



Draft Minutes of Brixton Parish Council Meeting 22nd February 2017

Brixton Community Room 7.00 pm

Present: Cllr Liz Hitchins (Chair), Cllr Michael Wills (Vice Chair), Cllr Roger Wakeham,

Cllr Brenda Huxtable, Cllr Josef Parish, Cllr Ian Calvert, Cllr Gay Murch, Cllr Helen Williams,

In attendance: County Councillor John Hart, District Councillor Basil Cane, District Councillor Daniel Brown, PCSO Potter and Kirstie Aldridge (Clerk)

Members of the public in attendance: 23

Cllr Hitchins opened the meeting by thanking everyone for coming and announcing that Brixton Parish Council had been awarded the Foundation Award under the Local Council Award Scheme.

Open Forum (these notes do not form part of the official minutes)

Open Forum including issues raised by parishioners

Several parishioners attended the meeting to discuss the planning application for 64 houses on land adjacent to Stamps Hill (3884/16/FUL). Cllr Hitchins explained that the Parish Council was only aware of the application on 21st February and the hard copy of paperwork had not yet been received by the Clerk. Once these have been received a site visit will be arranged followed by public meeting to discuss the application.

The main points raised were:

- South Hams have had this application since mid-December, it was only made public yesterday (21st February) and the closing date 15th March 2017. Would like SHDC to consider granting an extension.
- Pinch points at the end of Cherry Tree Drive and Red Lion Hill are shown on the plans to slow down traffic and to make the footpath wider, this will result in the road being too narrow.
- Brixton is a small village, the school is full to capacity and people would have a long way to walk to the centre of the village. In reality, people will have to drive, even though there will be footpaths.
- Village infrastructure is not right for this type of development
- Footpath is only wide enough for 1 person, there could be nearly 200 people using that footpath.
- Access is not within the boundary to the site.
- Sewage situation
- Building on agricultural land.
- The Plymouth and South West Joint Local Plan was published on Monday and a lot of this planning application goes against the policies in the JLP. It shows an indicative number of houses in Brixton to be 10 houses, there have already been 118 built.
- School is full to capacity and the only way to take more children is to house them in the field in portakabins. Have to go to the next village for GP's, the development will put massive pressure on that surgery.
- The proposed large developments hinge on SHDC not having a 5 year land plan. Why have they not come up with this before? The latest 2 applications will be in excess of 90 houses. BPC 's response to SHDC with regard to the 29 houses in Canes Orchard was good, but perhaps there is a need for some planning expertise as land owners and developers are ahead of the game. 5 year land plan has a quota to deliver x number of houses. There is some credence with the JLP even though it is not ratified. There needs to be balance with new people coming to the village.
- There should be a village capacity. If all these go through in the next couple of years that could be 200 houses.

Date

Signed

Mrs E Hitchins – Chair Brixton Parish Council

- Part of the criteria for the Composting Site is to be 250 metres away from any development, this application falls within that 250 metres and will have implications for the composting scheme.
- Wildlife survey was undertaken behind Cherry Tree Drive when the field had just been cut and sprayed. First year not had to spray back of bank for nettles and brambles.
- Under considerable time restraints, possibly set up a working group to get together to start getting things on paper. Work together after the next meeting to formulate a response to SHDC
- Traffic problems already on Red Lion Hill, these houses will create more traffic.
- Is there a Green belt area? There was a local development policy boundary set by SHDC, this has become much more lenient about how this has been interpreted over that last few years. This land isn't in the development policy boundary.
- Foundation Governor in St Mary's school, spoke about the pressure it would put on staff and staffing levels. Change the conditions of an outstanding school and the pressure of classrooms going up in fields would have a detrimental effect on the school. It was stated in the Canes Orchard planning application that there was plenty of capacity at St Mary's, this is not the case.

Brixton Parish Council Police Report February 2017

From 20th Jan to 18th Feb

Brixton

8/2 sect 4 Public Order Act, enquiries ongoing CR/009402/17

Staddiscombe

21st Jan assault, enquiries ongoing CR/005453/17

30th Jan, making off without payment, motorist failed to pay for fuel drawn from garage forecourt CR007468/17

4th Feb, making off without payment, motorist failed to pay for fuel drawn from garage forecourt CR/008427/17

13th Feb, offensive communication [via internet] CR/011217/17

PCSO 30540 Andy Potter, Ivybridge Police Station, Tel no 101

At the next Sherford Liaison Meeting BPC to ask about Policing in Sherford.

