



**Minutes of the Parish Council Meeting Held Monday 31<sup>st</sup> July 2017 at  
Parish Rooms, Abbotskerswell  
Meeting commenced at 7.30pm**

**Present** Cllr B Chambers, Cllr Mrs W Grierson (Chairman), Cllr A Dewhirst (from item 6), Cllr K Farrelly, D Cllr D Smith, Cllr Mrs M Colclough, Cllr K Eales, Cllr Mrs A Allen, Cllr Mrs L Clowes, Cllr P Marino.

**In Attendance** Mr John Lewis (Tree Warden), 5 members of the Public, Mr Nick Taylor (Allotments).

**Apologies for Absence** – none received

**Declarations of interest**

1) Minutes of the Parish Council Meeting – Monday 26<sup>th</sup> June 2017.

The above minutes have been distributed and read – proposed by Cllr K Farrelly & seconded by Cllr B Chambers with all in agreement and duly signed by the Chairman – Cllr Mrs W Grierson.

2) **Public Time (Limited to 15 Minutes).**

- a) Mrs E Davis – a petition has been put into the café to ask for a road junction sign at Vicarage Road as more and more traffic are using Abbotskerswell as a through way now that the bypass has been completed. Cllr A Dewhirst confirmed he has asked DCC to look at this and consider whether any signage is necessary.
- b) Court Grange Lane – because of the increase of traffic and now that the bus is going to use Court Grange Lane as a one way can the 30mph limit be extended to the whole of court grange lane.
- c) There has been a spate of Car thefts reported in the Village a report to be sent to the PCSO and ask if extra patrols can be made, a note of warning to Parishioners to be put into Abbtalk, Facebook & the Website.

3) **Planning Applications & Decisions**

**Applications received from Teignbridge District Council –**

**a) Application no 17/01542/MAJ – Land at Wolborough Barton, Coach Road -**

**The following comments have been submitted to TDC -**

Abbotskerswell Parish Council are extremely disturbed by the application 17/01542/MAJ submitted by PCL Limited for:

*Mixed use (hybrid application) proposal involving: Outline - Mixed use development comprising up to 1,275 dwellings (C3), a primary school (D1), up to 3,500 sq. m of employment floorspace (B1), two care homes (C2) providing up to 5,500 sq. m of floorspace, up to 1,250 sq.m of community facilities*

*(D1), a local centre (A1/A3/A4/A5) providing up to 1,250 sq. m of floorspace, open space (including play areas, allotments, MUGA), and associated infrastructure. (Means of Access to be determined only) Full - Change of use of existing agricultural buildings to hotel (C1), restaurant (A3) and bar/drinking establishment (A4) uses, involving erection of new build structures, construction of an access road and parking, plus other associated conversion and minor works*

Firstly, TDC's web portal states it is a delegated decision. With a scheme this large it must go to planning committee. Please will you confirm that it will be a Planning Committee decision.

Secondly, the applicant has presented a hybrid application. This approach presents a confused picture to all interested parties, even more so for members of the public. It is clear that there is at least two distinct applications here, possibly more. Please will you explain how TDC intend to process the hybrid application in order to avoid potential procedural and processing errors, some of which may eventually lead to the applicant taking TDC to appeal and being successful on perhaps minor technical issues.

Finally, it goes without saying that the timescale of 6 weeks for this hybrid application is totally inappropriate for application of this magnitude: 92 documents and 2600 pages. Abbotskerswell Parish Council must therefore strongly request that a decision on this hybrid application be deferred for a reasonable period of time to allow members of the public, as well as all councillor stakeholders, to fully assimilate what has been submitted, otherwise the consultation processes will not be produced with meaningful and continued input and engagement from stakeholders, and most certainly it would not be a truly democratic process.

I am sure you appreciate Abbotskerswell position and its concerns and advise the Council accordingly.

