

# MARLDON PARISH COUNCIL

Minutes of the Council Meeting of Marldon Parish Council held on  
Monday 11<sup>th</sup> September 2017 at 7.30pm

**PRESENT:** Cllr J T Pennington – Chairman, Cllr S Veasey – Vice-Chairman, Cllr J A Clarke, Cllr R C Joinson, Cllr M Oliphant, Cllr G Page, Cllr F Palk, Cllr D Sutton.

**ALSO PRESENT:** County Cllr J Hawkins, Kerry McCabe and Steve Jones (representing Totnes Rural Area Youth Engagement), 6 members of the public and Clerk to the Parish Council, Mrs T J T Rowe.

Before the meeting started members of the public had the opportunity to air any concerns and ask questions, which would be noted by members and if necessary raised during the meeting.

A) Mr Stuart Oetegenn representing the Compton residents concerned about the development at Styles Garden Leisure Centre told the meeting that whilst the residents appreciated the need for local employment, they had several concerns in relation to the proposed development and hoped that the Parish Council would take these into consideration when they considered the planning application.

Briefly these were;

- 1) The design of the surface water drainage from the site was not adequate. Rainfall data used to support the proposed scheme appeared to be for Exeter Airport. Met Office data clearly showed that the site at Moles Lane had 25-30% more rain than the figures used in all calculations. Higher Compton Barton and Compton Village itself already suffered surface water related flooding and this was shown on the Environment Agency's Surface Water Flood Map. The proposed 700% increase in the parking provision on site, from 53 to 408 plus 3 coach spaces, and the new buildings being positioned to the very limits of the site, left little space around the perimeter to accommodate adequate features to deal with excess surface/storm water. When the proposed system reached its capacity, or encountered a problem, the failsafe was to discharge water using the natural topography of the site to ensure that the site itself did not flood. No consideration was given to the fact that this water would discharge from the south-eastern corner of the site, across the farmer's field and into the valley below, which inevitably would flow straight through Higher Compton Barton

and into the Village. Mr Oetegenn invited the members of the Parish Council to look at the photographs which had been distributed at the meeting to see how much water already came from the site during storm conditions and the effect it had on those in its path.

- 2) The effect on the listed heritage asset of Higher Compton Barton had been completely glossed over. The visual impact assessment claimed that there would be an overall moderate beneficial effect on the landscape. The residents of Compton strongly disagreed with this statement. The photographs provided showed that the proposed building would sit very high on the sky-line. There was no intention to mask the site with additional planting as the applicant sought to keep the trees low to facilitate views from the café. The barns featured on the front and repeatedly within the South Hams District Council Barn Guide as an exemplar for barn conversions. It was a rare example of a model farm and as such had a high cultural significance both locally and nationally.
- 3) The junction of Moles Lane and Marldon Road was already dangerous. Turning right into Moles Lane from Marldon Road or right from Moles Lane into Marldon Road was already difficult. In addition, the tight, blind bends of the existing lane were unsuitable for large delivery lorries up to 16m in length and coaches. Whilst the proposal did seek to widen Moles Lane, this was only adjacent to the new entrance to facilitate easy access and exit from the site; it did not mention improving visibility or straightening the carriageway elsewhere, or improving the junction of Moles lane and Marldon Road.
- 4) In addition, the highways document produced in support of the application only monitored flow at peak times. This meant that the figures were distorted, and minimised the effect of increased visitor numbers. It was reasonable to assume that most visitors would go out of peak commute times. It was difficult to estimate the likely extra vehicle movements on Moles lane, but the application was for almost half of the parking available in the Willows to serve Sainsbury's, Marks and Spencer and DFS so they must be expecting significant numbers of shoppers.
- 5) Mr Oetegenn finished by adding that the Compton residents would be happy to meet members of the Parish Council at Higher Compton Barns to show them the impact of this proposal should a site visit be considered.

Cllr Pennington told the meeting that the plans for Styles Garden Leisure Centre would not come before the District Council's Development Management Committee before their 4<sup>th</sup> October meeting, which the members of the public

could attend but only one would be allowed to speak; this was also the case for members of the Parish Council.

