

Minutes of a Meeting of Silverton Parish Council
held Monday 6th September 2021 at 7.30 p.m. in the Silverton Community
Hall

Present: Parish Cllrs A Melville (Chairman), F Derbyshire, V Maylan, S Cross, A Webb, E Trebble & S Roach

County Cllr M Squires & District Cllr B Deed

9 Members of the public attended

Minute 113383 **To note any Declarations of Interest**

Cllr Cross declared a personal interest in relation to the 10 Exeter Road planning application.

Minute 113384 **To note any apologies**

Apologies were received from Cllr J Wright, K Faulhaber & V Miller

Minute 113385 **Meeting open to any questions from members of the public – 10 mins**

The Chairman gave a resume of the Council's Standing Orders in relation to the open public session of the meeting.

Mrs Janet Campbell addressed the meeting in relation to the current planning application to erect 20 dwellings at Silverdale and requested the Parish Council does not give planning permission to the application. Mrs Campbell gave a resume of the reasons behind her request. She confirmed her objections had also been submitted to MDDC and these were available to read on the Planning Website.

Mr Patrick Grimes also raised concerns regarding the application which included the risk of flooding which was likely to increase given global warming. He said the entrance into building area was inadequate, dangerous and too steep. The Devon Bank behind Applemede was an important asset and should be protected. He also felt the Developer had ignored the comments made in the Appeal.

The Chairman stressed to the meeting that the Parish Council is not a decision-making body and is only a consultee as are members of the public.

District Councillor Deed pointed out he had a meeting with Planning on Wednesday 8th September to discuss the Silverdale application and he asked the parishioners present to forward to him any emails etc they had already sent to MDDC. He also stressed that copies should also be sent to District Councillor Wright as the village District Councillor.

Mr Edward Davies addressed the meeting with regard to the Fire Engine Shed and stated he was very disappointed to hear the Parish Council may be thinking of selling this asset. He said his grandfather had been a Captain of the Fire Engine and he felt the Fire Engine Shed should be retained by the Parish Council as part of the village history. The Chairman pointed out that the ownership of the Fire Engine Shed was not certain although the Clerk confirmed during her tenure as Clerk she had always understood the Parish Council did own the building. She had established there was a Conveyance of the Fire Engine Shed in the County Archives which was dated 1925 and she was making arrangements to go to the offices to view the document.

Mrs Louise Sleep addressed the meeting and explained she had attended the previous meeting to highlight the state of play park and recreation field. She said she was asking the Parish Council to provide additional maintenance of these areas. She said that the grass was not cut near to the children's play equipment. Public money had been raised for new Football Goalposts and despite children having had 6 weeks holidays these had still not been erected. The tree overhanging the swings also needs cutting back. The pathway as you exit the football field into Coach Road is in a bad state of repair and she ask if this was to be re-tarmacked.

The Chairman confirmed grass cutting of these areas was a Parish Council responsibility which was outsourced to a Contractor.

Minute 113386 **Minutes of the meeting held on the 5th July 2021**

The Chairman proposed the Minutes be accepted as a true record. Cllr Roach seconded the proposal. A vote was taken with all Councillors present in favour.

Minute 113387 **Minutes of the meeting held on the 2nd August 2021**

The Chairman proposed the Minutes be accepted as a true record. Cllr Derbyshire seconded the proposal. A vote was taken with all Councillors present in favour.

Minute 113388 **Review of Action Plan**

Litter Pick – Cllr Cross thanked all volunteers who attended the village litter pick on the 28th August. She said Seth Tremlett deserved a special mention as he was the youngest volunteer and very enthusiastic. The Chairman thanked Cllr Cross for arranging the litter pick

Goal Posts – After discussion it was agreed to contact Mr Dave Bradner pointing out the Parish Council were disappointed these had not as yet been erected. A proposed time scale within which the goal posts will be erected would be requested

Sutcliffe – The Clerk will continue with efforts to have the damaged play equipment inspected.

Minute 113389 **Discussion with County Cllr M Squires, District Cllr J Wright & District Cllr B Deed**

County Cllr Squires stated that Devon County do not meet during August. Meetings are now being held at the Council Chambers in County Hall in order to social distance. Mel Stride MP had been in touch and had looked at Park Road and mentioned speeding issues etc. A date in the Autumn should be given for the work to commence. County Cllr Squires reiterated her comments made at the previous Council meeting that she will provide a Locality Grant towards any new play equipment, possibly in the region of £1,000, and will give her support to any other applications made for external grants such as Viridor.

District Cllr Deed confirmed MDDC now hold all committees in room with Committee Members. Members of the public or other attendees are still encouraged by Zoom. A Full Council meeting took place last week with no social distancing. A Zed Pod had been placed in Cullompton for people to view. MDDC have housing targets and they may erect up to 20 Zed Pods using old garage sites owned by MDDC. District Cllr Deed pointed out MDDC currently has 780 on its urgent housing list but don't have the funds to build that number of properties.