With regard to the processing of the application 17/01542/MAJ, it is pertinent that the application be appraised against many of the objectives originally raised jointly by Wolborough Residents' Association and Abbotskerswell Parish Council. For this reason APC request that a copy of the original attached objections (APC'S OBJECTIONS TO TDC'S LOCAL PLAN v1 1 (for reference) be lodged as a reference document for this application.

Parish Councillors will be meeting tomorrow with WRA with regards to the points in the application which need addressing, and then on Wednesday with Newton Abbot Town Council.

b) Application no 17/01164/FUL – Mr & Mrs Dubash – The Pottery, Court Grange – Single storey extension to replace conservatory. No objections from the Parish Council.

#### **Decisions Received from Teignbridge District Council**

a) No objections – Application no 17/01507/CAN – The Village Green, Wilton Way – Abbotskerswell Parish Council – Remove one willow.

b) No objections – Application no 17/01359/CAN – The Village Green, Wilton Way – Abbotskerswell Parish Council – Crown lift up to 3m above ground level, one silver birch, one horse chestnut and one evergreen oak.

c) Grant of Conditional Planning Permission – Application no 17/00737/MAJ – Rydon Farm, Two Mile Oak – Variation of condition to provide 5 year extension of time for Solar Panels.

d) Grant of Conditional Planning Permission – Application no 17/00186/FUL – Mr & Mrs A & D Hoare – Manor Farm – Conversion of barns to single dwelling to include new link extension, detached garage and change of use of agricultural land to create domestic curtilage.

e) Refusal of Planning Permission – Application no 16/02314/FUL – Mr & Mrs P Barber – Coombe Cottage, Priory Road – Proposed detached house.

#### **4) Matters Arising**

- a) Neighbourhood Plan – Cllr Mrs W Grierson confirmed that the referendum to the Parish will be held on the 28<sup>th</sup> September 2017.
- b) NA3 Wolborough Development Framework Plan – nothing further to report.

#### **5) Correspondence.**

- a) Porch @ 11 Odlehill Grove – noted that this has been completed without planning permission and TDC have decided not to take action on it, they agreed that if an application had been submitted it would have been passed and so action cannot be taken.
- b) E-mail from Mr P Barber – Vehicles using Priory Road – this matter will be brought up with Councillor A Dewhirst to see if anything can be done as this has also been raised in Public Time.

#### **Matters not requiring discussion placed in the folder to be circulated**

#### **6) Main Agenda**

- a) Report from County Cllr A Dewhirst – see written report attached to the minutes.

Speed Limits – at present DCC are awaiting an Atkins report and no speed limits in any villages are being considered until after this report and its findings have been released.

Court Grange Lane – C Cllr Dewhirst confirmed that there are no houses and no street lights so the national speed limit applies and would not be changed.

20 is plenty sticker signs for bins – all in agreement that these should be purchased by the Parish Council. C Cllr A Dewhirst has agreed to contribute £200 towards this from his Budget.

- b) Report from District Cllr M Colclough & District Cllr D Smith – a consultation started on Thursday regards an open spaces protection order which will make it easier for dog fouling to be prosecuted.
- c) Emergency Planning Committee report – Cllr K Farrelly reported the emergency list will be updated and redistributed to Parishioners.
- d) Abbotskerswell Recreation Association report – repairs ongoing, ramps have been done, litter seems to be a problem at the moment and a reminder should be put into Abbtalk. Tim Hughes at the Primary School will be informed of the litter problem as it seems to be younger children.

Children at school will be asked to provide posters for Dog Fouling and littering in a competition which will be organised in September and the Parish Council will provide a prize. Tennis Courts lines have been repainted.

