

BISHOPSTEIGNTON PARISH COUNCIL

MINUTES

FOR THE MEETING HELD ON MONDAY 1ST APRIL 2019
COMMUNITY CENTRE, SHUTE HILL, BISHOPSTEIGNTON

PRESENT: Cllrs. H. Merritt (Chairman), R. Bailey, K. Benham, P. Cahill, , E. Cawthraw, J. Grimble, K. Lambert, & I. McDougall & S. Nicholson (9/10).

PC. R. Harvey, Devon County Cllr. R. Peart, Teignbridge District Councillor. T. Golder & 3 members of the public.

APOLOGIES: Cllr. T. Davey.

DOI: None

2246 POLICE REPORT

PC. Harvey read the following seven crimes reported during the period from 07.03.19 to 01.04.19:-

- Theft – Standalone CCTV camera stolen from a building site. Believed the offenders were looking to steal scrap metals as a suspicious van had been seen in the area.
- Theft of Pedal Cycle – Childs bicycle stolen from carport. No witnesses or CCTV. NFA
- Shed Breaks – x3 reported breaks to sheds at the allotments but believe there were up to 13 in total. A suspect is currently in custody for similar breaks in the Newton Abbot area and our ones will be put to them in interview, but there is no CCTV or forensic evidence to link them.
- Make Off Without Payment – Male and female stayed x3 nights at an establishment, consumed food and drink and left without making payment. Under investigation.
- Malicious Communications – Victim received threatening message from a former patient. Reported to police for information only. Victim had concerns for the offender's state of mind. NFA

PC. Harvey also reiterated the need for new members to join the community speed watch team.

Cllr. Cahill asked about abandoned vehicles. IT was confirmed by PC. Harvey that if a car has no tax it can be reported to the district council who will serve a notice and remove the vehicle if no action is taken by the owner. If a car is abandoned on private land, even without tax no action can be taken by any authority; only by the land owner and this may be costly. The police will only be involved if a car has been previously reported as stolen or if a car without tax is in use.

2247 COUNTY COUNCILLOR REPORT

Cllr. Peart reported on his attendance at a meeting of the Viridor Liaison Group to discuss the opening of the Heathfield land fill site. As the landfill at Tiverton is almost full this new site will open in May 2019 and will receive 120 loads per day; 50% each from Torbay & Exeter and Plymouth & Cornwall. There will be 8 phases, each holding 60,000 m² and growing in height by 12 metres to eventually be 75m above sea level. It is proposed the site will be open for 5 years and inspected 4 times a year. Cllr. Peart has been elected chair of the committee. Viridor credits, for application within a 10 mile radius, will start again once the site is up and running.

2248 RATIFICATION OF MINUTES

- .01 Minutes of the Parish Council meeting held 04.03.19; it was proposed by Cllr. Cawthraw, seconded by Cllr. Benham, that these be approved and signed as a true and correct record. Agreed unanimously by all who attended therefore **RESOLVED**.
- .02 Minutes of the Planning Committee meeting held 18.03.19; it was proposed by Cllr. Nicholson, seconded by Cllr. Benham, that these be approved and signed as a true and correct record. Agreed unanimously by all who attended therefore **RESOLVED**.

2249 PLANNING

The following applications were discussed and comments agreed for submission to TDC, the Local Planning Authority:

APP REF & LOCATION: 19/00519/FUL - Highridge House , Forder Lane

PROPOSAL: Single storey rear extension

Members discussed the application. It was proposed by Cllr. Cawthraw, seconded by Cllr. Cahill, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.

PC COMMENTS: No objection.

APP REF & LOCATION: 19/00543/FUL - 30 Newton Road, TQ14 9PN

PROPOSAL: Double garage with studio/storeroom over

Members discussed the application. It was proposed by Cllr. Cawthraw, seconded by Cllr. Nicholson, that the following comment be submitted. Agreed unanimously therefore **RESOLVED**.

PC COMMENTS: No objection.

2250 NOTICEBOARDS

Members discussed the clerks report, recommendation and the anonymous quotes provided.