Minute 113390 **Planning**

(a) Applications:

21/01552/MARM – Reserved matters for the erection of 20 dwellings with details of access, appearance, landscaping, layout and scale following outline approval 18/02019/MOUT – land at Silverdale, Silverton

Cllr Roach queried if the village sewage system could deal with the additional volume as he understood this was currently at maximum capacity.

The Construction Access + quality of the development was noted and it was felt the Developer had disregarded comments made on Appeal. It was felt the access from Tiverton Road would be a problem for large vehicles and the access past Exe View was very narrow as was High St/Fore Street. It was felt all routes into the development will cause a problem for the village.

Cllr Derbyshire proposed the Parish Council do not support the above application on the following grounds:

“Strong representations had been received from the community. There was concern that a statutory authority had objected to the development with regard to run off water and the sewage system. The development would have a detrimental impact on the character of the area due to the design and position of the houses particularly given the increased levels proposed and would also have a detrimental impact on the rest of the village. Concerns regarding highway safety issues in relation to the access for construction vehicles and the proposed access to the site itself through Exe View. The proposed compound extends the site itself considerably for a duration of in excess of 18 month and

concerns raised regarding the green space being used for construction work for such a prolonged period. There is a lack of parking throughout the development and on completion. Concerns also raised regarding the affordability of the affordable housing.”

Cllr Roach seconded the proposal. A vote was taken with all Councillors present in favour.

21/01204/LBC – Internal and external alterations/repairs, strengthen and reroof existing outbuilding with slate and sole panels new roof, reopen blocked up doorway between dwelling and outbuilding and replace outbuilding door with cat flap – 44 Fore Street, Silverton

Cllr Derbyshire proposed the Parish Council supports the above application. Cllr Roach seconded the proposal. A vote was taken with all Councillors present in favour.

Cllr Cross left the meeting before discussions arose on the following application:

21/01439/LBC – replacement front and rear exterior doors – 10 Exeter Road, Silverton

Cllr Roach proposed the Parish Council supports the above application. Cllr Maylan seconded the proposal A vote was taken with all Councillors present in favour

Cllr Cross returned to the meeting after the vote was taken

21/01626/HOUSE – alterations and extension to roof to create first floor living accommodation – The Oaks, Thorverton

Cllr Derbyshire proposed the Parish Council supports the above application. Cllr Trebble seconded the proposal. A vote was taken with all Councillors present in favour.

21/01276/FULL – erection of a dwelling and workshop/store and demolition of existing bungalow – 2 Exeter Road, Silverton

Cllr Cross proposed the Parish Council supports the above application. Cllr Roach seconded the proposal. A vote was taken with all Councillors present in favour.

21/01642/CLU – use of existing building for permanent residential occupation – Springfield Farm, Hele

Cllr Derbyshire proposed the Parish Council did not support the above application as consent would set a Precedent for a dwelling outside the Settlement Area. The Parish Council is also unconvinced the building is anything other than a mobile which is capable of being moved.

(b) Approvals / Refusals

APPROVAL- Installation of 2 windows to rear converted garage – 1 St Marys View, Silverton

REFUSAL OF CERTIFICATE OF LAWFUL USE for erection of a shed and summerhouse in rear garden – Orchard House, 18A Applemede, Silverton

LISTED BUILDING CONSENT – replacement of ground floor bathroom, creation of ensuite to master bedroom, replace 4 windows in south elevation, new casements to kitchen window and repair to loft window – South Cottage, School Road, Silverton

APPROVAL – conversion of barn to ancillary accommodation, including formation of two new door openings in South facing external wall – Dunsmore, Silverton

APPROVAL – erection of single storey extension following demolition of outbuilding – 4 Tiverton Road, Silverton

REFSAL PERMISSION IN PRINCIPLE – erection of a dwelling – Loranne, Silverton

(c) Any other Planning matters

None

Minute 113391 **Finances**

(a) Monthly invoices

Chq No: 002568	Mrs S Woodland – Clerk’s wages (£631.99)
Chq No: 002569	Mr D Marsden – Contractor’s monthly invoice (£300.00)
Chq No: 002570	Hi-Line – assessment of trees on Rec. Field (£216.00)
Chq No: 002571	Fax and Files - Neighbourhood Plan printing costs (£144.50)
Chq No: 002571	R&H Roofing Services – repairs to Old Fire Station (£168.00)

The Chairman proposed the above invoices be passed for payment. Cllr Roach seconded the proposal. A vote was taken with all Councillors present in favour.

(b) Other financial matters

(i) Consider quotations re repair of Old Fire Station

A quotation had been received from R&H Roofing Services - £4,800 + VAT. No other quotations had been received.

A query arose as to whether the old fire station should remain as an asset of the Parish. Cllr Cross volunteered to investigate what historic building grants may be available to the Parish Council

The Chairman proposed the Parish Council would not make a decision at this meeting regarding the old fire station until such time as the Clerk had investigated ownership of the building and Cllr Cross had information regarding any grants available. Cllr Roach seconded the proposal. A vote was taken with all Councillors present in favour.