Cllr Hawkins told the meeting that following a meeting with Cllrs Oliphant and Sutton he had spoken to the planning officer Wendy Ormsby, who had stated that this application would not be considered until the November or December meetings of the Development Management Committee. Discussions were continuing with the applicants, with drainage one of the issues to be addressed; the applicant had been asked to let the Parish Council see the final scheme.

The applicant and the developer would be invited to attend the next meeting of the Parish Council and Cllr Sutton suggested that the residents contact the developers directly with their concerns.

Cllr Pennington proposed a full Council site meeting on Saturday 16<sup>th</sup> September 2017 at 10am, he would inform the applicants and invite them to attend; members would meet in the garden centre car park.

- B) Mr Ralph from Moorview told the Parish Council that he was disappointed that South Hams District Council had allowed 37 houses on the new development which was too dense. Several vans and vehicles were parking in Moorview from Moorview Crescent and residents could not find spaces. The double yellow lines in the road needed renewing.

The Clerk would raise this with Devon Highways.

Cllr Veasey suggested that permit holders parking could be used in Moorview but Cllr Pennington did not think this would be considered as Devon Highways were considering traffic calming in Moorview to stop its use as a rat run.

- C) Kerry McCabe and Steve Jones attended the meeting to highlight the need for a meeting space for young people in Marldon. Significant time was needed to outline a strategic plan and a joint meeting with the Village Hall Committee was also required to help keep young people in the village.

The Clerk would write to the Village Hall committee requesting a meeting with the Parish Council. Cllr Pennington had attended a meeting of the Village Hall Committee on the previous Wednesday and had invited their Chairman to attend the Parish Council meeting but he had not come.

## **1. (9.17) APOLOGIES.**

Cllr R Thorp and Cllr D G Webber.

**2. (9.17) APPROVAL OF MINUTES – 14<sup>th</sup> August 2017 meeting.**

The minutes of the Parish Council meeting held on 14<sup>th</sup> August 2017 were proposed by Cllr Page and seconded by Cllr Joinson and signed by the Chairman as a true record.

**3. (9.17) BUSINESS AT DISCRETION OF THE CHAIR.**

This item was considered at an earlier point in the meeting as Kerry McCabe and Steve Jones had attended to talk about Youth provision in Marlton. The meeting discussed Village Hall Bookings. Cllr Clarke had raised this matter at the March meeting of the Parish Council concerning the Youth Group not being able to access space in the Village Hall on a regular basis. Cllr Sutton had also raised the matter at the June meeting.

Cllr Pennington had received a letter from the Chairman of the Village Hall Committee and it was noted that the Village Hall had offered a Sunday evening to the Youth group; however this was not suitable. The two Youth groups that currently met in the Village were both at capacity.

The letter from the Village Hall Committee of 30<sup>th</sup> August 2017 stated that the Village Hall Committee did not wish Cllr Sutton to remain on the Village Hall Committee and asked the Parish Council to put forward a more suitable representative. It was proposed by Cllr Pennington and seconded by Cllr Clarke that Cllr Sutton remains the Parish Council representative on the Village Hall Committee in that position, this was carried unanimously and also that the Parish Council wished to hold a joint meeting with the Village Hall; carried unanimously.

The meeting raised concerns that currently the users of the Village Hall determined who could use the facility, when they all had a vested interest.

Cllr Pennington told the meeting that historically the Parish Council had a very good relationship with the Village Hall and he suggested that the two groups should be reconciled and start afresh.

The booking policies for the Village Hall were not currently on their website and the meeting agreed that if members of the public were unhappy they should attend the meetings of the Village Hall Committee to make their views known. Cllr Clarke reiterated that a joint public meeting should be held with the Village Hall Committee, with the Youth representatives in attendance.

Kerry McCabe explained that in the one and a half years that the Youth group had used the Village Hall they had only been empty once. They had 16 members but had no space for more.

Cllr Clarke was concerned that Youth Club equipment had been disposed of by the Village Hall without consultation and added that it was very important for the Youth to be looked after as they were the future of the community.