Report from Devon County Councillor (DCC) John Hart

Final settlement budget DCC will lose £5k. New business rates from 1st April, there are 40,000 business rate objection appeals running. Over next 3 years DCC will lose full Government grant. There will be a reduction of £21 million, a 3% council tax rise will raise £10 million. £2 million in the budget for Highway maintenance and pot holes which will be needed as rural roads (8000 miles) are starting 'to show their age'. No decision has been made on the composting contribution reduction from £58 per tonne to £25 per tonne but it is likely to be a staged reduction. DCC is looking to stop landfill completely. School places are calculated on ratio of 1 child for every 4 houses in Primary school and 1 child for every 7 houses for Secondary school. DCC has shrunk immeasurably, with reduced spending and staffing costs. School budget - children with high needs is overspending by over £4 million. Demand on adult services is growing with no additional funding. Local government needs a complete review of funding. 1st March new Recycling Centre opens at Ivybridge.

Date

Signed
Mrs E Hitchins – Chair Brixton Parish Council

Report from South Hams District Councillor Daniel Brown

Congratulated the Parish Council on obtaining the Foundation Award. Canes Orchard planning application was deferred at the DM committee until next month. He had just received the planning application for 64 houses at Stamps Hill so was unable to comment at this stage. Joint Local Plan (JLP) will be voted on by South Hams at next full council meeting. There will then be a consultation with a purpose to designate local sites, not allocated any sites in Brixton. The number is identified for Brixton is 10, this could change but doubtful. The JLP gains weight now it is in permanent document and will have full legal weight when passed later in the year and will cover the 5 year rolling land supply.

South Hams website not at peak performance at the moment. Parishioner thanked Cllr Brown for putting details on the Facebook page. Parishioner asked Cllr Brown that SHDC need to look at the whole picture rather than focus on the applications separately. Parishioners and Neighbourhood Plan Group (NPG) don't feel as though people who live in the village have any say. It is helpful if a landowner informs the Parish Council or NPG in advance if a planning application is being made to the local authority.

Report from South Hams District (SHDC) Councillor Basil Cane

Congratulations on receiving the Foundation Award, first award for the Parish.

Sherford, flooding by the lights on the road to Plympton, there is now a pipe in the hedge. Hedge trimming around the back lanes will be completed. Consultation opens on Dog Restrictions (on SHDC and Parish Council website). District Cllr Cane asked if it would be prudent to ask the Chairman or Chief Planning Officer to a Parish Council meeting. Council Tax increase of 3.3% has been agreed, equates to £5 on a Band D house. This is only South Hams proportion of this, doesn't include the police, fire and Devon County. Government has got to help with more grants. No grants at all by 2020. 2017/2018 £880k savings were made. District Cllr Cane has money for grants to local groups in his Locality funds application forms are available from Cllr Cane. Cllr Wakeham will pass these details to Scout Master to make contact with Cllr Cane.

Open Forum Closed

85. Welcome & Apologies:

Cllr Hitchins welcomed everyone to the meeting

Apologies were received from Cllr Martin accepted by all Councillors

86. Declarations of Interest:

Cllr Huxtable declared an interest in agenda point 88.7

87. Confirmation of minutes of Parish Council Meeting on Wednesday 25th January 2017

Cllr Wills proposed to accept the minutes of the meeting 25th January 2017 as an accurate record of the meeting. Cllr Calvert seconded. Cllr Williams abstained. All others in attendance were unanimous. Cllr Hitchins signed the minutes as Chair of the relevant meeting.

88. Matters arising

Horse Warning Signs

Clerk is liaising with Devon County Access and Bridleways Officer who is investigating.

Date

Signed

Mrs E Hitchins – Chair Brixton Parish Council

Sherford have been in contact with DCC Highways and are looking into potential locations of Horse Warning and HGV signs.

Neighbourhood Watch in Canes Orchard

Parishioner is possibly interested in becoming part of Neighbourhood Watch. Cllr Hitchins will follow this up.

Drains on A379 outside Just Williams

Clerk will ensure that residents are informed of the actual date for this work. The only gullies that will be cleared are the ones that were not cleared last time, not the whole village. In accordance with DCC policy gullies on the main road are cleared on an annual basis with some gullies only cleared every 3 years. Any extra cleans have to be paid for out of a Neighbourhood Budget which is spent for this financial year. Clerk to ask Nick Colton, DCC Highways Officer for a schedule of drain cleaning.

Spriddlestone Drains

Cllr Calvert met with Nick Colton, DCC Highways Officer and the problem will be rectified in the new financial year.

Spriddlestone Grit

Cllr Calvert has obtained salt from the parish stock supplied by DCC.

