

Minutes of a meeting of Silverton Parish Council

held Monday 4th February 2019

Present: Cllrs A Melville (Chairman), L Trebble, F Derbyshire, V Maylan, K Faulhaber, D Lacey, P Allwright & S Roach

District Cllr B Deed & County Cllr M Squires

9 members of public attended the meeting

Minute 113009 Apologies

All councillors attended the meeting.

Minute 113010 Meeting open to members of the public – 15 minutes

Mr Albert Campbell of Silverdale informed the meeting that he felt the traffic census carried out in respect of the current application to build 20 dwellings at Silverdale did not give a true record of traffic movement. The census gives no mention of size i.e. whether agricultural or general delivery traffic nor was there any mention of weekend traffic. Mr Campbell stated that emergency vehicles have historically had problems accessing the roads due to parked cars and an increase in traffic would merely increase this risk. Although the Parish Council had already discussed this application and commented to the District Council the Chairman stated that given public interest he would open up the meeting in order to discuss it further. Mr Campbell queried why the Highways Authority had not carried out their own traffic survey. District Cllr Deed clarified this point by saying that it was up to the applicant to satisfy the planning authority on any points and therefore it was usual practice for the applicant to provide any requested surveys. County Highways are a consultee, as is the Parish Council, and would respond appropriately. County Cllr Squires stressed that Devon Highways is a consultee in all planning applications. The Chairman indicated that he had researched Trace & Design on the website and he had his own concerns regarding the formula and data used. No account is taken of demographics. Trace & Design is a fairly new company and their main concern is to overcome highway constraints and planning issues.

The Chairman proposed the Parish Council write to ian.sorenson@devon.gov.uk together with a copy to the planning department at MDDC confirming the Parish Council have concerns regarding the methodology and impartiality of Trace & Design. Cllr Roach seconded the proposal. A vote was taken which was unanimous.

Mr Ricky Lake (Mid Devon Stables) addressed the meeting with concerns as to the proposed planning development at The Ruffwell. He stated large slow moving vehicles coming in and out of the site would prove a danger and he also had pollution concerns. He informed the meeting that in the application it was stated the land was connected to mains sewage but this was not correct as there is a sewage treatment plant.

Mr Murphy, who lives circa 100 yards from the proposed site, confirmed the land was not connected to the mains sewage system. He said he walks around a surrounding field with

his dog and can confirm the sewage treatment plant has failed in the past. He stated that the junction is an accident black spot and is dangerous especially now the buses no longer pull into the car park of The Ruffwell but further up the road. Vehicles do travel fast along this stretch of the road and accidents do happen. Mr Murphy pointed out there would be noise disturbance due to numbers of intended caravans and people potentially having b-b-qs at the site which would also increase the noise and smell levels. He felt the potential number of caravan sites was too high with inadequate land scaping. He had also spoken to Thorverton Parish Council who had not been advised of the application despite being a neighbouring parish.

District Cllr Deed confirmed that The Ruffwell does not actually abut the Thorverton parish in any way, as East Devon interjects, and therefore they would not have been advised.

Minute 113011 To approve Minutes of the meeting held on the 7th January 2019

Cllr Trebble proposed the Minutes be amended subject to the date of the meeting being amended from the 9th to the 7th January. Cllr Lacey seconded the proposal. A vote was taken which was unanimous.

Minute 113012 To approve Minutes of Budget Meeting held on 9th January 2019

Cllr Maylan proposed the Minutes be signed as a correct record. Cllr Roach seconded the proposal. A vote was taken with 7 in favour and 1 abstention

Minute 113013 Review of Action Plan

Rope Swing – clerk reporting that after researching the paperwork she has established that it is the rope fixings which are required as the original ones sent were incorrect. She had emailed the Company asking for a quote for the fixings and awaits a response.

Bus shelter – Cllr Faulhaber informed the meeting that someone was working on the bus shelter recently and he believes the repairs have possibly now been carried out.

Possible transfer of grass areas owned by MDDC –District Cllr Deed confirmed he needs to speak to Chief Executive regarding this matter. It was agreed to defer for 2 months.

Renewal of Football Lease – The Clerk has contacted the Football Club regarding a meeting between the Club and herself and the Chairman. A response is awaited.