#### **4. (9.17) MATTERS ARISING.**

##### **a) Car Parking around Church & Village Hall**

This matter could not be taken any further at present.

##### **b) Dangerous trees at Compton narrows**

Cllr Oliphant told the meeting that this was a tree opposite Mr Simpson's driveway and should be examined by a tree surgeon. It was proposed by Cllr Pennington and seconded by Cllr Clarke that this be reported to Devon County Highways so that they could decide if it posed a danger to the Highway. This could also be reported to the District Council Tree Officer Alex Whish. Cllr Page told the meeting that as Tree Warden he could get a specialist to look at the tree through the Tree Warden scheme.; Cllr Oliphant would provide the details of the tree's location.

##### **c) Village Hall Council joint meeting re room booking**

This matter had been discussed under minute **3. (9.17)**.

##### **d) Scout Hut**

The Scouts had emailed to say that their lease and insurance would not allow use of the Scout Hut by the Youth Group. Cllr Sutton asked that the Scouts be thanked for their reply.

##### **e) Dog Bin Compton**

A new dog bin had still not been installed. Cllr Pennington would contact Neil Greenhalgh at the District Council on this matter.

##### **f) Additional Bank signatories.**

The Clerk would write a letter to be signed by Cllrs Pennington and Webber as bank signatories to transfer the address for the bank accounts and seek forms for additional signatories.

##### **g) 100<sup>th</sup> Anniversary of the end of World War 1.**

The Clerk had obtained details of the proposed 100<sup>th</sup> Anniversary of World War 1 commemorations from the National Association of Local Councils. There was a planned lighting of Beacons on 11<sup>th</sup> November 2018 which parishes were asked to register their interest in taking part.

#### **5. (9.17) POLICE MATTERS.**

The Clerk had made contact with the P.C.S.O. for the area, Kirsty Powell, who had agreed to attend future meetings of the Parish Council.

## 6. (9.17) FINANCE.

The following payments were approved:-

<u>Payments- Main a/c:</u>	£
Clerk – Mrs T Rowe net salary August (12 <sup>th</sup> – 31 <sup>st</sup> )	191.39
Expenses – Mrs T Rowe August – Printer Ink	17.99
Postage	7.80
Hampshire Flag Company	<u>48.35</u>
	265.53
Clerk – Mrs J Owen net salary August (1 <sup>st</sup> – 11 <sup>th</sup> )	105.36
Clerk PAYE to HMRC (Mrs Rowe £47.80, Mrs Owen £26.20)	74.00

### BANK ACCOUNTS as at 31st July 2017

Main Account:	£22,409.78
P3 Account:	£734.18
Environment Account :	£434.96

NS&I Investment Account Balance at 31.12.2016: £20,920.14  
(gross interest p.a.=£124.94)

The Clerk would chase the Apple Pie Fair organisers for £190.00 for the electrical works.

## 7. (9.17) REPORTS:

### County Council

Cllr Hawkins thanked Cllrs Pennington, Sutton and Oliphant for joining him at a recent meeting at County Hall to discuss road calming in Marldon; he believed that the main issue would be finance. He suggested that the Parish Council could research additional ways of funding traffic calming measures in the village such as using the Section 106 education funds, particularly as the head teacher had been keen to get a crossing installed near the school. The first stage had been to identify the roads which were already 20 mph compliant and the second stage would be to identify those roads with serious traffic calming issues that needed to be addressed if funds were available. Cllr Hawkins told the meeting that there seemed to be a willingness with County officers to put 20mph limits back.

The Highways and Traffic Order Committee (HATOC) had agreed the scheme in principle but the cost was still an issue – currently quoted at £30-35k.

Cllr Hawkins added that the residents parking permits discussed earlier in the meeting could be added to the Neighbourhood Plan for Marldon. A copy of a plan of the roads considered in the traffic calming scheme was distributed at the meeting and Cllr Sutton told the meeting that Vicarage Road - Vicarage Hill would require traffic calming which there currently wasn't funding for.

