

Dolton Parish Council

Minutes of the meeting held Monday 5th March 2007 7.30pm Village Hall

Present: Cllr.Lock in the chair, Cllrs. Heal, Giles, Berkley-Sage, Silltow, Kendrew Jury, Chivers. The Clerk Mrs.Lock, Dist.Cllr.Mrs.Ferguson, Ms. M.Constable from Rural Housing Trust. 39 members of the public

Apologies: Cllrs.Mrs.M.Grigg

360. The Chairman introduced Ms.Moira Constable from the Rural Housing Trust who gave a talk and update on her work for Dolton. Main points to arise were:

- a) Rural Housing Trust is a national organisation that helps with affordable housing. They look at exemption sites not normally used for residential development.
- b) She thinks that from Dolton's housing survey a small development of 10 rented properties would be appropriate, also possibly looking at shared ownership. Housing surveys are only rough indicators.
- c) She has had a "pre application" discussion with Torridge and left a plan of the village for them to identify any possible sites. Signs look reasonably good if the right site can be found.
- d) In her experience, all planning authorities move very slowly because they are overburdened with larger applications.

Chairman then asked for questions from Councillors:

- e) Cllr. Kendrew – thought it was a positive move having meeting with Torridge. Can she influence Section 106 agreements? Answer: "would not dare" everyone is different. The Rural Housing Trust would let TDC have a copy of their model 106 Agreement.
- f) Cllr.Berkley-Sage – would priority be given for Dolton residents? Answer: Rural Housing Trust only exist for "local housing".

Chairman then asked for questions from the public:

- g) J.Cotter – has any site been identified yet? Answer: No, village plan left with TDC for them to identify suitable site.
- h) C.Skrzypczak – such a project would have the full support of DRAG.
- i) Ms.P.Gander – what does affordable mean? Answer: that is in the hands of the Government. They set targets for rents in different areas. She would estimate for this area £70 - £75 per week.
- j) Ms.D.Weston – an open day may throw up different scenarios than renting? Answer: information ascertained from an open day will determine what is needed.
- k) Mrs.J.Genge – "affordable houses" have had bad press. What type of houses would be built? Answer: Rural Housing Trust are obliged to build to a superb standard.

The Vice Chairman thanked Moira Constable for her attendance and input to the meeting.

The minutes of the meeting held 5th February 2007 having been duly circulated were signed by the Chairman as being a true and correct record. Proposed Cllr.Kendrew seconded Cllr. Silltow. All agreed.

The minutes of the public meeting held 5th February 2007, having been duly circulated were signed by the Chairman as being a true and correct record. Cllr.Berkley-Sage stated that the straw poll against votes were 7 and not 11 as stated in the minutes. Clerk confirmed that on a recount by Cllr.Kendrew the numbers were amended from 7 to 11. Cllrs.Jury and Silltow produced their notes from this meeting that confirmed the amended figure.

MATTERS ARISING FROM MINUTES OF COUNCIL MEETING

361. Drains Langham Cross (min.325 refers) these had now been cleared.

362. TDC Housing Dept (min.327 refers) Clerk had reported this matter to our Dist.Cllr. who was looking into the matter and also written to Housing Dept. They had reported that they could find no record of anybody having this telephone conversation., but they would write to the couple concerned. Clerk reported that the couple had still not heard anything. Resolved that Clerk contact Housing Dept. again.

363. Black bin bags (min.328 refers) full TDC meeting had withdrawn free bin bags from their budget as from 1st April 2007.

364. TDC 106 Agreements (min.329 refers) nothing further heard from the solicitor.

365. Flower tubs Rectory Road (min.330 refers) Mrs.Coombs had already started work on the tubs.

366. Hectors Close (min.332 refers) Resolved that Clerk write again to TDC and the developer.

367. 30mph sign Rectory Road (min.333 refers) Resolved that Clerk write to Highways as sign was still not in situ.

368. Calor Village of the Year competition (min.350 refers) information to be circulated for a further month in the reading file.

369. Post Office Network Consultation (min.354 refers) Resolved that Clerk complete and return a response.

370. Mrs.Cooper Aller Road (min.356b refers) matter had been reported to the Dist.Cllr. and a Building Inspector would be sent out by Torridge

371. Emergency village plan (min.357 refers) information from DCC in reading file. Cllr.Jury had ascertained that TDC had a blueprint plan. Clerk to obtain copy.