MINUTES Continued

FOR THE PARISH COUNCIL MEETING HELD ON 01.04.19

It was proposed by Cllr. Bailey, seconded by Cllr. Lambert to accept quotation A. Clerk to instruct the relevant contractor.

2251 NIGHT LANDING SITE

Members reviewed the heads of terms which was provided by an officer from TDC Estate & Economy. It was proposed by Cllr. Benham, seconded by Cllr. Merritt that the HOT be accepted and signed when the following changes are incorporated:- In Outgoings add 'except electricity costs to be met by TDC; In Tenant add 'and/or their agents'; in Site add 'Trust@ after Devon Air Ambulance. Authority to approve and sign this amended HOT is delegated to Cllrs. Merritt & Cahill in conjunction with the clerk under section 101 of the Local Government Act 1972.

2252 FINANCE

- .01 PAYMENTS:** It was proposed by Cllr. Bailey, seconded by Cllr. Cawthraw, that the payments listed below be approved and processed by the clerk. Agreed unanimously therefore **RESOLVED** to approve. Clerk to process.

To:	Payment Detail:	£
HMRC	Tax & NI	533.64
Mrs. K. Ford	March 2019 Salary	1324.63
DCC Pension Fund	Contribution to Clerks pension March 2019	412.46
Bishopsteignton CC	April 2019 Rent Advance	200.00
Function 28	Website hosting Inv. 5460	12.00
BGS Ltd	Parish Maintenance & Grass Contract Q4/4 18/19 Inv: 2570	3384.00
T. Martin	Fore Street Toilet Cleaning Contract Q4/4 18/19	687.50
L. M. James	Sports Area Caretaker Contract Q4/4 18/19	522.60
Shaw & Sons	Office Expenses: Stationery Inv: 268533	211.20
BGS Ltd	St Johns: Tree Felling. Inv: 2619	240.00
Mrs. K. Ford	Office Expenses	31.75
Playsafety Ltd	Recreation Land: Annual RoSPA Inspection	181.20

- .02 1903 BPC FINANCIAL STATEMENT:** It was proposed by Cllr. Bailey, seconded by Cllr. Lambert, the statement of BPC finances for March 2019 be acknowledged and signed as a true and correct record. Agreed unanimously therefore **RESOLVED**. (Published at <https://www.bishopsteignton-pc.gov.uk/finance/>)

- .03 INTERNAL AUDITOR:** It was proposed by Cllr. Cawthraw, seconded by Cllr. Lambert, that Mr. L. Myers of SBS Business Services be appointed to conduct the internal audit of BPC Annual accounts for FY 2018/19. Agreed unanimously therefore **RESOLVED**.

- .04 GRANT AWARDING POLICY:** The draft policy was briefly discussed. It was proposed by Cllr. Cawthraw, seconded by Cllr. Benham that the policy be adopted by BPC and published accordingly and that a draft application form be produced to the clerk and approval of this be delegated to the Finance & Personnel Committee at their next meeting (under Local Government Act 1972 s. 101). Agreed unanimously therefore **RESOLVED**.

2253 MEMBERS REPORTS

- .01 BISHOPS AVENUE CAR PARK ENHANCMENT:** Cllr. Lambert reported progress of the car park development and that kerb stones were laid and the subbase shall be completed on 8th April and wall on 15th April. He will be liaising with BGS about ground preparation for posts.

Cllr. Nicholson suggested a public statement be produce online, social media and the next Chronicle as several enquiries from parishioners have highlighted a lack of understanding as to what is changing and why. This was agreed, clerk to prepare and publish.