### **District Council**

Cllr Pennington reported that support for Neighbourhood Planning groups was discussed at the District Council's Overview and Scrutiny meeting. The following main issues were raised:-

- 1) An additional specialist officer on a temporary basis as a point of contact had now been extended for 6 months – Mandy Goddard or Sarah Packham.
- 2) More support on statutory areas over the next 6 months for
  - a) Strategic Assessment
  - b) Sustainability Assessment
  - c) Habitat regulations assessment
- 3) Use of localities officers in addition to specialists – Gemma Carey.

Cllr Pennington told the meeting that he had asked for use of the Village Hall for a meeting on Tuesday 26<sup>th</sup> September to discuss the proposal by South Hams District and West Devon Borough Councils to create one council. This would be held at 7.30pm and Cllr Pennington would get leaflets printed to advertise the meeting. A special Parish Council meeting would be held on 27<sup>th</sup> September and Cllr Pennington would invite nearby Parish Councils and the Leader of South Hams District Council Cllr John Tucker to attend; this was proposed by Cllr Pennington and seconded by Cllr Sutton.

Cllr Hawkins added that residents should be urged to reply to the District Council's consultation.

### **M.E.G.**

Marldon Environmental report – work carried out in August 2017 report by Cllr Page.

16<sup>th</sup> August – Four members went to footpath 18 to trim and mow the footpath from Moorview to Farthing Lane. One member mowed Footpath 13 and the bridleway. One member sprayed roadside weeds on Parkfield Close and one member litter picked round the village.

Steve Holley did some work on the hedge up Church Lane and cut the grass on Vicarage Hill.

23<sup>rd</sup> August – Five members went back to Footpath 13 to continue strimming back the bramble etc. to expose the drainage channel and clean it out. More gravel was laid to the path down to the steps by the gate to Vicarage Hill. One member mowed the walkways round Broomhill Meadow. Robin Cox and Cllr Page went to examine the hedge on the footpath between Five Lanes Road and Bellfield following complaints. The width of the Footpath is seriously compromised and a letter to the house owner is required.

30<sup>th</sup> August – No work was carried out due to heavy rain.

6<sup>th</sup> September – Five members went to the lane from the end of Broomhill bridle path to Monkshaven “Lane” to clear the overgrowth blocking the path. Although this lane is in Torbay it is used mainly by Marldon residents and visitors to Widdicombe caravan site walking into Marldon and back. One member mowed the bridle path and footpath 13. Steve Holley cut the grass verges round Five Lanes and Churscombe roundabouts. Cut the grass round the village seat and the triangle on Village Road and weed sprayed the wall down Village Road up to and including the car park opposite the Church House.

Other work:

In addition to the above the field gate from Ipplepen Road into Tor Field has been repaired. Fence rails by the small access gate to Jubilee Meadow have been re-secured (probable damage by vehicle re Apple Pie Faired) and deep ruts to the entrance of the field have been smoothed out.

Litter picking has been carried out and general tidying of Leader Lane and Footpath 18 carried out.

Gate signs on Broomhill are being cleaned and restored. A request for the hay bales by Broomhill gate to be removed has been made. The area will be cleaned up when completed.

In all approximately 48 hours of voluntary work had been carried out this month.

Cllr Page added that an item should be added to the agenda for the next Parish Council meeting as Robin Cox would like all the MEG equipment removed from his garage and a storage area for this was required (approximately half a container in size).

Cllr Clarke was to call a meeting of the Leisure and Recreation Committee.

Cllr Sutton told the meeting that a shipping container at Furzegood had been



previously discussed. Cllr Joinson suggested that Mr Tarr at the Linhay might be able to assist.

#### **8. (9.17) NEIGHBOURHOOD PLANNING.**

Cllr Sutton reported that Martin Parkes from Devon Communities would be attending the Neighbourhood Plan meeting the next day (after the meeting Mr Parkes gave apologies). A response had been received from Ipplepen Parish Council concerning their play area and its maintenance had been received. Possible grants would be discussed at the meeting.

