

Minutes of the meeting of Silverton Parish Council

held Monday 1st September 2019

Present: Parish Cllrs A Melville, L Trebble, V Maylan, K Faulhaber, & S Roach

District Cllr B Deed, District Cllr J Wright & County Cllr M Squires

Mr Green and Mr Wise

Minute 113080 **Apologies**

Apologies were received from Cllr Derbyshire, Cllr Steer and Cllr Lacey

Minute 113081 **Consider any applications for co-option to Parish Council**

None received

Minute 113082 **Meeting open to members of the public – 15 minutes**

Mr Green stated he was attending the meeting to put forward his objections to the submitted planning application at The Acres, Ravenhayes. He had registered his objections with the District Council. He informed the meeting he was the owner and occupier of the adjoining property. Mr Green had several points of concern including inconsistencies, contradictions and errors in the application. He told the meeting the boundary was wrong, there were inconsistencies as to whether the proposed development would be a holiday home or residential and one document refers to micro treatment sewage and another document indicates the property has the benefit of mains sewage. District Cllr Deed pointed out that any application is considered by MDDC as containing truthful statements and in this document there are inaccuracies. Mr Wise pointed out the recent application relating to The Ruffwell had referred to mains sewage but this had not been correct and the application had been approved despite this. The Chairman stated he had attended the District Council planning meeting relating to The Ruffwell and the inaccuracy relating to the sewage position had been rectified and the correct information had been placed before the Planning Committee.

Minute 1130783 **To approve the minutes of the meeting held on 1st July 2019 & 5th August 2019**

1st July 2019 – The Chairman proposed the Minutes be accepted as a true and accurate record. Cllr Roach seconded the proposal. A vote was taken with 4 in favour 1 abstention

5th August 2019 The Chairman proposed the Minutes be accepted as a true and accurate record. Cllr Maylan seconded the proposal. A vote was taken with 3 in favour and 2 abstentions

Minute 113084 **Review of Action Plan**

Rope Swing/Roundabout - it was agreed to remove these items from the Action Plan with further discussions to take place at the Budget Meeting in January 2020

Coach Road – this item be removed from the Action Plan

Jubilee Gardens – it was agreed to advertise the works on the Silverton Community page to see if anyone would be interested in tendering for the work

Farm Vehicles driving through the Parish – this item to be removed from the Action Plan
Rota for Mini-Markets – this item to be removed from the Action Plan
Light in Church Path – this item to be removed from the Action Plan
Ramp at Little Rec – The Richards Trust had confirmed a disability access assessment had not been carried out on the Little Rec and it was agreed this was a Parish Council responsibility. The Chairman proposed the Parish Council carry out the disability access assessment and the Clerk to make enquiries as to how this can be carried out and liaise with Richards Trust. Cllr Maylan seconded the proposal. A vote was taken which was unanimous

An email had been circulated to Councillors regarding a complaint from a Parishioner that a handmade ramp had been removed from the Little Rec after the 2018 Street Market. The ramp made for this year was also going to be removed had someone not agreed to take it into safe custody. Concerns were raised in the email at the Parish Council's lack in providing disabled access to the Little Rec. Cllr Roach proposed the Clerk should respond confirming the Parish Council had reviewed the matter and were continuing to look into better access and useage of Little Rec for anyone disabled. It was also agreed to remind the Street Market Committee formal permission to use Little Rec for Street Market activities should be obtained annually from the Parish Council.. Cllr Faulhaber seconded the proposal A vote was taken which was unanimous.

Wildflower areas – typographical error: "wildflowers" to replace wildlife. An Agenda item for October

Gas Cannisters in Skate Park- this item to be removed from the Action Plan.

Minute 113085 Discussion with County Councillor Cllr Margaret Squires & District Councillors J Wright and B Deed

County Cllr Squires confirmed August had been quiet. She had attended the Summer Walkabout and NEAT meetings.

Cllr Deed informed the meeting MDDC was currently reviewing car parking charges. Cabinet had passed most of the recommendations put forward. The Scrutiny Committee wanted a review on the basis it wanted to charge residents of the main town to park overnight in the car parks which Cabinet felt was unnecessary. The review was to take place on September 19th.

Cllr Roach asked District Cllr Deed if the refuse carts are checked before they leave depot. He informed the meeting foul water had been discharged from them recently when they were in the village. District Cllr Deed confirmed he would check.