Speed Limit in Rural Lanes

BPC have written to Gary Street MP, County Councillor Hart, District Councillor Brown and District Councillor Cane. Response has been received from Department of Transport via parishioner and Gary Streeter who would like to hear more. Clerk to add this to the Traffic Management agenda. It was agreed that parishioners should report any near misses to DCC with copies to Clerk. Discuss at Sherford Liaison meeting.

Brixstix Fence and slippery surface

Cllr Hitchins has contacted Head teacher who confirmed that the all school work has to go through the Exeter Diocese and the work will start to replace/ repair the fence in the next couple of weeks. Tim Pollard, Localities Officer has had the slippery surface inspected and confirmed that they do become slippery when wet or damp, which is not uncommon and the risks are quite low. He will monitor them Clerk to obtain a definitive answer with regard to the logs.

Dog Poo Bins

There is a meeting at SHDC later this week to discuss the issue of dog poo bins.

Local Issues and Councillors Reports

88.1 Sherford Update

Cllr Cane stated that a pipe has been installed and the hedges are going to be cut.

Next Sherford Liaison meeting Tuesday 21st March. Cllr Williams will be attending the first Sherford Community Trust Shadow Board on 3rd March.

Date

Signed
Mrs E Hitchins – Chair Brixton Parish Council

88.2 Community Emergency Plan (CEP) update – Cllr Williams**Next meeting 5th April**

Plan has been emailed to all Emergency Plan Committee members for any final amendments. It will be placed onto the parish and village website, minus the confidential information, but this is held by committee members and parish councillors. Cllr Williams recommended CLEAR You Tube video is watched. The link is on the Parish Council website.

<https://www.youtube.com/watch?v=2Im1ff45Ho>. She is working with Yealmpton Emergency Planning Councillor to set up joint training for emergency volunteers. Cllr Williams will investigate training for a Community First Responder.

88.3 Brixton Composters update – Cllr Murch

Meeting was deferred. Awaiting response from DCC following consultation on the reduction of the value of composting credits.

88.4 Neighbourhood Plan update to include Local Green Spaces Consultation – Cllr Hitchins

Policies have been drafted and there will be a consultation in April. Neighbourhood Plan Group is compiling a list of local green spaces which will be available at the consultation.

88.5 P3 (Footpaths) Update – Cllr Huxtable and Cllr Wakeham

Cllr Hitchins, Wills, Wakeham, Huxtable and Clerk held a P3 meeting to discuss the results of the Footpaths Inspection. Various members of the Parish Council and parishioners walked their designated paths and completed an Inspection Form. The paths will be walked on a quarterly basis and reports sent back to Clerk for the P3 group to discuss at their regular meetings. Work needed has been sent to Rights of Way Officer to be rectified. Clerk will place the Footpath Inspection Form on the website for any parishioner to complete if they find anything to report when they walk a footpath.

88.6 TAP Funding 2016/2017

Brixton will hold the TAP funds of £1877.00 for Brixton and Yealmpton Caring and £1126.20 for Four Rivers Dementia Action Alliance. The monies will be spent and then claimed from SHDC.

88.7 Bus Shelter Damage

Clerk has received correspondence from the party that damaged the bus shelter offering to pay for the damage. BPC has accepted the sum of £3107.00. Cllr Wakeham proposed that the contractor who did the original work is commissioned to commence the repair work, Cllr Williams seconded all others in attendance were unanimous. Cllr Huxtable abstained.

88.8 Locality Budget Award / AONB Gateway signs

A previous motion, in January, to use these funds to clear the drains at Spriddlestone is not required therefore Cllr Huxtable proposed these funds are used to purchase the AONB Gateway signs and Cllr Calvert seconded. All others in attendance were unanimous.

Date

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88.9 Silverbridge Way improvements / funding from County Cllr Hart

There is a sum £700 for capital expenditure available from John Hart, possibly use to improve the surface of Silverbridge Way on the Brixton side or the Brixstix Play space, which is owned by SHDC. There are ongoing discussions with County Cllr Hart and Cllr Hitchins

88.10 Grass Verges and Silverbridge Way Quotations

Clerk contacted 6 companies to submit tenders for both contracts. Only one was received for the grass verges and 2 for the maintenance of Silverbridge Way. Cllr Wills proposed that BPC use Grounds Maintenance for the forthcoming year for both contracts, Cllr Wills felt that even though it was £20 more, the preparation of the quotation, knowledge and the regulations was excellent and on that basis this quotation should be accepted. Cllr Murch seconded. All others in attendance were unanimous.