372. Toilet The Square (min.358 refers) new lock had been fixed.

MATTERS ARISING FROM MINUTES PUBLIC MEETING 5th February

373. There were none

FINANCIAL MATTERS

374. The Clerk presented the following accounts for payment:-

a) Dolton Village Hall	hire	£ 8.25
b) Mr.K Hardy	wages	£107.00
c) Airfield Plant Hire	Football field work	£293.75

Proposed Cllr.Silltow seconded Cllr.Giles that the above accounts be paid and Cllrs.Jury and Chivers signed the cheques.

375. Dolton Village Hall grants (Cllr.Berkley-Sage declared an interest – member of village hall committee and left the room) All Councillors had seen plans and costings.

a) Cllr.Kendrew – very impressed with the plans. Phase I the new doors and windows should be aluminium as the Village Hall is in a conservation area, and PVCu is not recyclable.

Such improvements to the village hall would be a benefit to the community.

b) Cllr.Silltow – only one quote was provided for the windows and doors. Cllr.Chivers confirmed that 2 further quotes were awaited. Felt that some of the other work was “to open ended”.

Following a discussion it was proposed by Cllr.Kendrew seconded by Cllr.Jury that the Parish Council agree in principle to pay for the windows and doors and that a letter should be sent to Dowland Parish Committee asking if they would precept a sum to assist with such improvements. All agreed.

376, Cllr.Rawlinson grants – resolved that Clerk ascertain more details and then perhaps circulate information to other organisations in the village.

377. Audit Commission – had extended the appointment of our auditor for a further year.

378. Grass Tenders – resolved that grass tenders for 07/08 be advertised in the diary and on the noticeboard and sent to South West Landscapes of Launceston

PLANNING MATTERS

379. Adjoining parish notices in the reading file.

380. Applications to consider:-

a) Cleave Hill Developments Edgefield 15 dwellings

(Cllr.Lock – neighbour, Cllr.Jury – work may involve son and Cllr.Berkley-Sage – has written letter of objection to TDC – all declared interests and left the room)

Vice Chairman Cllr.Kendrew took the chair for this part of the meeting. He pointed out that there was no draft Section 106 agreement attached to the application. Resolved that application be returned with the following comment “The Parish Council do wish to make comments on this application but return it herewith, as it is not complete. The most important omission being the draft Section 106 agreement. On receipt of this missing information, the Parish Council will discuss the application at a further meeting”.

b) Mr.Mrs.P.Pearson Hideaway Cottage 2 storey rear extension.

Parish Council have no objections to this application but make the following comments:

i) there is a privacy issue – the extension will overlook an adjacent garden.

ii) the property lies in a conservation area, surrounded by thatched cottages. We assume the % rule has been checked as the 2 storey extension will be dominate.

iii) obscure glass should be used in the overlooking windows and can PVCu windows be used in a conservation area?

c) Dolton Parish Council Village Hall new doors and windows

(Cllr.Berkley-Sage – member of village hall committee, Cllr.Silltow – neighbour both declared interests and left the room) Council noticed that application states PVCu windows. The Parish Council would prefer to see aluminium windows, as PVCu is not recyclable and village hall is in a

conservation area. Resolved that Clerk contact Mr.Marsland, the Village Hall agent on this point.

381. Permissions granted: none

382. Refusals advised: none

383. Ms.J.Watts London House conservatory planning application – Clerk reported that

Ms.Watt's complaint to the Ombudsman concerning TDC handling of her planning application had been upheld by the Ombudsman. Compensation had been paid and an apology given by TDC.

DEED OF DEDICATION

384.Clerk circulated to each councillor a copy of a letter received from Mr.I.Williams

385. Chairman stated that all councillors had received letters from residents over the last few days. Council had received letters from Football Club, Youth Organisation and the School. Councillors had been lobbied by residents over the telephone and face to face conversations. As a Council we must listen to all residents – there are just over 700 on the electoral register – whether they attend meetings or not. He then asked if any Councillor had anything further to debate on this subject:-

- a) Cllr.Berkley-Sage – a deed of dedication does give flexibility and does not stop the improvement of facilities.
- b) Cllr.Kendrew – a good debate had been held, but he was disappointed in the contents of the letters received.