#### **9. (9.17) SOUTH HAMS DISTRICT AND WEST DEVON BOROUGH COUNCILS CONSULTATION ON PROPOSALS TO CREATE ONE COUNCIL.**

This item had been discussed under minute **7. (9.17)** District Councillor's report.

#### **10. (9.17) PLANNING.**

**0797/17/FUL** – Readvertisement (reconsultation following revised access arrangements) Erection of agricultural building and access track – **Field at SX 862621, Westerland, Marldon.**  
**Recommend Refusal on the grounds of skyline development and drainage issues.**

**2661/17/LBC** – Listed Building Consent for excavation to remove failed underground 1 ½ inch asbestos clad heating system pipework and replace with ducted new pipework – **Compton Castle, Compton Pool Cross to Compton Marldon.**  
**Recommend Approval.**

**2891/17/TPO** - T1: Ash - Removal of secondary branches off limb over shed to approx 4 metres from ground level -**2 Gentian Close, Marldon.**  
**Cllr Page to arrange to visit the site - Recommend the application is deferred.**

## **11. (9.17) CORRESPONDENCE.**

An email had been received from Mr and Mrs Atwell seeking the Parish Council's support for the addition of a white parking restriction line at Meargelle and Chantry Cottages, Village Road, Marldon.

It was proposed by Cllr Veasey and seconded by Cllr Palk that the Parish Council support the addition of a white parking restriction line at this site.

A letter had been received from Mr Moore re the promotion of Leisure and Recreational facilities in Marldon. Cllr Clarke would invite Mr Moore to attend the next meeting of the Parish Council's Leisure and Recreation Committee – the Clerk would provide Councillor Clarke with a copy of Mr Moore's letter.

## **12. (9.17) LEISURE AND PUBLIC GROUNDS.**

Correspondence had been received from Mr Singleton concerning an allotment plot which he had shared with Mr Hays. The Parish Council noted that Mr Eeles as Parish Clerk had written to Mr Singleton agreeing that he could continue on this plot but that no contract had been issued. As this plot had now been allocated to the next person on the waiting list, it was proposed by Cllr Palk and seconded by Cllr Page that the Clerk contacts Mr Singleton to inform him that the plot had now been reallocated. Following the meeting Cllr Palk met with the parties concerned at the allotments and Mr Singleton no longer wished to continue with an allotment plot. Plot 12 was reallocated to Mrs James and Miss Durbidge.

The hay bales by Broomhill gate were to be removed.

Cllr Sutton informed the meeting that travellers had been seen taking photos of the fields behind the primary school in Kiln Lane.

Cllr Clarke was awaiting a reply from the developer at Moorview as to what play facilities would be installed on the new development as the Parish did not want to duplicate the equipment.

The Thulborn's grounds maintenance contract would be added as an item on the agenda for the next Parish Council meeting.

**13. (9.17) HIGHWAYS AND MAINTENANCE.**

Cllr Webber had informed the Clerk that minute **12. (8.17)** concerning the road at Lower Westerlands was incorrect as the Old Farmhouse was on the Torbay Boundary.

Cllr Pennington noted that the yellow lines at the top of Moorview needed repainting.

Cllr Veasey asked that the developer (Mr Salter) be asked when the “give way” lines would be painted at the Moorview development.

Cllr Palk reported that overgrowth on the verges in Moles Lane was causing a tunnel effect and forcing lorries out into the centre of the lane.

Cllr Clarke reported that there had been a smell of sewerage in Moorview; Cllr Clarke would keep this under observation. There was a piece of land behind Moorview which might be able to be purchased for use as a car park in the future.

**14. (9.17) MATTERS UNDER REVIEW.**

There were none.

**15. (9.17) BUSINESS AT DISCRETION OF THE CHAIR.**

This had been considered at minute **3. (9.17)**.

**16. (9.17) DATE OF NEXT MEETING.**

Monday 9<sup>th</sup> October 2017.

**17. (9.17) CONFIDENTIAL MATTERS.**

The Clerk’s contract had yet to be issued – the National Association of Local Council’s standard contract would be obtained and passed to the Chairman and Councillors for consideration.