(ii) Transfer of grass areas in village to Parish Council from MDDC

An email had been received from Steve Densham at MDDC confirming that the District Council, contrary to its previous indication, is unlikely to transfer any grass en-masse to the Parish Council at this time. This is due to the fact that enquiries into what funding may be available to support a transfer has led to concerns about how the sustainability of the District Council's contractor service will be affected if large swathes of grass and income is lost to that service. It was agreed to close the Parish Council task/finish group on this issue,

(iii) Discussion re children's play equipment

The Chairman pointed out that the Contractor's current contract does not include a cut and collect service. The Clerk will liaise with the Contractor with regard to strimming around play the equipment for an enhanced finished.

With regard to fund raising for new play equipment the Chairman suggested a Task/Finish Group be formed to look into the possibilities of cost and funding. The Task/Finish Group would consist of one or more Councillors together with interested members of the public. The timescale for reporting back to the Parish Council for funding would be January 2022 although application for funding from County Council and other sources such as Viridor can be brought back to the Parish Council prior to that date. Cllrs Maylan, Cross and Derbyshire confirmed they would be interested in forming such a group. Cllr Maylan to be the Lead Councillor.

The Chairman proposed a Task/Finish group be formed to explore new equipment, maintenance of equipment and general upkeep of the park area. The Group would report back to the Parish Council for budget setting in January 2022. Cllr Roach seconded the proposal. A vote was taken with all Councillors present in favour.

Cllr Maylan will ask Cllr Miller if he would also like to be involved. Mrs Sleep confirmed she would be happy to be co-opted onto the group.

(iv) Update re annual audit

The Clerk indicated she was in communication with the External Auditor with regard to one or two issues as to how certain figures were shown on the Return. It is anticipated these will be resolved shortly.

Minute 113392 **Neighbourhood Plan update**

Cllr Trebble confirmed leaflets and comment forms had been delivered around village and by post to outlining areas such as farms. The Neighbourhood Plan was available to view on the internet. The Committee are aware not everyone has internet access and therefore some people have requested sight of a hard copy which they return after they have read it so it can be passed on to others.

It was explained that the Committee can only accept comment forms if names and addresses are shown on them which some people objected to. MDDC have advised it has a way of viewing these and thereafter obscuring personal details. The Committee are currently meeting once a week and the Neighbourhood Plan should be ready in October for parish to vote on.

Minute 113393 **Correspondence**

(a) Request by Silverton RBL to hold the Remembrance Wreath laying service in Little Rec

Cllr Roach proposed the Parish Council agree to this request. Cllr Trebble seconded the proposal. A vote was taken with all Councillors present in favour.

(b) Email from James Ruttledge re appearance of the centre of the village

An email had been received from Mr James Ruttledge asking if the Parish Council could improve the appearance of the centre of the village. He stated nothing has been done to improve this area during the 16 years he has lived in the Silverton.

BT Box – Clerk to request BT if this can be painted as it is situated within a Conservation Area

It was acknowledged that weeds and litter were a problem. The Clerk pointed out that historically weeding was carried out by DCC but stopped some time ago. A query was raised as to whether or not the Parish Council could employ a contractor to deal with the weeds. It was agreed this item to be placed on the Agenda for October

(c) Note email from Parishioner re children climbing on old Oak tree in Recreation Field and MDDC response

Email correspondence between the Clerk and MDDC had been circulated to all Councillors prior to the meeting and its content was noted. MDDC pointed out that children climbing on the old Oak tree is essentially anti-social behaviour and residents should report this to the Police.

Minute 113394 **Matters brought forward by the Chairman**

(1) The Chairman read an email received from District Cllr Wright which had been overlooked at Minute 113389 above

Mid Devon update: work is starting to improve efficiency of services and particularly customer service areas and officer responses to members. Usual work on Planning Policy, although no direct impact on Silverton as yet. However, change in national policy could mean more local development and this is something the Neighbourhood Plan Committee needs to keep an eye on. Parishioners must be encouraged to respond to the Neighbourhood Plan.

Zed Pods – these are carbon zero social housing which looks interesting and if land was available could be used in Silverton

Recycling bins: An email had been received from Mr Matthews at Ellerhayes stating that although he was grateful the Parish Council considered the possibility of a recycling bin at Ellerhayes he was not sure of its need. He did suggest that perhaps the monies allocated for a bin could be redirected towards other Ellerhayes community use such as to fund litter picks or a notice-board.

After discussion Cllr Roach proposed the recycling bin now be sited at the end of the MDDC car park or on land owned by the Room4U if the Council would still empty it. Cllr Webb seconded the proposal. A vote was taken with all Councillors present in favour.

Old Fire Station – concern had been expressed to District Cllr Wright with regard to the possibility of the building being sold as it is a historic part of the village.

(2) Flag on Little Rec Cllr Cross indicated that Mr Coombe was no longer raising the flag on the Little Rec and her partner would be overseeing this in future.

(3) Cllr Trebble informed the meeting that parishioners had spoken to her in relation to MDDC Assessors visiting green spaces in the parish. Their fear is that this was as a result of the Call for Land by MDDC at the beginning of the year and that the District Council intend to take back the green spaces for building. Clerk to ask Cllr Wright if he has any update on this item and, if so, if he would update everyone via the Silverton Community Website.

Meeting closed at 21.26