**MARLDON PARISH COUNCIL**

Minutes of the Council Meeting of Marldon Parish Council held on

Monday 13th November 2017 at 7.30pm

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

Cllr R Thorp and Cllr D G Webber.

**ALSO PRESENT:** County Cllr J Hawkins, 6 members of the public, Mr Pook and an associate from the Tor Hill Quarry site proposed development 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.

The white lining outside the post office and newsagents in Marldon Cross Hill at the drop kerbs had faded and had been damaged where a new telegraph pole had been installed.

Mrs Balster from Cobblestones having raised the need for traffic calming in Westerlands at the previous meeting, had met with County Councillor Jonathan Hawkins and she asked if the Community Police Officer could check speeding at this point, particularly at 5pm on a Friday. Cllr Oliphant explained that there would need to be another visit from the community speed watch team to designate a place to stand. A letter would need to be sent to the Police to request this.

Cllr Thorp told the meeting that the yellow and white lines around the petrol station at the junction of Churscombe Road and Vicarage Road needed repainting. Parked cars in this area were obstructing fuel deliveries and could cause a serious accident.

Cllr Sutton reported that at a recent meeting at County Hall, Devon County Council officers had discussed possible extension of current 20mph zones.   Cllr Hawkins added that Mike Jones had agreed the need to get clarity on speed checks in the area. Cllr Oliphant told the meeting that use of the speed camera needed a minimum of three volunteers. Mrs Balster agreed to look in to becoming a volunteer and to help recruit others in the village.

A member of the public reported that potholes in Pembroke Park which had been filled, had returned and suggested that this was because of poor workmanship by the Devon County Council contractors.

**1. (11.17) APOLOGIES**.

Cllr J A Clarke.

**2. (11.17) DECLARATIONS OF INTEREST** – None.

**3. (11.17) APPROVAL OF MINUTES** – 9th October 2017 meeting.

The minutes of the Parish Council meeting held on 9th October 2017 were proposed by Cllr Veasey and seconded by Cllr Palk and signed by the Chairman as a true record.

**4. (11.17) TOR HILL QUARRY DEVELOPMENT.**

Mr Pook and his associate, the developers of the Tor Hill Quarry site in Marldon, showed the meeting the new plans for the development which were about to be submitted to South Hams District Council. They explained that the original plans for 5 houses on the site had not been supported by officers at the District Council. They had held several meetings with planning officers Jeremy Guise and Cassandra Harrison, who had suggested a mixture of more houses over the site.

They were now proposing a development of 10 houses (2, 3 and 4 bedrooms) split between a terrace and 2 semi-detached houses at the bottom of the site and two larger 4 bedroom art deco style houses at the top. South Hams District Council had identified the site for development and Mr Pook told the meeting that it might even be possible to retain some office/employment land as part of the development.

All the new houses would have 2 parking spaces; the 2 larger houses would have more.

An ecology report had only identified slow worms at the site and allowance for these would be made in the development.

All the surface water would be coped with on site through soakaways.

The fascia of the houses would have some local stone to break up the elevations and the terrace of houses would be stepped. The 2 semi-detached properties would have some cedar cladding to mimic a nearby property. The 2 art deco houses at the top of the site would be below the tree line.

The developers told the meeting that they would have to pay a commuted sum for affordable housing but would like to see affordable housing in the scheme e.g. a 20% discount on some properties for people with a local connection. A covenant could be put on the affordable homes in perpetuity to ensure they stayed as affordable homes for local people.

The developers would also have to make a contribution for open spaces and for education. Their next talks with the District Council would be concerning viability; there were 1200 tonnes of concrete to move and lots of enabling works.

There would be splayed entrance to allow left or right turns from the site. Mr Pook commended the Beer Parish Council (North Devon) website to the meeting, as their Neighbourhood Plan included similar schemes for affordable housing [www.beerparishcouncil.org.uk](http://www.beerparishcouncil.org.uk)

The Chairman thanked Mr Pook and his associate for attending the meeting.

