

Minutes of Parish Council Meeting 14th April 2010:

Apologies for absence: District Councillor Mrs D. O'Callaghan and PC Steve Mullen left after the Annual Parish Meeting.

Open Forum: Mrs C. Horton asked if she could address the meeting with regard to their plans to re-submit planning permission for an agricultural barn at Gerston. Alterations have been made after discussion with the planning officer and agricultural consultants. Their property at Woodhouse Farm is too crowded to allow for the further construction of anymore agricultural buildings. Another site at Woodhouse known as the football field was also dismissed because the building would be sited on a hill directly on the skyline. At Gerston they farm 150 acres and if a building could be sited there animals and machinery would not need to be constantly moved back and forth. Three locations at Gerston were considered but with further investigation and in depth discussion it was decided to resubmit revised plans for the original site it will be redesigned, dug down slightly and the roof line changed, there will be banking in front and behind with planting and copses to minimise visual impact from Kingsbridge. Mr Dainty said he could see why there was some apprehension about this application and what would prevent the erection of a couple of bungalows in say 25 years time? Mrs Horton replied that at this present time it was being built purely for agricultural purposes, and who knows what might happen in 25 years time, everything changes with time. Also it is near the sewerage works and not really housing potential. Mr Horton asked for feedback from the meeting. The Chairman felt that questions couldn't really be asked until we are in receipt of the new plans and perhaps then a site meeting would be appropriate. Mr Horton said that wherever it was sited at Gerston it would be somewhat visible. The planners wanted it sited elsewhere, which would have made it easier for the Hortons but they felt that the best place for it with less impact would be the original site. A site meeting will be arranged as soon as the plans come to the attention of the Parish Council.

Minutes of the last Meeting: The Minutes of the last meeting were confirmed and signed. Copies thereof having been supplied to each Councillor prior to the meeting. Proposed by Mrs G. Doyle and seconded by Mr A. Palmer. All in favour.

Matters Arising:

Church Wall: Discussions are still progressing, no faculty has been issued and as a result of more discussions regarding the steps in the Church yard the Highways embargo on roadworks being carried out in July and August they have no alternative than to postpone the works until September.

Car Park Light: The new light is due to be sited within the next 2 – 3 weeks. A date will be confirmed and removal of the cars will be necessary on one side.

Parking in Lower Street: There are still problems with the library van and the refuse lorry accessing the road. Mr Horton said that the area down by the Feoffees cottages was extremely difficult to get by especially now that there is scaffolding on one of the cottages. Devon County Council have dismissed the idea of double yellow lines being placed here at present but they have agreed to put up some signs. We will trial these and see if it makes any difference. The Chairman asked all present if they felt it was required to put double yellow lines in Lower Street. It was suggested that we put lines down Lower Street to No. 1 (Mr Browns house) to make it easier for the dustcart, library van etc, to have ease of access. This was proposed by Mrs G. Doyle and seconded by Mr D. Dainty, all in favour.

Chairmans Report: In February he and the clerk attended a meeting with Kingsbridge Town Council looking at the LDF plan and its implications. Devon Highways were also contacted regarding the access to the sites proposed in the LDF plan. On the 4th February he chaired the “Public Consultation Meeting” in the Village Hall looking at the LDF plan for West Alvington and the proposed site of RA35. 12th February he met with Devon Highways to discuss the double yellow lines issues on the main road, access problems in Lower Street and the road leading down to Longfields. Devon Highways suggested increasing the double yellow lines to Lower St. from the main road going down to the first house on the left. A full plan and suggestion would be sent to the Clerk. There are also parking problems leading down to Longfields, this would not be easy to sort but Devon Highways will place a “No Parking” sign opposite the Feoffees cottages. He has continued to ask for the grass/hedge cutting on the footpath on West Alvington hill to be cut. Devon Highways have agreed to take on this responsibility from SHDC. Highways have also confirmed the resurfacing of Lower Street down to Longfields, an area in Townsend Close and drainage work near Kirby Cottage. Complaints were received regarding parking opposite the Feoffees cottages while scaffolding is in place as they are seriously restricting the use of the road. There have also been complaints about the state of the road from Woolston to Kingsbridge via the old Salcombe road. One member of the public lost a shoe while walking the footpath, one motorcyclist came off his bike, a car slipped into the bank and six other drivers complained about the state of the road, Devon Highways have been informed and also SHDC.

