

**Minutes of the Meeting of the Parish Council held in the Village Hall on
Tuesday 4th December 2012 at 8.00pm**

Present: - Cllrs Cole
Cook
Clarke
Slattery
Sanders
Jeffery
Pearce
Phillips

Apologies: - Cllrs. Simmonds and Cllr Channon CC and PC Wallace.

In attendance: - Cllr Potter DC and Cllr Atkins Clerk.

Appointment of Chairman of the Meeting:-

Cllr Cole was proposed but declined and Cllr Jeffery volunteered to step in.

11/12/35 Minutes of the meeting held on 6th November 2012 were approved and signed after correction of Page 4. Re. Planning at Otter Dene, planning application 12/2209/FUL. Cllr Cole wished to add Policy P04 refers to “*no further camp sites in the AONB*”. Agreed. (In respect of the planning meeting held on 20th November these were tabled and the correction made was to be presented to the meeting to be held on 11th December 2012).

Proposed Cllr Cole
Seconded Cllr Phillips

11/12/36 **Declarations of Interest:-** None at this time.

11/12/37 **Reports**

1. Chairmans

A) Police - None (Note emailed to the Clerk, received next day), report to next full meeting.

B) Floods - Members were updated on various flooding problems. Lower Way at Harpford where again clearing works had had to be carried out. It was noted that both residents and Cllr Simmonds had again requested an answer in respect of the promised meeting with all interested parties. Cllr Channon in an email to the Clerk said that she was awaiting information from the Officer in respect of the matter which was complicated and not easy to fix (it was noted that rumour had it that the County Council were considering cutting a channel from Lower Way culvert bridge across the field to the river)!!

It was also noted that hedging work carried out by the EA along Back Brook had resulted in materials being deposited on the bank and subsequently washed away in the flood.

Mr Derrick Shaw had given the Clerk a resume of the problem at Otter Reach with photographs and had forwarded copies to Cllrs Channon and Potter for their consideration (attached to main minutes).

Notes and Observations on Recent Flood (20th / 21st and 24th / 25th November 2012)
Newton Poppleford

- Back Brook's flow was diverted into Webbers Meadow in the vicinity of the footbridge due to the aggregation of pebbles. The reason was, in part, due to the deposition of upstream articles (Telephone pole, plastic chair, rabbit hutch etc) as well as the down stream S-Bend.**
- A pedestrian bridge over Back Brook collapsed on the walkway down to the Bovis Estate in the vicinity of the 'Gardens' and old butchers shop.**
- The increase in the depth of Back Brook was estimated by one resident as being 7 to 8 feet.**
- Severe erosion of the paddocks and banks of Back Brook in the vicinity of the Bovis Estate footbridge as well as collapse of the new hard surface path beside Back Brook and the Playing Field.**
- The Tennis Courts were flooded as well as the Childrens Play Area.**
- For the first time since the recent flood protection scheme was installed, the rear of Holmleigh experienced inundation up to the axles of parked vehicles.**
- The water flow from Farmer Snell's flooded field into Back Lane was more concentrated and powerful than seen before and flowed into the double field gate of Webbers Meadow.**
- Back Lane and the footpath at the Back of the Bovis Estate were serving as major conduits for water flow and water was observed flowing out of the Pavilion Carpark and the driveway to the West.**
- More damage observed to the replanted trees in the centre of Webbers Meadow, than previously witnessed.**
- Residents bordering Back Brook are leaving extraneous articles (Armchair, Kitchen sink, Sawn Wood as well as uncollected tree cuttings (Laurel etc. deposited by the Environment Agency)) on the banks of Back Brook to exacerbate blockage at the time of flooding.**
- There appears to be a lack of coordination within the Environment Agency, Devon County Council, the Parish Council and Parishioners.**
- The surface water management on Four Elms Hill has never been successful even after extensive engineering work.**
- The retention of soil and sand, and water inundation onto Lower Way, Harpford has never been solved.**

Cllr Cole said that he had met the EA in respect of Webbers Meadow and Back Brook where it runs through the field, and that they had agreed to clean out the shingle and other debris to allow the water to flow in the correct place. The excess material was to be stored on the old rail track as before. It was noted that the spoil from Lower Way had been deposited at the Bowd Lay by. It was agreed to advise Cllr Channon of the

position.