A recorded vote was then taken:

Those in favour of a Deed of Dedication for the football field with the NPFA

3 votes – Cllr.Berkley-Sage, Cllr.Silltow, Cllr.Kendrew.

Those against a Deed of Dedication for the football field with the NPFA

5 votes – Cllr. Heal, Cllr.Giles, Cllr. Jury, Cllr.Chivers, Cllr. Lock

DESIGN STATEMENT

386. Cllr.Berkley-Sage reported that she was in the process of reading a 700 page document. She would also be in touch with North Devon District council for advice on the matter. Resolved that this be an ongoing agenda item.

FOOTBALL FIELD

387. Chairman reported:-

- a) trees and guards had been ordered and delivered. Working party to be arranged.
- b) problem with drainage, so fencing has been delayed.

DENNIS CROSS

388. Cllr.Jury reported that she had visited Parkham to see their new playground.

389. Discussion took place on the surface of the path. Resolved that tarmac was still the best option, and also tenders had already been sent out on that basis.

390. Letter received from Mr.Mrs.D.Clements with concern over the path and the youth shelter.

MEETINGS ATTENDED BY COUNCILLORS

391. Cllr.Chivers and Clerk had attended the Area Advisory Group meeting. Main points to arise were as follows:-

- a) Black bin bags- free bags withdrawn from their budget as from 1st April 2007. Rubbish will still be collected in carrier bags, silage bags, boxes etc.
- b) Budget – council tax increased by 4.99% the highest increase in Devon, but Torridge is still the fourth cheapest in Band D across Devon.

- c) Gypsy sites- 246 sites across Devon have to be found. TDC have got to find 24. Asking all Parish Councils if they have anywhere suitable in their respective parishes. Resolved that Clerk write and ascertain criteria eg. size and standards.
- d) Recycling Waste Champions – looking for consultation with all parishes. Will send out quarterly newsletters. Recycling important as landfill will stop and incinerators will come.

CORRESPONDENCE

- 392. Revised Model Code of Conduct in reading file.
- 393. Village Green in reading file.
- 394. Police Newsletter – resolved that it is displayed in noticeboard.
- 395. DCC Budget 07/08 details in reading file.
- 396. TDC & Community Land Trust – an option for affordable housing in Torridgeside. Meeting to be held Wed. March 7th 6.30pm—9pm. Clerk had prebooked two places. Cllr. Berkley-Sage to attend, if not Cllr. Lock to attend.
- 397. DAPC Royal Garden party nominations – resolved that Cllr. John Heal’s name be submitted, having been a Parish Councillor for forty years.
- 398. NALC Quality Council status – as from May 2007, only 80% of councillors will have to be elected to apply for quality status, at present 100%.

ANY OTHER BUSINESS

- 399. The following highway matters were brought to the attention of the Council:-
 - a) blocked drains by electricity substation, the property known as Hilliers, Jan Vinneys Hill. Road gutter entrance of Village Hall needs cleaning.
 - b) Aller Road – section leading out of village ditches badly need cleaning.
- 400. Cllr. Berkley –Sage:-
 - a) can the public please take their non recycling materials to the dump and not leave it at the Recycling Bank. Clerk to mention this in diary report.
 - b) on the advice of K. Miles, Solicitor for TDC she does not have to declare “her pre election involvement with Drag” on her register of interests.
- 401. Cllr. Kendrew – the public had disputed the straw poll figures for the public meeting held 5th February 2007 in respect of those against a deed of dedication. Some members of the public stated it should have been 7 and not 11.
- 402. Meeting dates –Clerk pointed out that the May meeting after the elections will be on 14th May (7th being a Bank Holiday). Do Councillors want Annual Parish Meeting on the same evening or on different. day. Clerk to see if Village Hall is free on 21st May and Cllr. Kendrew thought that the guest speaker should be somebody who could educate the public and new councillors on the work of a Parish Council.
- 403. Date of next meeting Monday 2nd April 2007

There being no further business, the chairman thanked those present for their attendance and closed the meeting at 9.55pm.

Signed.....chairman.....dated