On the 23rd February the Clerk accompanied the Chairman to SHDC offices where they met with Mr George Allpress in the Planning Dept. in an attempt to

understand the planning application at Langworthys Barn. Despite being assured Mr Allpress would be familiar with the application at the meeting he admitted he had not discussed the application with other officers. A site meeting was agreed for the following week. We then went on to meet the officer responsible for the development of affordable housing. Followed by a meeting with the Leader of South Hams Council Mr John Tucker to lobby for the removal of site RA35. On the 4th March he attended a meeting with Rachel Perkins, Head Teacher at the school and discussed the ongoing communication improvements, the LDP and West Alvington Interesting Tales a project for the school and Parish Council for the future.

Financial Report:

The Clerk reported the following balances:

Lloyds TSB	current account	4749:69
Lloyds TSB	savings account	112:37
Lloyds TSB	Parish Plan account	969:29
Abbey National	P3 account	378:83

Cheques to be drawn:

Village Hall	10:00
Nicholas Rowell (road planings for car park)	79:62
King Sign	21:15
Clerks Salary inc. postage stamps, stationary etc,	1.266:94

Local Development Plan Update: It was reported that site RA35 has been removed although this has not actually been officially published yet. The Chairman asked what we should do now. Our options appear to be that we walk away from the plan completely, we could opt to put Horsemans Close on the development plan, but time is running out and we need to make a decision. We could have a special village initiative, whereby we could have the houses, car park and village hall although this is not easy because it would not be part of the Development Plan. We could also go for an exceptional site but this can only be adopted if all the properties on the site were to be affordable housing, but it could be precluded if we want a village hall etc. on the site. A member of the parish has offered part of her garden to improve access if we wished to put the site back on the plan, however another member of the parish in the same area is deeply opposed to this idea. Mr Dainty asked whether if there were say 10 low cost units built would we have any guarantees they would be allocated to local youngsters and their families. It would appear if Tor Homes were to be involved they legally have to open up the allocation to anyone in the country so they would not be exclusively for local people. The site at East Portlemouth has been

developed as a trust and they have received no local government money, so they are truly affordable, they are purely for rental use and will not be sold off, they also have the right to say who lives in them. Mr Stevenson was vehemently opposed to the idea of us rejoining the LDP, he felt that the Princes Foundation and SHDC had a clear inability to do their job and that as a Parish we had gone to an enormous effort to stop the process from going any further. He would happily be prepared to give a least 10 hours of his time each week, working on an exceptional site for the the local people rather than risk going back on the plan.

Mr Putt and his wife attended the meeting and reiterated their proposal for the land at Horsemans Close, they are willing to allow the parish to have their affordable homes, allotments, village hall and car park etc and a seperate pedestrian access off the road in exchange for plots for themselves, say a 60/40 swap. They naturally cannot afford to give away 3 ½ acres for entirely nothing. But this would be a blank canvas for the parish to do with what they wish. Mr Horton challenged Mr Putt that at a previous meeting he had offered the land for free, Mr Putt denied this. Mr Horton felt that prior to any discussions at the meetings the subject of any potential vehicle access should have been discussed with Highways. The old stone walls are surely within a conservation area and would they really be allowed to dismantle these? It is not the best site for access in the village and is very often highly congested. The Chairman said that Highways have not ruled out the question of access to this site although it would be costly. Mrs Kitt asked why did we feel that we should move the village hall? The Chairman answered by saying that when the Parish Plan was sent around it showed a need for 10 affordable homes, allotments and Church Parking by moving the hall we could have everything contained in one enclosed site. Also we cant be sure how much longer the present hall will last, it has been shored up once before and it is getting rather “elderly”. The Chairman informed the meeting that if we throw the site out of the LDP we could miss the boat completely. Mr Horton still felt that as the main street is the oldest part of the village would it be acceptable to tear down these features, surely they should be protected. Site RA35 is on the edge of the conservation area. Mr Stevenson felt that RA35 was in a very prominent conservation area which was designated in 2002. He also felt it would be a complete and utter disaster to rejoin the LDP and he would be happy to take the lead in investigating all the issues involved. Ms. Quinton felt that at the last meeting everyone went with Horsemans Close because they were lead to believe that it was free, also there was a comment allegedly made that “the building of low cost houses should be at the poor end of the village”. She also felt that she had been shown disrespect by her next door neighbour and felt that she had also mislead other people. The Chairman replied that out of all the sites Devon County's preferred choice would have been Town Park because there is already an established entrance. Once again he asked if we should review the LDP or continue to reconsider an exceptional site.? Mrs Horton asked if the subject of the village hall being resited also applied to the other sites. Mr Horton asked what would happen theoretically if the situation regarding RA35 was toned down, with say 12 houses in the corner of the site with additional parking for residents in the main street, so removing the traffic problem in