- e) Allotments Report – composting bins now being built, ash tree to be removed Cllr B Chambers and Cllr K Farrelly will let the Allotments know when this is going to be done so that the allotments can be sealed off.
- f) P3 Report – nothing to report.
- g) Village Hall Report – garden show on Saturday, new benches purchased for the front carpark.
- h) Tree Warden Report – Mr John Lewis reported, Tree on footpath at back of 44 Wilton Way growing and encroaching onto the path.
- i) Reports from Parish Councillors of any external meetings or Committees.
  - 1) TALC – minutes from last months meeting has been circulated.
  - 2) Stoneycombe Liasion – 27<sup>th</sup> September 2017 next meeting.
- j) DCC, Highways, Potholes, Roads & Hedges.
  - 1) Road Warden Scheme - (check insurance policy for public liability litter picking).
  - 2) Hedge at 30 Odlehill Grove – the occupier has been written to regards this.
  - 3) Cllr B Chambers – many thanks to C Cllr Dewhirst for getting the path done down to Abbotskerswell Cross.
  - 4) Parking on the pavements opposite Mallands – noted this will be a matter for the police.
  - 5) Manor Road will be patched in this financial year and resurfaced next year.
- k) Volunteer Action Group – nothing to report.
- l) Consultations – nothing to report.
- m) Communications Committee Report – Facebook site will be updated, Cllr K Eales & Cllr L Clowes will look into this.
- n) Bus Shelter Advertising – Cllr Mrs A Allen reported - Abbotskerswell Vets would be interested in using the Two Mile Oak Shelter next year. Dartmouth Steam Railway free tickets will be given out to Garden Show and Abbfest.

## **7) Cheques for Signature/Finances**

### **Parish Council**

Cheque no 1468 = £48.00 (vat £8.00) – Clystnet Ltd (Web support).

Cheque no 1469 = £94.99 (vat £4.52) – British Gas (Pavillion Gas).

Cheque no 1470 = £93.75 - David Wilds (Village Weed Removal).

Cheque no 1471 = £50.00 – C Bloxidge (Litter Pick July 2017).

Cheque no 1472 = £3.00 (vat £0.92) – British Gas (Toilet Electric).

Cheque no 1473 = £150.00 – Kath Roscoe (Cleaning July).

Cheque no 1474 = £488.78 – Sharon Raggett (Wages July 2017).

Cheque no 1475 = £8.99 (vat £1.50) – C K Farrelly (Signs for Playing Field).

DD Payment = £16.20 Plus Net (Parish Rooms Internet).

**Abbotskerswell Recreation Association**

Cheque no 1100 = £50.00 – ARA DRAW  
 Cheque no 1101 = £20.00 – ARA DRAW  
 Cheque no 1102 = £5.00 – ARA DRAW  
 Cheque no 1103 = £5.00 – ARA DRAW  
 Cheque no 1104 = £5.00 – ARA DRAW  
 Cheque no 1105 = £5.00 – ARA DRAW

**Bank Balances**

ARA Account Balance July 2017 = £7,950.62  
 Village Events Account - £551.28 (held within ARA Account)

Parish Council Bank Balance July 2017 = £27,876.31  
 P3 = £700.00 (held within Parish Council Account).  
 CPRE Donation = £1,000 (held within Parish Council Account).

**Proposed by Cllr K Farrelly & seconded by Cllr B Chambers with all in agreement.**

8) Any Items to go onto next Parish Council Meeting's Agenda.

9) ARA Draw – July 2017

£50 – 290 - Steph Wilds – 3 Wilton Way  
 £20 – 688 – Mrs E Davis – 1 Vicarage Road  
 £5 – 472 – Lee Walkden – 2 Berry Close  
 £5 – 31 – Mrs P Booth – Brooklands Lodge, Slade Lane  
 £5 – 390 – Steve Williams - Hillcrest  
 £5 – 168 – Mrs E Smyth-Osbourne – Casgwent, Slade Lane

**There being no further business the meeting closed at 9.50pm**

**Next Parish Council Meeting Abbotskerswell Parish Rooms – Monday 25<sup>th</sup> September 2017 @ 7.30pm.**

**ANY MEMBER OF THE PUBLIC WHO HAS SPECIAL NEEDS AND REQUIRES A COPY OF THESE MINUTES SENT TO THEM – PLEASE CONTACT THE CLERK – 01364 654607**