**5. (11.17)**  **MATTERS ARISING**.

a) **Dangerous trees at Compton narrows.**

This was awaiting a report from the Tree Warden and Cllr Oliphant told the meeting that she was waiting to hear from the Devon County Council Highways officer Lisa Edmonds.

b) **Village Hall Council joint meeting re room booking**.

The Clerk had received an email from the Chairman of the Village Hall Committee concerning the payment for electrical services during the Apple Pie Fair. The Apple Pie Committee did not believe it was their responsibility to pay for the electrical works. The Clerk would reply to inform them that the works had been necessary for the Apple Pie Fair to take place and the Parish Council had only paid for these works to be helpful. The meeting noted that the Parish Council did not charge for use of the field.

It was proposed by Cllr Pennington and seconded by Cllr Veasey that the Parish Council considers that there should be a joint meeting between the Village Hall Committee and the Parish Council, and asks that Mr Gue refer the matter to the members of Village Hall Committee for their consideration.

c) **Dog Bin Compton**

Cllr Pennington would contact Neil Greenhalgh and Emma Widdecombe at the District Council to chase this matter.

f) **Additional Bank signatories.**

The Clerk reported that the Bank of Ireland had reconsidered its decision to close the Parish Council accounts but had requested that the Parish Council complete a Not for Profit application pack; the Clerk would complete this and provide the additional information requested.

**6. (11.17) POLICE MATTERS**.

Cllr Thorp suggested that the police should be contacted concerning the parked cars near the petrol filling station at the junction of Churscombe Road and Vicarage Road which could cause a serious accident particularly when petrol tankers were trying to make deliveries. He asked that County Cllr Hawkins also take this matter up as a highways safety issue.

Cllr Webber told the meeting that the garage had reported this matter.

**7. (11.17) FINANCE.**

The following payments were approved:-

**Payments- Main a/c:**  £ Clerk – Mrs T Rowe net salary October 2017 296.55 Expenses – Mrs T Rowe - October - Stamps 14.52 311.07

Clerk PAYE to HMRC 74.20

Marldon Cricket Club - for meadow maintenance half year 480.50

Marldon PCC – Flood lighting of the memorial clock

One year to 31st October 2017 15.48

Grant Thornton – External Audit fee 120.00

**BANK ACCOUNTS as at 31st October 2017**

Main Account: £26,986.97

P3 Account: £734.36

Environment Account : £435.06

NS&I Investment Account Balance at 31.12.2016: £20,920.14

(gross interest p.a.=£124.94)

The Clerk told the meeting that the report from the external auditors on the Parish Council accounts for the financial year ending 31st March 2017 had been received. Several matters had been raised and the auditors were concerned by the level of reserves held by the Parish Council. The meeting agreed that

future end of year accounts would indicate that monies were ring fenced for the improvements and upkeep of the 3 open spaces owned by the Parish Council.

A meeting of the Finance Committee would be held shortly to consider the budget and precept for 2018/2019.

**8. (11.17)**  **REPORTS:**

**County Council.**

Cllr Hawkins reported that there would be a Highways and Traffic Order (HATOC) meeting at Follaton House on 24th November 2017 at which speed data for the village would be presented. Cllrs Oliphant and Sutton would attend with Cllr Hawkins. Cllr Hawkins had received an email from Mike Jones at Devon County Council that afternoon concerning the extension of the 20 mph limits and the installation of a zebra crossing; unfortunately funding was the main issue. Cllr Sutton asked if Section 106 monies for education could be used for the zebra crossing.

Cllr Hawkins was unsure if this would be possible but suggested that the District Council’s “Investing in Communities” fund, which closed in the first week of December 2017, could be approached for a grant. Cllr Hawkins would ask Mike Jones for figures for the costs of the zebra crossing etc. so that the Parish Council could apply to this fund.