the main street, a village hall, allotments etc, so by achieving all that is required. He also felt that the biggest concerns came from 4 or 5 people but this in turn generated numerous letters. Mrs Horton felt that they could offer the same as Horsemans Close but that had not been investigated further. She felt that all the sites should have been considered in the same respect. Mr Stevenson still felt that under no circumstances should we go back on the LDP. We had had a debate as to where the village wanted the houses to be sited and that the site RA35 in front of the Ring O'Bells was considered wholly inappropriate. His opinion was that many people would be furious and that we need to look at this and the options that we are prepared to accept. Mr Putt said that if we came off the plan totally it would be difficult to go forward at all. The location and the number of houses is the key. Mrs Horton felt that some of the residents in the village didnt attend the meetings because if it wasnt for the green field sites that had been built on before at Town Park they would not have a home! She felt that we needed to look at things positively. Mr Horton agreed that 50 houses for site RA35 was excessive and was unacceptable to him personally. He then said that they could offer the same at RA35 as the Horsemans Close site, with 12 houses, allotments, Village Hall and car parking for the residents of the main street too. When asked if this would be something Mr Horton would be willing to put in writing to the Parish Council, Mr Horton replied that it was "just a suggestion". Mr Putt said that the landowner has the final say and that there could be no compulsory purchase of the land nominated. Following further debate the matter had to come to close as the Chairman and the Clerk felt that there we did not have a sufficient number of Parish Councillors, (although we did have the required three) to satisfactorily decide on such an enormously important matter. It will now be up to the Parish Council to make a decision based on the information that we already have. We may have to call an extra meeting before the AGM if the deadline for the LDP is sooner than the AGM.

Grass Cutting: We will need to put a notice in the Gazette to advertise for tenders for the grass cutting in the burial site and the other sites around the village that need attending to.

Planning Applications:

a. Mr D. Horton: Application for listed building consent for works to storm damaged barns, Barn 1&2 Woodhouse Farm, West Alvington All in favour.

b. Mr T. Rhymes: Householder application for porch, new roofs and slate hanging at Warren Cottage, West Alvington All in favour

c. Mr R. Pullan: Householder application for alteration and extension at Sandypark, Old Salcombe Road, Kingsbridge. 6 against 1 in favour 1abstention, 1 interst declared.

d.Mr M. Hill: Resubmission of 59/1273/09/F for proposed stable block and roof extension at Langworthys Barn, West Alvington. This application has been withdrawn.

Planning Decisions:

a. Refusal of Planning Permission: For householder application for alteration and extension Mr R. Pullan, Sandypark, Old Salcombe Road, Kingsbridge.

A.O.B by direction of the Chairman: The Chairman announced with regret the resignations of Councillor Liz Lawrence and our longest serving member the Vice Chairman Mrs Gwen Doyle. She has been a Parish Councillor for 40 years and a invaluable member, the Chairman thanked her for her long standing service and for all her hard work and wealth of local knowledge. This will leave the Parish Council with 2 possible vacancies. We will contact the Returning Officer with regard to the legal position on filling the vacancies and check on the number of Parish Councillors we should have. Notices will be placed in the Parish Noticeboard when these details have been confirmed.

There being no further business the meeting closed at 10.10pm. The next meeting was confirmed as Wednesday 19th May 2010 at 7.30pm. This will be the AGM.

Signed..... Dated.....