Play Equipment – it was agreed to ask our Contractor if he is able to carry out the repairs highlighted in the MDDC Inspection Report.

Diversion of Footpath – The Clerk had obtained a copy of the original letter which confirms part of Footpath 9, which is currently only a permissive footpaths, is to be made a permanent right of way. Cllr Allwright proposed the Parish Council support the proposal. Cllr Derbyshire seconded the proposal. A vote was taken which was unanimous

Grass Tender – awaiting response from the Contractor.

Minute 113014 Discussion with District Cllr Bob Deed & County Cllr M Squires

County Cllr Squires had made enquiries regarding the numbers of school children if the Silverdale development was carried out. She confirmed that it is anticipated there would be an additional 5 children of primary school age and there is capacity to take these currently at the Primary School. With regard to children attending Clyst Vale there would be a need to include a CIL figure of £65,2000 with potentially £5,000 for children aged 2-5 years.

County Cllr Squires pointed out that the County Council would soon be setting its budget. During the current financial year children's services had overspent although she stated all local authorities have overspent in this area. The age for children with disabilities for which the County Council are responsible has increased this year from 18 to 25 years but no additional funding was available. This will need to be considered in this year's budget. Devon Schools are also not funded well although children do perform well but are below average for attending universities. The area also has a high aged population which also reflects on additional spending by the County Council and NHS.

District Cllr Deed stated that the Boundary Commission had visited last week. This will not affect Parliamentary Constituencies nor most Parish or Town boundaries. The Commission was considering the Wards in MDDC. It was possible that the Silverton North and Silverton Parish Wards may be amalgamated in the future.

District Cllr Deed stated that District Cllr Roach historically had surgeries every month at the Mini Markets in the Community Hall and he will continue with these as District Councillor but has no mandate to cover Parish Council business. He felt it would be appropriate for a Parish Councillor to attend these monthly surgeries. The Chairman indicated that the surgeries appear to be appreciated by parishioners and the Clerk will circulate a list of dates and Councillors to inform her which Mini Markets they could attend on behalf of the Parish Council. District Cllr Deed confirmed the Parish representative could share a table with him.

Cllr Faulhaber informed County Councillor Squires that potholes have been reported via the website. Some reported 3 or 4 weeks ago have not been repaired. County Cllr Squires stated that an enquiry can be made on line as to where the request is currently on the list of repairs. She confirmed parishioners should continue to report the potholes.

Minute 113015 Planning

(a) Applications

(i) **19/00064/HOUSE – Erection of first floor dormer extension – 14 Wyndham Road, Silverton**

Cllr Faulhaber proposed the Parish Council supports the above application. Cllr Lacey seconded the proposal. A vote was taken which was unanimous

(ii) **19/00022/FULL – Erection of building for MOT and valeting – land and buildings at NGR 294432 101140 Speedway Garage, Thorverton**

Cllr Faulhaber proposed the Parish Council did not support the above application due to the intended positioning of the proposed buildings and the visual impact it will have

on the surrounding area. Cllr Maylan seconded the proposal. A vote was taken which was unanimous. It was noted that cars continued to park in the lane obstructing the bridleway.

(iii) **18/01840/FULL – Change of use of land for the siting of permanent and touring pitches for tents and caravans – land adjoining Ruffwell Inn, Thorverton**

Cllr Faulhaber proposed the Parish Council did not support the above application on the following grounds:

(a) Although the applicant states in the application that the land is connected to the mains sewer it is believed this is not correct. The Parish Council are informed that the site uses a sewage treatment plant which has historically failed resulting in sewage seeping into adjoining fields and the Parish Council would ask that the Planning Officer clarifies the Applicant's response to this question prior to any decision being made.

(b) The junction on the A396 to Thorverton is adjacent to the Ruffwell Inn and is an accident black spot. Cars using the A396 at this point tend to drive fast and exiting from the "B" road to/from Thorverton is fraught with danger especially when buses are parked a short distance from the junction either dropping off or collecting passengers. The Parish Council have real concerns that vehicles with caravans pulling in/out of this entrance might not be seen and this could increase the accidents in this area.

(c) It is felt there is inadequate screening between the proposed development and neighbours.