Cllr Cook referred to the rubbish cut out by the EA from Back Brook which had been left on the banks and considered representation should be made to the EA.

Cllr Cole referred to the supply of empty sand bags obtainable from the District Council. Cllr Clarke said she had purchased 20 from a private source and Cllr Cole said he had distributed some of his own. It was agreed the Clerk seek 200 from the District Council and Cllr Cole would distribute them. It was noted that Cllr Pearce was to hold some as well.

C) Day of Parish Council Meeting - This matter was again raised by Cllr Jeffery on behalf of the Village Hall Management Committee. He explained the rationale behind the request, this was to increase Hall use and therefore income. Cllr Cook considered that perhaps the bowling club could use the vacant Monday night and the Tuesday morning, this was not thought to be acceptable. After much debate the various reasons for not being able to attend on the first Monday of the month was noted (Clerk and County Cllr). It was agreed to move to the second Monday in the Month). Please note this was subsequently reversed for the months of January and February due partly to the pantomime taking place.

2 Clerks

A) Income, expenditure, balance on current account October 2012 - The Clerk as R.F.O highlighted the various Income, Expenditure Heads. A query was raised as to why there had been a payment on behalf of an allotment holder. The Clerk explained this was in connection with the disabled garden that had been created by the allotment holders and these were in respect of vatable items paid by cash transactions by Mr Tuck on behalf of the Council. (Note the income from the rents for the year had a surplus and therefore has not cost the Council tax payer anything). There was a further query as to why this whole matter had not been brought to the Councils attention. The Clerk responded saying the allotment holders had taken it upon themselves to assist the community, and disabled interested parties. Coffee mornings had been held to cover all other cost which he now understood was approaching £1000. He would remind the allotment holders of their duty to seek permission of the Council before carrying out such works in the future. (A query from the public in respect of the payment was noted and is referred to above).

B) To note the revised budget and probable year end position (prior to the floods) -Previously handed to members at the Planning Meeting, to be referred to at the next budget meeting once Mr Pickles has decided his Policy in respect of Parish Precepts for the year expected around 19th December 2012.

C) To support and agree a Minute in respect of the precept / budget requirement from now on, that members agree a blanket dispensation to meet government requirements as laid down and that the Clerk be the official arbitrator in such matters.

D) To report delivery of the jubilee seats residing at Woodley's yard in a locked store for safe keeping. It was agreed the Clerk contact the landowner again at Exmouth

Road / Exeter Road roundabout to make sure he was still in agreement with placing a seat at that bus stop by removal of part of his embankment.

11.12.38

To receive the notes of the open meeting held in the Village Hall on Saturday 24th November between the hours of 10am - 2pm, in respect of the SHLAA proposals as required by East Devon District Council to meet the required deadline of the 30th November 2012 and to receive the analysis of the questionnaire returned and to note the preferred outcome.

The Clerk read a statement from the District Council which had been requested by the District Cllr to set out the whole matter (copy attached to the minutes and filed in the SHLAA file). The Clerk then proceeded to refer to his own report on the event and to thank Mr R Swann CEng MIET MIEEE for his analysis of the mini questionnaire.

Members of the public voiced their respective concerns, some quite vitriolic, especially in that the Clerk had not advertised the meaning of SHLAA. The Clerk said this was deliberate because had it been written out in full as referred to above by EDDC no-one would have been any the wiser and anyone could have spoken to Cllrs or rung the Clerk or East Devon to find out what it meant. The matter had been trailed for some months in the Press on TV, etc. He further added that he also considered that this approach would bring out interested persons to find out, he also said that out of the three Councils he was connected with Newton Poppleford had responded at the same percentage as Lympstone and Woodbury with the same number of respondents (note the full report was tabled for members and the public and is attached to the main minutes and filed in the SHLAA file).