District Cllr Wright confirmed he had nothing to report in addition to Cllr Deed's comments

Minute 113086 Planning

(a) Applications

19/01416/FULL – conversion of barn to dwelling and associated works – The Acres, Ravenshayes, Silverton

After discussion Cllr Roach proposed the Parish Council did not support the above application on grounds of landscape and visual amenity. The proposed development would change the landscape and character of the area from a rural and agricultural setting to more domestic. Concerns relating to the adequacy of access for a dwelling of the proposed size and the proposed sewage arrangements. Water is currently provided to properties by means of a well and concerns were expressed as to whether this would

be sufficient for further dwellings? Cllr Maylan seconded the proposal A vote was taken which was unanimous

(b) **Approvals/Refusals (received from MDDC)**

APPROVAL – Erection of two-storey extension – White Cow Cottage, Silverton

APPROVAL – Erection of extension and pitched roof to garage and extension to existing former window to rear of property – Newhaven, Strathculm Rd, Hele

APPROVAL – Erection of dwelling and construction of new vehicular access -3 Coach Road, Silverton

Listed Building Consent **GRANTED** to replace front door – 15 Newcourt Road, Silverton

APPROVAL – Erection of garage and store – 21 King Street, Silverton

(c) **Any other planning matters**

Application re Silverdale – to discuss possibility of Council representation at MDDC Planning Meeting when arranged

The Chairman had not been able to establish whether or not a date had as yet been fixed for the planning meeting. It was agreed to reconsider this item once a date is known.

Minute 113087

Finances

Monthly invoices:

Chq No	Payee	Amount	Income	Amount
002514	Mrs S Woodland	Clerk's wages (£582.26) + expenses (£)		
002515	Mr D L Marsden	£250.00 (contractor's monthly invoice)		
002516	G Hibbert	Grass Cutting (£540.00)		
002517	NPower	Electricity (£26.32)		

Cllr Roach proposed the Parish Council approve the above invoices Cllr Trebble seconded the proposal. A vote was taken which was unanimous

(i) **To note payment to Mr G Hibbert on 17.8.2019 of £540.00 – grass cutting**

The above payment was noted

(ii) **Review Financial Regulations**

Chairman proposed a small Committee of himself and the Clerk go through the information and populate the document for approval by the full Council. Cllr Trebble second the proposal. A vote was taken which was unanimous

(iii) **Review Standing Orders**

Cllr Roach proposed the Standing Orders remain as currently drawn. Cllr Faulhaber seconded the proposal. A vote was taken which was unanimous.

- (iv) Consider specification re Village Contractor (current contract expires end November 2019)

Chairman proposes subject to amendments the Specification is approved. Cllr Roach seconded the proposal. A vote was taken which was unanimous.

- (v) Courses available to Cllrs via DALC

The courses were noted

- (vi) MDDC Play Area Inspection Report for July 2019

The Clerk to liaise with the Parish Council contractor regarding the repairs required

- (viii) Request from MDDC for payment of alleged debt of £176.34 from December 2017

It was noted that queries were raised at the time the original invoice was raised as to whether the contract had been fulfilled by MDDC. MDDC did not respond to a letter sent by the Clerk of 7 February 2018 when a cheque was sent for £1,500.00 and which was sent as a "full and final" settlement of the invoice. The Chairman proposed the Clerk write to the Chief Executive sending copies of the original correspondence and asking him to review the decision to take the alleged debt from the precept. Cllr Maylan seconded the proposal. A vote was taken which was unanimous

- (ix) Possible asset transfer of grass in ownership of MDDC to Parish Council

It was noted that MDDC were agreeable in practice to asset transferring their areas of grass in the village to the Parish Council. It was agreed to approach Mr Hibbert to provide a guesstimate of the likely increased cost to the Parish Council for these areas. Cllr Trebble seconded the proposal. A vote was taken which was unanimous.

Minute 113088

Silverton Youth Club (requested By District Cllr Wright)

District Cllr Wright stated that he had met with Lauren the Youth Worker at the Methodist Church. She is based in Crediton and she previously ran the Youth Club which unfortunately had now been shut down. District Cllr Wright had spoken to some youths in the village who felt this had been a valuable club. The Methodist Church was still willing for the premises to be used for a Youth Club but the main issue is the lack of volunteers together with funding for the venture. He wondered if the Parish Council had any ideas for funding and whether it could ask other Parish Councils if they had systems in place whereby they oversee Youth Clubs for funding purposes.

Cllr Roach stated that in his view parents and children must be prepared to pay and help any club which is set up or arrange fund raising activities and to a degree they must help themselves.

It was agreed the Parish Council is an interested party and would appreciate being kept in the loop. District Cllr Wright agreed he would keep the Parish Council informed of any progress.

The Chairman informed District Cllr Wright that the Devon Community Foundation took over responsibility for running the Police Property Fund which has some conditions applied to it for supporting young people and this may be a possible source of funding.

Minute 113089

Update re Neighbourhood Plan

The Neighbourhood Plan Committee are carrying out a traffic survey to gather further evidence on the parking problems within the Parish. Parishioners will be able to give their opinions at the October Mini Market or by completing the survey via the following link: <https://parish.middevon.gov.uk/silverton/neighbourhood-plan/>

Minute 113090

Matters Brought Forward by the Chairman

Cllr Trebble reminded Councillors a public meeting was taking place on 18 September 2019 in relation to Devon Housing Needs – Greater Exeter Strategic Plan. She said she had concerns regarding the vast amount of anticipated housing and how this will affect the local villages. She is unable to attend the meeting but asked if the notice could be placed on the Noticeboard and the Clerk confirmed she would do so.

Meeting closed at 9.15 p.m.

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