the cladding that is coming off the building. Ms Quinton reported that she was no longer on the Village Hall Committee as she didn't attend the last meeting, although her apologies were given, it appears you have to be there in person or you don't get back on. However, she was told that the cladding would be “done at the earliest convenience”. According to Village Hall regulations one representative member from each society should be on the committee although does not seem to have been adhered to in the past. This will be put on the Agenda for next months meeting. She also asked if anyone else would be interested in standing on the Village Hall Committee in her place.

Mr A. Palmer: reported that he and the Chairman had met with Ros Davies from the Parish Paths Partnership. They discussed the P3 funding and now have a better understanding of how it works. We should receive now £150 per annum towards maintenance. There are to be some alterations to some of the existing footpaths. Number 13 around Davey Park. (Although some of the paths on the map are not correct.) Youngcombe to Woolston is one example of the mistakes. Woodlane does not follow the route. The management of West Alvington wood is now in the hands of the Woodland Trust and not Bowringsleigh estate. Mr Palmer has walked all paths

and feels that there is room for improvement, All too often gates are left open on farmland, so new design gates are now available at a price. There are no bridleways in the Parish and one byway at Blanks Mill. At footpath no. 4 Mr Horton has fenced the field with stock proof fencing, barbed wire and plain wire to protect any walkers. Devon County Council have no problems with this. The bridge over the stream in the fields at the bottom of Lower Street will be done in the next financial year, after April 2012. All present were happy with this.

The Chairman thanked all representatives for their reports.

Planning Applications/Decisions:

There is currently an application going around regarding the school playing field opposite the Community College. The Chairman explained the planning procedure to our newest Councillor Mrs A. Smith. A few of the Councillors present asked if it was still possible for a site visit to be arranged before the decision had to be with South Hams District Council. The Chairman thought there was still time and would arrange it. Another outstanding matter was Yarnacombe Farm, since our last meeting some of the conditions that the Parish Council had asked to be put on the grant of planning have been agreed to, although no work will take place until this has been formally amended.

Affordable Housing:

The Chairman consulted the Councillors present as to what they wished to do next following the presentation given by Trand earlier in the meeting. It was felt that the Villagers views must be considered and that an open day was essential and that the timing must be conducive to all. Notices would need to be placed in the Gazette, on the web-site, noticeboards and maybe even a mail drop. It must be an equal opportunity for all to discuss this important matter. Timings suggested were between 3.15 and 8 or 9 O'clock. All present were happy with this and further discussions will take place.

Financial Report:

The Clerk reported the following balances:

Lloyds TSB current account	517.32
Lloyds TSB savings account	312.46
Lloyds TSB parish plan fund	1545.39
Abbey National P3 fund	378.83

Cheques to be drawn:

Village Hall	10:00
Tickets for Garden Party	10:00

We also need to transfer £300 to the current account from the P3 account to balance the figures for the grass cutting fees. We also need to give Mrs M. Kitt £45 for the purchase of supplies for the coffee morning as was agreed previously.

Correspondence: There were no topics for discussion at this time.

A.O.B by direction of the Chairman: Mrs Kitt mentioned that there are cars still parking in inappropriate places in the village, such as the corner of Lower Street, this obstructs the view of cars leaving the road. Mrs Smith said that the owner of the caravan had cleared around it but dumped all the debris on the corner of the road. He did subsequently apologise and attempted to remove it. Mr Palmer questioned the decision of the agricultural building at Weston Farm being constructed under the 28 day notice scheme as it has double glazed units, is insulated and has a slated roof! Mr Clarke mentioned that a former resident of the village has moved to Kingsbridge but still appears at present to have vans parked in the car park, one with a flat tyre. We will watch this. Regarding the work on the pavement by the phone box and the removal of the cones. Mrs Clarke has rung the relevant department on at least 4 occasions and has been told that the cones were issued as an emergency measure and has been assured that the work will be done as soon as possible, it was due to have been done before but they apparently lost the bricks, although they have now been found!

There being no further business the meeting closed.

The date of the next meeting being confirmed as Thursday 5th April 2012.