



**Minutes of the Parish Council Meeting Held Monday 29<sup>th</sup> October 2018 at  
Parish Rooms, Abbotskerswell  
Meeting commenced at 7.30pm**

**Present** Cllr Mrs W Grierson, Cllr Mrs A Allen, C Cllr A Dewhirst (from item 4), Cllr K Eales, Cllr P Marino, Cllr Mrs M Colclough.

**In Attendance** – Paul Evemy, Amy Walkden – Tree Warden.

**Apologies for Absence** – Mr Nick Taylor – Allotments, Cllr K Farrelly, Cllr Mrs L Clowes, Cllr C Ward, D Cllr D Smith.

**Declarations of interest**

1) Minutes of the Parish Council Meeting – Monday 24<sup>th</sup> September 2018

Having been circulated and read - proposed by Cllr Mrs A Allen & seconded by Cllr P Marino with all in agreement and duly signed by the Chairman – Cllr Mrs W Grierson.

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

a) Police Report – Cllr K Eales reported that there is one crime for August in the Parish reported on the Police website.

3) **Planning Applications & Decisions**

**Applications received from Teignbridge District Council**

**a) Application no 18/02086/FUL – Mr M Tucker – Abbotsmeade, Ford Road – Rear extension and pitched roof over existing garage. No objections from the Parish Council - proposed by Cllr P Marino & seconded by Cllr K Eales with all in agreement.**

**b) Application no 18/01860/FUL – Mr S Hunt – Manor Farm Barns – Conversion of barns to dwelling. The Parish Council object to this application and recommend refusal – see written statement below –**

Two ecological surveys (2014 and 2017) have been submitted in support of this application. However, both of these ecological survey reports were brought forward from a previous planning application (17/00186/FUL) and were deemed by TDC's biodiversity officer at that time to be inadequate as they did not provide the necessary data to assess the use of this site by Greater Horseshow Bats (GHB). An emergence survey was requested by TDC in the previous application but was not provided by the applicant in this application.

Also it is noted that the second survey report was dated February 2017, when GHBs would have been in hibernation – not the correct time to conduct a survey. The 2017 report by the initial applicant stated that a further survey was required. Again, not provided.

This site is under a GHB 500m flyway and is in a GHB foraging area, thus this site a very sensitive ecologically and environmentally. It should be acknowledged that TDC is may allow extensive developments of at least 1,725 dwellings in nearby NA3 Wolborough designated for development. When delivered, this will decimate in excess of 100 hectares of GHB flyways and foraging area. Consequently, this proposed application site is likely to see a significant increase in usage by protected species (Lesser Horseshoe Bat and Greater Horseshow bat in particular, both of which have roosts nearby) and become increasingly important to the survival of the species.

**c) Application no 18/01901/SO – CEG – Request for scoping opinion for residential led, mixed use development. Comments on this application have been sent to Ian Perry at TDC as follows:-**

### **ECOLOGICAL**

#### **South Hams Special Area of Conservation (SHSAC)**

- A) A full field survey is required for Greater Horseshoe Bats (GHB) using guidance identified in Section 5 of Natural England’s “SHSAC GHB Consultation Zone Planning Guidance”.

This will need to pay particular attention to bat connectivity across the site and the nearby GHB roost at Conitor Copse. This surveying should include hedge-lines, lighting, foraging areas, protecting of roosts and habitat loss.

The production of an HRA screening assessment for NA3 Wolborough, similar to that produced for NA2 Whitehill (M Oxford October 2015), is required.

- B) Any field survey work for GHBs conducted during the period 2015, if any, must be discounted because of the adverse lighting regime that was illegally installed at Conitor House/Conitor Quarry where lighting levels within the SHSAC flyway greatly exceeded Natural England’s recommended limits over the period July to November 2015.

#### **Wolborough Fen SSSI**

- a. Although the area covered by this application does not impinge on the Wolborough Fen, the routing of the proposed link road between the A380 and A381 will do. Scientific fieldwork, hydrological evaluation and other established research methodologies must fully establish the impact of the link road. It must establish the effect of extraction of sand and gravels on water flows and water chemistry on the SSSI Wolborough Fen Site, directly or indirectly.

#### **County Wildlife Sites**

- A) Surveys and associated research work will be needed to study the impact of development and any subsequent urbanisation on:
- a. Conitor Copse County Wildlife Site and GHB activity therein.
  - b. Decoy and Stray Park Meadow County Wildlife Site

**Cirl Buntings**

- a. Land at the adjacent area of the NA3 Wolborough allocation identified for development is currently under an Environmental Land Management Agreement (as mitigation for the South Devon Link Road (SDLR)) to provide territory for Cirl Buntings. Local ornithologists have reported the presence of Cirl Buntings across the wider area of the NA3 allocation. Therefore, it is essential that a full study of this area is conducted over a sufficient period to determine the true situation. Rigorous on-site survey work must accompany any proposals. Change of use for use of this land must identify any impact on this species and what mitigation measures would be proposed.