**District Council.**

Cllr Pennington reported that at the recent meeting held at Follaton House to discuss the merger of South Hams District Council and West Devon Borough Council, South Hams councillors had voted 18 to 9 in favour of the merger but this would not now go ahead, as West Devon Borough Councillors had voted 18 to 13 against the merger.

Cllr Pennington did not accept that South Hams District Council would have gained financially and disputed the £500,000 savings that had been claimed by supporters of the merger. South Hams District Council would have taken on another large debt of £1.9m plus a 40% rise in Council tax for South Hams residents.

Cllr Sutton moved a vote of thanks to Cllr Pennington for all his work on this matter.

**M.E.G.**

October 2017

Cllr Page reported that the month had been significant for damp weather which had hampered grass mowing and heavy work and holidays all of which had reduced manpower. In spite of this some very useful work had been completed. Gravel had been laid down at Broomhill behind the Five Lanes pedestrian gate because the area had become very muddy and slippery. Gravel was also re-laid in front of the bench in the meadow and a tree planted to replace the original which had died back. The “Broomhill” gate signs had been cleaned and varnished and the path from where the rotting hay bales were removed had been cleaned up.

The area in front of the shops on Marldon Cross Hill had been weeded and the trees and bushes trimmed back. The MEG notice board had been cleaned and the door repaired and hopefully the cabinet was now waterproof.

Two whiskey half barrels had been purchased and placed either side of the benches at the entrance to West View Road. They had been filled and planted up by Angela Cox’s daughter Sian to be maintained in memory of Angela for her work with MEG and Marldon’s environment.

The area around the village seat in Village Road had been cut and cleared of ivy and the steps to Tor Field weeded and trimmed back.

The milestone on Totnes Road by Moorview had been badly overgrown with weeds and had now been cleaned; this job had been brought to MEG’s attention by a resident. MEG would be grateful for any information on such work that needed attention and any help would be gratefully received. Footpath 18 around the Christmas Tree Farm had been cut and tree clipping and path clearance around Tor Field carried out. Litter picking around the village had also been carried out.

The annual P3 footpath surveys had now been started and would take many hours of footslogging by the MEG surveyors to complete the task. The results would be sent to Devon County Council to ensure that the fine footpaths and green lanes around Marldon were kept open and maintained for all to enjoy.

Steve Holley had cut vegetation around the Kiln Cross junction, cleaned back overgrowth on Tor Field play area and cleared the wall of vegetation from the car park to Jubilee Field gate. He had also cleared drains and cut the grass verge next to the stream in Compton and cleared fallen trees in Peters Field. He had started to clear back the verge from Five Lanes to Vicarage Hill to reinstate the grass verge and tidy up the appearance and also to enable proper maintenance. Drainage ditches and buddle’s on Westerland Lane had been cleared and overgrowth cut back but were not yet completed.

A donation of £172.40 to MEG from Marldon Gardening Club had been gratefully received. This would very much help with the provision of fuel, uniforms, safety equipment and maintenance of tools to enable volunteers to keep Marldon environmentally safe and tidy.

Hedge cutting in Moorview was on Steve Holley’s to do list. It was proposed by Cllr Veasey and seconded by Cllr Page that the developer at Moorview be asked to put a sweeper down the road.

**9. (11.17)**  **NEIGHBOURHOOD PLANNING.**

Cllr Sutton told the meeting that Martin Parkes from Devon Communities together had attended the last Neighbourhood Plan meeting and had informed the group that Neighbourhood Plans were about development. Through the Neighbourhood Plan the Parish Council could if they wished put covenants in place to stop people converting their garages to living accommodation and then using up parking spaces. Andy Field was to put together a planning application for Broomhill Meadow. Then with an actual plan it could be decided what was required at the site. Once a survey and environmental report had been put together the Neighbourhood Plan group would go back to the residents for their views. Martin Parkes had suggested that a project plan be put together from now until the Apple Pie Fair and this plan then be presented and promoted at the Apple Pie Fair. Cllr Sutton encouraged all members of the public to join the Neighbourhood Plan group; meetings were held every Tuesday the day after Parish Council meetings at 7.30pm at the Village Hall.