Much debate and questions ensued, the main query being why had Clinton Devon Estates prepared a Plan which had been on display, whilst none of the other sites put forward by land owners had received the same treatment. The answer given by Cllr Cole was that it was considered that the Council needed to be seen as completely open on the matter and to give an indication as to the preferred site in view of the fact that a new surgery was required by the Doctors to give an improved service to the Community along with a site for a new community hall. It was pointed out that this concept had not only been highlighted by the Council but had also featured in the Parish Plan questionnaire, the results of which had recently been distributed to every household. There was a question raised as to why the open meeting had not taken place earlier in the year. The Clerk responded saying that due to the problems of getting the VILLAGE PLAN DOCUMENT ANALYSED and the request by the District Cllr to hold off until the Village Plan Document had been distributed, this had delayed consideration thereof.

East Devon District Council - Villages Plan

Statement for Newton Poppleford Parish Council regarding role of Strategic Housing Land Availability Assessment (SHLAA) in plan preparation

East Devon District Council is currently consulting on a new Local Plan and this assigns 40 homes to Newton Poppleford until 2026. This represents a 5 percent increase on the existing number of houses which, given the decreasing size of households, is likely to maintain the existing population of the village.

If you wish to complete a representation form before noon on 14th January 2013.

East Devon District Council is also preparing a separate document that will allocate specific sites to meet this housing requirement. The initial work on this document has involved Parish Council's considering the options for development and consulting local people. The District Council has asked Parish Council's to feedback their preferred choice of site / sites for the housing numbers allocated (40 for Newton Poppleford). The District Council will prepare a plan that will be consulted on during 2013.

The starting point for sites to be considered for housing allocations is the Strategic Housing Land Availability Assessment, known as the SHLAA. The sites identified in the SHLAA have been put forward for housing by the land owners so they are known to be available. An initial assessment of the constraints on the site (such as floodplain and highway safety) is made, together with a consideration of whether it would be viable to develop the site. The SHLAA provides useful information to help inform the process of choosing sites for housing, but it does not indicate that sites will be allocated for housing or that planning permission will be granted.

Parish Plans are a local initiative which enable the community to identify the characteristics which make their village special and any issues which need to be resolved to improve quality of life. They contain an action plan and identify who will be responsible for implementing the actions so that the partners, e.g. the Parish and District Councils, can be held accountable if progress isn't made. The Plan can support bids for funding too!

The Parish Plan is not a statutory planning document and it can cover far more than the built environment and does not usually identify particular sites for development. It is very far reaching and can cover anything which is important to residents. For instance it might address the need for computer training for older residents or ask for additional buses to run. Some plans might identify a need for social facilities or highlight areas which should be conserved or improved.

In Newton Poppleford every household received a questionnaire and around 70% were returned, so the Parish Plan has a sound statistical basis. Key issues that the Parish Plan has highlighted are traffic, a need for new community facilities, such as a new hall, school and surgery and a need for a small amount of extra housing, particularly affordable and for older people. The Parish Plan does not decide where development should take place, this is the role of the Local Plan. The District Council will take the Parish Plan into account when making decisions, such as deciding planning applications.

Notes to SHLAA Tuesday 4th December 2012

Mr Chairman, Cllrs , Ladies and Gentlemen, I beg to report as follows.

You have with you the analysis of the Questionnaire returned from the open meeting, held on Saturday 24th November 2012 in respect of the Strategic Housing land Availability Assessment, as required by the planning authority (SHLAA) in short under the Local development framework, as laid down by the previous government and now supported by the coalition. All larger villages have to have a 5% allocation between now and 2026 , to assist in the five year land supply, stipulated by Government. Owners of land put forward their proposed available land and the parish council had the unenviable task of putting them in a prioritised order based on the Criteria set out by the District council.