(d) Permitting permanent caravans at this site would put additional pressure on what the Parish Council believe to be inadequate services serving the site.

(e) The Parish Council feel permitting the change of use of the land for this purpose would have a negative impact on the local community.

Cllr Derbyshire seconded the proposal. A vote was taken with 7 in favour and 1 abstention.

(iv) **18/01571/HOUSE – erection of a raised balcony – 4 Parkview Cottages, Hele**

Cllr Faulhaber proposed the Parish Council supports the above application. Cllr Lacey seconded the proposal. A vote was taken which was unanimous.

(b) Approvals/Refusals (received from MDDC)

APPROVAL- Erection of a dwelling – 3 Coach Road, Silverton

APPROVAL – Erection of a single storey extension – 34 Ellerhayes, Hele

APPROVAL- Erection of front and rear extensions, together with raised decking – 17 Coach Road Silverton

The above consents were noted

Minute 113016 Finances

(a) Monthly invoices

Chq no	Payee	Amount	Income	Amount
002401	S Woodland	Clerk's wages + back pay + expenses (£44.00) = £740.14		
002402	D Marsden	Contractor's monthly invoice (£250.00)		
002403	NPower	Quarterly charges due October 2018 (£31.76) + January 2019 (£31.75) = £63.51		
002404	Smith of Derby	3 year agreement re maintenance of Parish Clock - £667.20		

The Chairman explained that under the terms of her Contract the Clerk's salary was calculated under a formula laid down for Parish Councils by the Society of Local Councils Clerks. The salary had been increased in April 2018 but due to an oversight had not been paid to the Clerk. The relevant figures had been forwarded to the Accountants who had calculated the increase and back-pay due to the Clerk

Cllr Roach proposed the above cheques be agreed. Cllr Allwright seconded the proposal. A vote was taken which was unanimous.

(b) Other financial matters

(i) Update re S106/CIL monies

Confirmation had been received from MDDC that the replacement play equipment at Ellerhayes should be installed in March.

Potential Toddler Area – plans will be provided in due course by Cllr Faulhaber.

If Councillors have any other suggested projects for the use of any available S106/CIL monies they should bring these to the March meeting.

Minute 113017 Request by Mike Leonard to support Community Funds for All grant re Repair Café, Bradninch

Cllr Roach proposed the Parish Council support the Application. Cllr Allwright seconded the proposal. A vote was taken which was unanimous.

Minute 113018 Request by Guy Sheppard, Exe Valley Brewery, to use Little Rec on 20th April 2019 (Easter event) and 21st December 2019 (Christmas event)

Cllr Faulhaber proposed the Parish Council agree this request. Cllr Lacey seconded the proposal. A vote was taken which was unanimous.

Minute 113019 **Update re Neighbourhood Plan**

The Neighbourhood Plan Committee have three large reports to compile to advance the Plan and these are at varying stages.

The application for technical assistance to progress with the 'Strategic Environment Assessment' is being processed by Locality.

The bulk of the draft 'Consultation Statement' has been prepared although there are some sections that require some more research before being included.

MDDC were contacted for guidance notes for the preparation of a 'Basic Conditions Statement' but as they do not have an advisory document the advise to the Neighbourhood Plan Committee was to contact East Devon DC for help

Minute 11320 **Matters brought forward by the Chairman**

The Clerk had received an email from Izzy Glassborow asking if the Parish Council were continuing to carry out Litter Picks. If not, she asked if her son, with a friend or two, could borrow the Council's litter picking equipment to carry out their own litter pick as part of their community work towards a Civic Award. Izzy Glassborow confirmed any such litter pick would be supervised by herself. It was agreed the equipment could be used but they would need to sign a disclaimer confirming they understood the Parish Council public liability insurance would not cover the litter pick.

It was noted several dog bins in the village were overflowing – Clerk to contact Mid Devon

It was also noted that parking outside The Lamb causes an obstruction at times and it was agreed this is an issue for the Police.

Condition Report on Lime Trees on the bury– Agenda item for March.

Concerns were noted regard the speed limit through village. DCC were reluctant to impose lower speed limits as these are difficult to police.

<https://parish.middevon.gov.uk/silverton>