**Other species**

- A) Dormouse, Barn Owl and Lesser Horseshoe Bat (LHB) should be included in the assessment and special attention must be applied to the flyways and foraging from the LHB roost at The Priory in Priory Road, Abbotskerswell and other roosts identified in earlier surveys.

**Biodiversity Offsetting**

- A) The ability to use biodiversity offsetting as a means of mitigation is limited due to DEFRA largely excluding SSSI and SAC sites from these measures.

Active adoption of biodiversity offsetting is limited by:

- a. The results from the six trial biodiversity offsetting pilots and the following consultations have not yet been published.
- b. The offsetting process has no policy standard and is open to inconsistencies and is unenforceable.
- c. There is a need to improve and extend the scientific communities' understanding of the implications of biodiversity offsetting across a wider diversity of habitats.
- d. There is a requirement to further ones understanding of management actions and timescales required to restore sites to fully functioning ecosystems and ensure provision for their long term sustainable long-term maintenance and effective management.
- e. A need for a local examination of the moral and ethical aspects of offsetting and specifically the negative effect on the well-being of local communities.

**Arboreal Considerations**

- A) There is a need for:
  - a. Identification and retention of trees that are key features in the landscape within and adjoining the development site (in particular the routing of the link road needs careful consideration).
  - b. Identification of the effect of tree removal on ground water flows, soil retention, air quality and habitat loss.
  - c. Incorporating a maximum number of trees within any development proposal.

- d. A thorough assessment of how (c) can be developed to ensure that the presence of a wide variety of tree species will provide a measure of well-being to the residents of the development and the surrounding habitations.

#### **AIR QUALITY**

- A) There is a requirement for scientific evaluation of how development will affect air quality within the proposed development and within the adjacent residential and non-residential areas.

This should include:

- a. Present air quality data.
- b. Construction phase air quality data
- c. Post construction air quality data.
- d. Active and community agreed monitoring protocols.
- e. Predicted PM10, NO2, and other particulate levels pre and post development.
- f. Measures to be adopted to maintain or improve current air-quality levels

#### **NOISE POLLUTION**

- A) This must include data on pre-construction, construction and post-construction noise levels.
- B) Measures to be adopted to maintain or improve on presents noise pollution levels.

#### **LIGHT POLLUTION**

- A) The proposed development site is the only dark skies area readily available within the southern area of Newton Abbot parish boundary. The EIA must contain details about how this will be maintained, managed and monitored to the benefit of humans and wildlife species.

#### **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Finally, we refer you to the contents of "NPPF Chapter 11. Conserving and enhancing the natural environment" paragraphs 109 to 125 which set and define the context of our submission above.

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

### Decisions Received from Teignbridge District Council –

- a) Grant of Conditional Planning Permission – Application no 18/00934/FUL – Mr P Barber – Coombe Cottage – Two Storey Extension.
- b) Grant of Conditional Planning Permission – Application no 18/01738/FUL – Mr & Mrs Wills – 23 Manor Road – Single Storey extension.

#### 4) Matters Arising

- a) Neighbourhood Plan.
  - 1) Housing Needs Survey date required for refresher survey – Janice Alexander – Rural Housing Enabler has confirmed that a refresher survey can go back to the people originally identified in the initial survey and also to people already registered on Devon Home Choice.
  - 2) Cllr K Eales reported that the Local Development Framework plan final version will go out to the TDC Planning Committee to be approved. Wolborough Residents Association has found a company called Bioscan who have picked up on a HRA screening assessment submitted by TDC as having flaws and not being complete, Sam Watson from Bioscan will prepare detailed documents in advance of at a TDC Planning Committee meeting at a cost of £3,450.00, this cost will be split between the Parish Council and Wolborough Residents. Proposed by Cllr Mrs W Grierson and seconded by Cllr K Eales with all in agreement to this being paid by the Parish Council with a grant being received from Wolborough Residents to cover half the sum.

- 5) Correspondence – nothing to report.

