

Minutes of a meeting of Silverton Parish Council

held Monday 7th January 2019

Present: A Melville, L Trebble, F Derbyshire, V Maylan, K Faulhaber, D Lacey, P Allwright, S Roach, & District Cllr B Deed

Approximately 35 members of the public attended the meeting

Cllr A Melville, as Vice-Chair chaired the commencement of the meeting

Minute 112990 Apologies

Apologies were received from County Cllr M Squires

Minute 112991 Election of Chairman

Cllr V Maylan proposed that Cllr Melville be appointed Chairman for the remainder of the Council's year (May 2019). Cllr Trebble seconded the proposal. A vote was taken which was unanimous.

Minute 112992 Meeting open to members of the public – 15 minutes

The Chairman explained to the members of the public that there was a time limit for them to speak of 15 minutes with each speaker being allocated 2 minutes.

Various objections were given to the current application for outline planning permission for up to 20 dwellings and access at Silverdale which included:

Present approvals given in the village must fill the Parish's obligation for new buildings, the volume of large construction traffic would not be able to access the site via Fore St/High St and would cause damage to the roads and nuisance to residents if the site was accessed via Applemede/Silverdale. Can the local school and Health Centre support additional parishioners? Traffic in Tiverton Road would be increased and this would increase the danger for parishioners walking along the road for which the majority of length does not have a footpath. This would also increase the danger for cars exiting King St onto Tiverton Rd or residents trying to cross from King St to their cars parked on Tiverton Rd. There potentially could be noise issues for nearby residents as the hill above the site produces the effect of an amphitheatre, houses are being built in the most inaccessible area of the village. It was noted that King Street is within the Conservation Area. It was felt the village needs to be cycle/pedestrian conscious and a safety survey should be carried out. It was felt, if approved, the development would have a huge visual impact on the village.

District Cllr Deed confirmed to the meeting that MDDC had confirmed that he could represent Silverton Ward until the Parish/District Council elections in May. Cllr Deed explained the planning procedure to the meeting. He stated that should the Planning Officer be minded to approve the application and an objector asks District Cllr Deed to call in the application in order that it be considered by the Planning Committee then he has no choice but to do so. He stressed that any objections must be on planning grounds and not

emotions. Traffic/environmental issues are always referred to the appropriate Statutory Body. District Cllr Deed then explained the procedure at District Planning Committee meetings and stated that any objectors had a maximum of 3 minutes to state their case with the Ward District Cllr having 5 minutes to speak.

The Chairman explained that the Parish Council were a consultee only on planning applications with the District Council making the decision as to whether or not approval is given.

In light of the Clerk's recent accident Mr Wise raised the question as to who is responsible for the maintenance of the numerous trees in the Parish. District Cllr Deed confirmed responsibility would rest with the relevant land owner. Cllr Faulhaber informed the meeting that any concerns relating to the condition of trees in the Parish can be reported on the DCC website.

Minute 112993 To approve Minutes of the meeting held on the 3rd December 2018

Cllr Derbyshire proposed the Minutes be accepted as a true record. Cllr Maylan seconded the proposal – a vote was taken with 6 in favour and 2 abstentions

Minute 112994 To approve Minutes of the extraordinary meeting held on 17 December 2018

Cllr Trebble proposed the Minutes be accepted as a true record. Cllr Faulhaber seconded the proposal, A vote was taken with 5 in favour and 3 abstentions.

Minute 112995 Review of Action Plan

Bus Shelter – Cllr Derbyshire had spoken with the contractor who had confirmed the work was on top of his list and would be carried out as soon as possible

Possible transfer of grassed areas from MDDC to Parish Council – District Cllr Deed confirmed he would deal with this item

Feasibility Study re area between Children's Play Area + flats – on-going

New Lease to Football Club – on-going

School Rd/County Highways – on-going

Minute 112996 Consider forming Planning Committee

It was agreed the Planning Committee would consist of Cllrs Faulhaber, Maylan, Allwright, Roach and Derbyshire. Deliberations on planning matters would continue to take place at full parish council meetings and the Committee member's role would be to attend any site visits or meetings that are required and report back to the PC

Minute 112997 Discussion with District Cllr Bob Deed

District Cllr Deed stated that nothing much had happened over the Christmas and New Year period. However, under the Emergency Powers Procedures approval had been given for a £2.1m loan to the NHS. District Cllr Deed stated this loan had not been mentioned to

a full meeting on the day following the loan and he has asked for this matter to be included on the Scrutiny Committee Agenda in order he can raise procedures relating to the approval of the loan.

Minute 112998 Planning

(a) Applications

- (i) 18/02019/MOUT - **Outline** for the erection of up to 20 dwellings and associated access - land at NGR 295508 103228 (Silverdale) Silverton Devon

After discussion Cllr Lacey proposed the Parish Council does not support the above application on the following grounds:

(a) concerns relating to access to the site which is limited for large construction vehicles. Construction vehicles will not be able to access the site via Fore St/High St due to the width of the roads. Access via Applemede into Silverdale has its own problems with on-street car parking permitted on these roads and construction vehicles will undoubtedly find access difficult causing disruption to residents and potential damage to the road surface.

(b) Should the development proceed problems will undoubtedly be caused by the additional traffic using Tiverton Road to access the site. Tiverton Road is a narrow road with on-street parking and no pavement for the majority of its length. Additional traffic would cause an increased danger to parishioners and children walking along this road. In addition Silverton's draft Neighbourhood Plan clearly identifies this area as a potential risk from any additional volume of traffic.