**10. (11.17) PLANNING.**

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| **3020/17/LBC** – Listed building consent for re-roofing of a section of the castle roof which is in poor repair – **Compton Castle, Compton.**  **Recommend Approval.**  **3344/17/HHO** – Roof extension to provide bedroom and external terrace –  **The Drey, Farthing Lane, Marldon.**  **Recommend Approval.**  **3601/17/FUL** – Amendments to application 0679/17/FUL for extension to covered area – **Marldon Christmas Tree Farm, Marldon.** |
| These plans had yet to be received. The Clerk would seek an extension for comments  from the Parish Council to be sent to the District Council. | |

Cllr Veasey told the meeting that Marldon Christmas Tree Farm had lit a large bonfire burning plastic on Saturday 11th November; the Clerk would report this to South Hams District Council Environmental Health officers.

Cllr Pennington, as a District Councillor, would seek an appointment with Enforcement officers at the District Council concerning caravans at the Christmas Tree Farm site.

**11. (11.17) CORRESPONDENCE.**

a) Notification had been received of the Devon Highways Parish and Town Council Conferences for 2017; the nearest venue was Rattery on Thursday 16th November 2017.

b) Notification of TAP funding invitations had been received from South Hams District Council; bids were due by 15th December 2017. The Clerk would seek to make an application for £1,500 for the lengthsman’s work in Marldon.

c) Notification that a grant application would be sent shortly by Marldon Community Choir had been received but no details were yet available.

d) The Citizens Advice South Hams Annual Report and a request for funding had been received. It was proposed by Cllr Pennington and seconded by Cllr Page and agreed that a grant of £250.00 be made to Citizens Advice South Hams.

e) A request for a grant for sponsorship from a Marldon resident for a contribution towards a trip to Nepal as part of the Raleigh International programme to help those living in poverty had been received. Members noted that as a Parish Council it was not legally possible to make a grant to an individual. Cllr Joinson agreed to contact the resident concerned with details of a local charity that might be able to assist.

**12. (11.17) LEISURE AND PUBLIC GROUNDS.**

Play Equipment Tor Field

The Clerk had requested a quotation for repairs to the slide at Tor Field and when received this would be brought to the next Parish Council meeting.

Grounds Maintenance Contract

Members discussed the current grounds maintenance contract and the need to “firm up” details of number of cuts etc. The Clerk was awaiting contact from the contracts manager at K J Thulborn.

The Clerk had received an email from Salter Property Developments concerning the Moorview development. It confirmed that no play equipment would be provided on the Public Open Space on the development. Members expressed concerns that this open space should be designated as such and not be developed in the future.

The developers had also informed the Parish Council that the development would be complete by the end of the year which should clear the issues with contractor’s vehicles and they thanked the residents for their forbearance with any problems caused during the works taking place.

**13. (11.17) HIGHWAYS AND MAINTENANCE.**

Cllr Pennington told the meeting that he had reported a collapsed kerb outside 38 Moorview to Devon County Highways.

Cllr Webber told the meeting that the road at Westerlands still needed cleaning.

The white and yellow lines outside the Post Office on Marldon Cross Hill needed repainting following the installation of a new telegraph pole and also due to wear; the Clerk would report this.

**14. (11.17) MATTERS UNDER REVIEW.**

There were none.

**15. (11.17) BUSINESS AT DISCRETION OF THE CHAIR** – None.

Cllr Page reported on a number of emails that had been received by several Councillors on plans to cut down a tree in Churscombe Green. Alex Whish the Tree officer at South Hams District Council had confirmed that this tree would not be taken down. The meeting agreed that the disagreement over this tree was a civil matter and not an issue for the Parish Council to address.

**16. (11.17) DATE OF NEXT MEETING.**

Monday 13th November 2017.

**17. (11.17) CONFIDENTIAL MATTERS** – None.

The meeting closed at 9.15 p.m.