- .02 CPRE – HOUSING NEEDS REPORT –** Cllr. Cawthraw attended this event and provided the following report:-
 Stephen Walford – CEO – Mid Devon DC on the LPA's Perspective – addressing Devon's Housing Needs
 The market – balance between supply and demand. Lack of supply has resulted in price increases. Price is a major factor. Tackling 'affordability' addressed through increasing supply has become the political central ground.
 Government policy 300,000 target by mid-2020 to address affordability. Each LPA has got a new target which they be assessed against. Standard methodology using OSN x 1.8% doesn't deliver it. The 300,000 target won't change because it's a political figure. Supply must increase by 42% to address affordability and 80% of housing in the red areas of which Devon/Teignbridge is one.
 Persimmon make on average £71,732 profit on each house, Taylor Wimpey £68,900.
 Land cost and house building cost haven't increased significantly since 2010 so all increase in house prices is profit for the developer. Average house price in 2017 £230,037 and CIL £19,149.

MINUTES Continued

FOR THE PARISH COUNCIL MEETING HELD ON 01.04.19

If housing not delivered the Council gets kicked.

0.1% land is densely built on but the perception is much higher.

56.7% is farmland, natural space is 34.9%, green urban 2.5% and built form 5.9%.

GESP to deliver 53,000 homes incorporating 31k already planned. Culm Garden Village 1750 with expansion to 2033.

Lots of green space and a railway station.

CPRE view

Imposed target and is not evidence based. Need depends on population growth and number in household. Too many homes being planned in Devon most of which on greenfield rather than brownfield.

Are low interest rates and Help to Buy adding to the problem of affordability by fuelling price rises?

65% more than needed. 63% is to supply inward migration, high % of over 55. 37% for local growth.

In all parts of Devon future housing need would best be met by building small numbers of mainly affordable houses in all communities, preferably on brownfield. Too many executive homes, too many unaffordable to young households.

The ration of prices to gross earnings is too high (8.5%). Not enough lower priced properties to rent or buy being built.

Kit Malthouse – Housing Minister

We have a social contract to ensure the next generation is better off than the previous which is why he is passionate about building homes which are affordable!

He would like to see beautiful design with thatched roofs. Modular homes. Encourage smaller house builders to build small developments.

When challenged on the housing numbers he said if LPAs used different figures in their Local Plan and they had the evidence to give to the inspector, then the inspector could decide!!

Cllr. Golder suggest the Council invite a TDC Planning Officer to address the new council, after May, if further explanation is required. Also members will be welcomed to attend future TDC Planning Cafes.

- .03 **RURAL AID:** The Clerk reported the Rural Aid grant from 2017 should have been spent by the end on March 2019 on efforts at speed reduction. The council have been given a three month extension to spend the fund. The clerk reported two options which have been discussed with the Neighbourhood Highways Officer. First is a Vehicle Activated Sign which does not advise of a speed but of pedestrians crossing and to be sited on the Cockhaven Road near the junction where pedestrians cross heading to and from the school. Unfortunately this intervention can only be installed on the approval of the Speed Compliance Action Review Forum review panel which takes at least 3 months to achieve. The second is to install one village gateway sign on the A381 on approach to the village from Teignmouth. This would require final location approval of the NHO but is a quicker and more likely positive outcome. In accordance with BPC Standing Order 10, it was proposed by Cllr. Benham, seconded by Cllr. Nicholson and agreed unanimously for the clerk to initiate the purchase and installation of a village gateway sign at the bottom of Church Road. **RESOLVED.**

2254 CHAIRMANS VOTE OF THANKS

To acknowledge this as the last meeting of the current membership of Bishopsteignton Parish Council the Chairman wished to convey his thanks to all members, past and present on behalf of the parish for working hard as a team to achieve the best they can for the community.

On a personal note the Chairman wished to thank all members and the Clerk for their support since being voted as a member of the Parish Council in August 2017 and particularly since being elected Chairman at the May 2018 AGM.

In addition he recognised the sad loss of Cllr. Jim Grimble and Cllr. Hazel Stuckey who both passed during this term.

Before asking members of the public to participate in the meeting he acknowledged the excellent working relationship between the council and District Councillor Golder and County Councillor Peart. This was gratefully received and reciprocated.

2255 PUBLIC PARTICIPATION

Mrs. Corlett wished to reiterate the chairman's comments and thanked him and the members for all their efforts over the last 4 years.

The Chairman closed the meeting at 8.50pm