The Parish Council is indebted to Mr Richard Swann CEngMIET MIEEEE who undertook to carryout the analysis, as an independent person, which has provided information most useful for the future of

our area allied to the village plan, which hopefully everyone has now seen. Referring now to page 1 Q1 this highlights the question of development in the Parish with 51% answering yes to development and 49% no with 3 abstentions, or no answer given!.

Q2. refers to numbers of 50 houses to which 33% answered yes and 67% No.

Q3. if no in Q2 what is the suggested number

Page 2, Highlights here. Suggested numbers of house, responses in agreement and % of suggested responses followed by reasons for change in the proposed number of 50 houses.

Q4. refers to type of housing

Q5. refers to most important housing need

Q6. on page 3. order of preference for building sites.

Q7. refers to larger or smaller ones.

Q8. what new infrastructure or amenity projects would you like page 10 refers

**Q9. Refers to profile of meeting attendees
Page 5. summary of findings from the questionnaires.**

All the sites put forward by the land owners had now been forwarded to the District Council in prioritised order for their dissemination ready to be incorporated in the Local Plan document which had to be in place by March 2013 otherwise a free for all on applications for planning permission would occur. An Inspector had to review the Plan and either agree it or refuse it!! (This matter is referred to in the latest Parish Council Newsletter). It was also pointed out that this was not a matter that the Parish Council had any control over as it was set out by the previous Labour government and supported by the Coalition with which EDDC had to concur, therefore all large parishes had to accommodate a 5% increase in housing numbers up to 2026. The meeting was also reminded that the LOCAL PLAN was again out for public scrutiny for the next few weeks, and comments could be made thereon by interested parties.

There was further concerns voiced that some of those attending the meeting were astonished to hear that development had to take place in parishes because they considered Cranbrook could accommodate all the required numbers. The Clerk referred to the fact that this was not so as the previous figure advised by the Labour Administration had indicated 20,000 houses were required whereas East Devon had reduced that to 16,500, now that the appeal at Feniton had been completed, the Inspector there said EDDC still did not have a 5 year land supply, therefore other areas should have a 20% - 25% buffer for future development. Another point made was that if a Parish needed new infrastructure the only way to get it would be to have some development and then the CIL money could be used and CIL = Community Infrastructure Levy. The Lions share of which can go to the County and District

Councils and a smaller amount to the parishes alongside 106 funds. Just a note of caution, affordable units will not attract CIL or 106 funds.

Priority	Parish Requirements CIL/106
4	1. Wider footpaths, cycleways, route to school, shop and church and provision of F.P over River at Harpford to Village facilities.
3	2. New Surgery.
2	3. New Community Hall.
9	4. Increased Playing Field Facilities.
10	5. New larger school (site then available for housing) say 50 (on new site) where.
11	6. Relocate Village Centre aspiration.
7	7. Release Village Hall Site, O.A.P flats ?? Aspiration.
8.	8. Coal yard / garage new Village Hall etc questionable area flooding.
5.	9. All weather pitch MUGA.
1	10. New water mains throughout.
6	11. New bus shelters 8 no. plus.

A further matter raised in respect of a Community Hall could utilise a dual purpose building on the school site:-

The control (financial and management) would be under the Local School Authorities and Devon County Council and not the Hall Committee as at present. The requirements for furniture (chairs, tables etc) for infant school needs would be quite different than that needed for adult meetings and functions.

The programming of housekeeping / cleaning at the end of a late evening event maybe difficult to accommodate.

The village clubs (art, luncheon club, gardening etc) meeting during the day would not necessarily fit in with school timetables.

Those clubs requiring practice sessions or stage set ups may be restricted.

The CRB implications would have to be considered and reviewed.

11/12/39

Correspondence -via email or post referred to earlier.

11/12/40

Matters raised by Members

A) Cllr Simmonds request to agree to purchase a number of perspex holders, to be placed throughout the Parish to hold the Parish Council Newsletter for a help yourself service. It was agreed to purchase 5 no.

Further items were deferred to the next meeting in view of time constraints.

11/12/41

Closure.