### 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.
- b) Report from District Cllr M Colclough & District Cllr D Smith – nothing to report.
- c) Natural Environment
  - a. Tree Warden Report - Stream by Ladywell Clearance of vegetation - C Cllr A Dewhirst confirmed he has asked the Community Payback team to attend to this if possible but has no date as to when it will be done.  
Tree in Grange Road – Lower branches are scraping large vehicles, Mark Waddams – TDC will be asked to take a look at this and advise – D Cllr Mrs M Colclough will speak to him direct.
  - b. Allotments Report – no report given.
- d) Transport and Accessibility
  - a. Emergency Planning Committee report – High vis jackets have been purchased.
  - b. P3 Report – nothing to report.
  - c. DCC, Highways, Potholes, Roads & Hedges.
    - i. Caravan parked at Barnfield Terrace – this has now been moved.
    - ii. Simon Birbeck is going to trim the branches back on the Oak Tree and Willow on the green.

- e) Economy and Employment.
- f) Community, Facilities and Assets
  - a. Abbotskerswell Recreation Association report - Cllr P Marino reported bonfire night on Sat all in order. An e-mail has been received regards an incident which occurred during a Netball Match when it was thought photos may have been taken by a member of the public from outside the pitch in houses adjacent – this has been referred to the Police. Grants report – New Play Area, currently awaiting the decision on a grant application to SWWA through Viridor, if this is successful the funding will be just £18,000 short of the target to start work.
  - b. Village Hall Report – Cllr P Marino reported building regs application to be submitted shortly.
  - c. Volunteer Action Group.
  - d. Consultations.
  - e. Communications Committee Report.
  - f. Repair Café in the Parish Rooms – the Parish Council are not convinced that the rooms would be right for this and cannot support the idea.
- g) Reports from Parish Councillors of any external meetings or Committees.
  - a. TALC.
  - b. Stoneycombe Liasion.

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

### **Parish Council**

Cheque no 1639 = £20.00 – Ashburton PO (Stamps).  
 Cheque no 1640 = £288.88 (vat £48.00) – PKF Littlejohn LLP (External Audit).  
 Cheque no 1641 = £34.42 (vat £2.84) – South West Water Business (Toilets).  
 Cheque no 1642 = £48.00 (vat £8.00) – Clystnet Ltd.  
 Cheque no 1643 = £68.40 (vat £11.40) – Coast 2 Coast Fire Protection Ltd (Parish Rooms).  
 Cheque no 1644 = £259.41 (vat £5.92) – British Gas (Pavillion).  
 Cheque no 1645 = £32.84 – E Clowes (Facebook Campaign).  
 Cheque no 1646 = £50.00 – C Bloxidge (Litter Pick October 2018).  
 Cheque no 1647 = £140.00 – Birbeck Landscapes (Grass cutting September 2018).  
 Cheque no 1648 = £202.50 – David Wilds (Street Cleaning).  
 Cheque no 1649 = £108.90 (vat £17.28) – Mrs W Grierson.  
 Cheque no 1650 = £329.05 (vat £54.83) – C K Farrelly (Emergency Planning).  
 Cheque no 1651 = £47.79 (vat £1.21) – British Gas (Toilets).  
 Cheque no 1652 = £506.36 – Sharon Raggett (Wages October 2018).  
 Cheque no 1653 = £179.77 – Kath Roscoe (Cleaning October).

### **Abbotskerswell Recreation Association**

Cheque no 1199 = £50.00 – ARA Draw.  
 Cheque no 1200 = £20.00 – ARA Draw.  
 Cheque no 1201 = £5.00 – ARA Draw.  
 Cheque no 1202 = £5.00 – ARA Draw.  
 Cheque no 1203 = £5.00 – ARA Draw.  
 Cheque no 1204 = £5.00 – ARA Draw.  
 Cheque no 1205 = £2,300.00 – Angelfire Pyrotechnics Ltd (vat £383.33) – Fireworks.

**Bank Balances**

ARA Account Balance October 2018 = £9,891.38  
Village Events Account - £551.28 (held within ARA Account)

Parish Council Bank Balance October 2018 = £44,349.33  
P3 = £700.00 (held within Parish Council Account).

**Proposed by Cllr P Marino & seconded by Cllr Mrs A Allen with all in agreement.**

**8) Any Items to go onto next Parish Council meeting Agenda.****9) ARA Draw – October 2018**

£50 – 618 – Mrs Gilbert – Priors, Slade Lane  
£20 – 518 – Mr S Richards – Abbots Barn, Slade Lane  
£5 – 473 – Adam Pressman – 13 Wilton Way  
£5 – 670 – Mrs E Davis – 1 Vicarage Road  
£5 – 741 – Wendy Turner – Palm Court, Stoneyhill  
£5 – 119 – Mrs J Brook – 35 Wilton Way

**There being no further business the meeting closed at 9.03pm**

**Next Parish Council Meeting Abbotskerswell Parish Rooms – Monday 26<sup>th</sup> November 2018 @ 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**