(c) Concerns were raised as to whether or not the current sewage system could support the additional housing.

(d) The proposed development area is currently agricultural land and the Parish Council are concerned as to the environmental impact the development may have on wildlife and the environment generally - it is believed the area may support slow worms?

(e) The proposed development is in an area where the hill above gives the effect of an amphitheatre and the Parish Council is concerned that noise levels could cause a nuisance to the neighbourhood. King Street, which is within the Conservation Area, lies close to the proposed development.

(f) Concerns were expressed as to how any run-off water would be dealt with - no sustainable drainage system is shown.

(g) The Parish Council feels, after consider its concerns above, that the above application would have a negative impact on the local community.

Cllr Roach seconded the proposal. A vote was taken which was unanimous

(b) Approvals/Refusals (received from MDDC)

APPROVAL- conversion of barn to 2 storey annex and roof over existing corridor to create link to house – Livingshayes Cottage, Livingshayes Road, Silverton

APPROVAL – erection of agricultural building and silage camp – Pound Farm, Butterleigh

The above consents were noted

Minute 112999 Finances

(a) Monthly invoices

Chq no	Payee	Amount	Income	Amount
002390	S Woodland	Clerk's wages (£552.88) + expenses (£50.01) = £602.89		
002391	D Marsden	Contractor's monthly invoice (£250.00)		
002392	D Marsden	Public liability insurance (£223.00)		
002393	Culm Florist	Resident's 100 th birthday flowers (£36.00)		
002394	A Campbell	Honorarium re winding Parish clock (£200.00)		
002395	St Mary's Church	Contribution to Parish Magazine expenses (£250.00)		
002396	Richard Grant	Balance due re refurbishment of War Memorial (£465.20)		
002397	N Backhouse	Christmas Tree at Little Rec (£48.00)		

Cllr Faulhaber proposed the above cheques be issued. Cllr Lacey seconded the proposal – a vote was taken which was unanimous

The Clerk had received an invoice relating to additional Christmas tree lights which had been purchased by the Committee overseeing the Christmas celebrations which, in addition to the cost of the Christmas tree, exceeded the amount of £250.00 agreed at the Budget meeting in January. Cllr Derbyshire proposed the cost of the Christmas tree be deducted from the agreed donation and the balance paid to Mr Isaac. Cllr Roach seconded the proposal. A vote was taken which was unanimous. **Cheque number 002398** was issued drawn in favour of Mr Alan Issac in the sum of £202.00.

(b) Other financial matters

(i) Silverton Parish Clock – service agreement renewal

Agreed this item be deferred to the Budget Meeting

(ii) MDDC Play Area report

Clerk to enquire of MDDC if they are able to quote for these works

(iii) Consideration of draft plans to potentially provide a toddler area in the Recreation Field

It was noted that the proposed plans were as a result of a site meeting in the Summer when the late Cllr Jenny Roach, had asked for the Council's support to the proposed toddler area in order that future S106 monies could be earmarked for the project and the funds would not be lost to the village. Cllr Faulhaber indicated that to date he had not had the time to draw up the necessary plans. It was agreed that when time permits Cllr Faulhaber will draw up plans for this project to include costings for fencing, toddler play equipment and also adult gym equipment.

District Cllr Deed confirmed that Cllr Jenny Roach had been in discussions during the Summer regarding using the current S106/CIL monies to replace equipment at Ellerhayes and this had been agreed in principle in August. District Cllr Deed confirmed sufficient funds had been identified for the equipment and he had been asked to support the project as the District Cllr overseeing the Ward and he had agreed to do so. He explained before the project can proceed MDDC do require the agreement of the Parish Council to utilise the funds for the proposed project. Cllr Allwright proposed the Parish Council supports the project. Cllr Roach seconded the proposal. A vote was taken with 7 in favour and 1 abstention.

(iv) To note quarterly payment to HMRC re Clerk's Income Tax payment

It was noted a payment of £414.60 was due to HMRC by 19th January 2019

Minute 113000 **Silverton Football Club – consider offering new Lease**

After discussion the Chairman proposed that he and the Clerk arrange a meeting with the Football Cub to discuss terms to be included in the Lease. Cllr Allwright seconded the proposal. A vote was taken which was unanimous

Minute 113001 **Update re Neighbourhood Plan**

An application has been prepared requesting technical assistance from Locality in preparing a report as requested in Mid Devon District Council's Strategic Environmental Assessment of the Draft Neighbourhood Plan.

There will also be a need to review the draft Neighbourhood Plan to ensure that sections of the policies are in line with MDDC's Local Plan which itself is due for examination in February.

Minute 113002 **Matters brought forward by the Chairman**

A letter had been received from Carrie Martin, Chairman of Silverton British Legion, thanking the Parish Council for arranging the recent cleaning of the War Memorial.

Cllr Allwright informed the meeting the sump had only been partially cleaned. Clerk will contact County Cllr Margaret Squires.

Cllr Trebble had been provided with a map showing a proposed diversion of the footpath at Livingshayes. Clerk to obtain information from DCC.

Cllr Allwright informed the meeting that the grass was growing over the footpaths in the Recreation Field which could become slippery. Clerk will contact the grass contractor.