88.11 Sherford Fund

The Sherford Fund was set up as a fighting fund at the time when planning permission was being sought for the new town of Sherford. It was raised through increasing the precept and local fundraising. In 2014/2015 with the agreement of former members of the then Parish Council some funds have been used for legal fees to object to the planning application for Steer Point Quarry. There is now a need to create a policy to use these funds for the benefit of the parish. It is recommended that £4858.69 be held as a contingency for further fees for Steer Point Quarry, which leaves £10k. These remaining funds could be used for new projects or specialist advice and used as match funding to attract more money. Criteria need to be set to measure any application in consultation with parishioners. Cllr Williams proposed an agreement in principle that the remaining £10,000 of the Sherford fund can be set aside and used for the benefit of the parish, to include a policy with set criteria for its use. Seconded by Cllr Parish. All others in attendance were unanimous.

88.12 Telephone Boxes

The adoption of the 2 telephone boxes still to be finalized with SHDC and BT. Quotation had been received from Marcus Cane detailing the work that will be required for both telephone boxes. Local people are willing to get involved and maintain them once adoption is finalized.

88.13 Reward and Recognition Policy

At the January meeting it was agreed to make a reward payment, since then Clerk has sought advice from DALC. No payments can be made unless it is in the budget within the Chairman's allowance. To be discussed when budget is set in January for 2017/2018 A letter has been sent to Malcolm Doig as a thank you and he has declined a payment for work completed in Tor Woods. Cllr Wills proposed the Reward and Recognition Policy be adopted and seconded by Cllr Williams. All others in attendance were in attendance. Clerk will check the insurance policy to clarify parishioners as volunteers are insured working on the restoration of the telephone boxes.

88.14 BPC App

A demo 'app' has now been produced which all Councillors have seen. Cllr Hitchins signed the 'service agreement' for a 12 month period; this was agreed in August 2016. Clerk confirmed what points of interest should be included on the 'app'; decision was made that

Date

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when the app 'goes live' Facebook and the website would invite businesses to contact Clerk to be recorded as a place of interest.

88.15 Brixton Torr – Cllr Parish

There have recently been 2 lorries stuck at Torr, Nick Colton DCC Highways is investigating a weight limit sign.

Subsidence on the entrance to Torr, Nick Colton is following up with DCC.

Land at Cofflete - waiting for a site visit from an officer from SHDC. Cllr Parish raised concerns over fly tipping on South Hams land; this is not a parish council issue.

88.16 Update from SHDC Development Management

Email received detailing changes to planning application consultation for BPC; an electronic consultation request will now be emailed to the Clerk with a hard copy to arrive within 4 working days.

88.17 Review Standing Orders

Standing orders were reviewed and in order. Cllr Wills proposed BPC accepts the Standing Orders as written, Cllr Wakeham seconded. All others in attendance were unanimous.

88.18 Internal Auditor for 2016/2017 Financial year

Clerk has obtained 3 quotations for the internal audit for the 2016/2017 Financial Year which were emailed to all Councillors prior to the meeting. Cllr Huxtable proposed that we accept the quotation from local auditor Peter Vassallo, Cllr Wills seconded. All others in attendance were unanimous.

88.19 Local Clerk Award Scheme – Foundation Award

Brixton Parish Council is delighted to announce that it has been awarded the Foundation Award of the Local Council Award Scheme. Letters and a press release will be distributed. Cllr Hitchins stated she was extremely proud of this award and thanked the Clerk for her hard work. Clerk to investigate the next award - Quality Award and place on future agenda.

88.20 Clerk update on ILCA qualification

Clerk completed the ILCA (Introduction of Local Council Administration). The Clerk has obtained an extra 12 CPD points which could be used for the next stage of the Local Council Award Scheme. The Council congratulated her on her achievements.

88.21 Councillor's Report

Cllr Parish

Sustrans have cleared culvert at Torr awaiting inspection from DCC.

Vandalism to the verge at Chittleburn Cross – Clerk to add this to Traffic Management agenda

Cllr Calvert

Bridleways – this is already on the agenda to be discussed at the Sherford Liaison meeting

Date

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Mrs E Hitchins – Chair Brixton Parish Council

Cllr Huxtable

D&C Housing have informed her that a local family have been offered social housing in Yealm Park, out of 17 applicants. Thanks to District Cllr Cane and the Parish Council who had put forward their name.

Cllr Wakeham

Village Stones – discussion re lifting the stones onto a brick plinth to raise the stones. District Cllr Cane has offered to lift the stones. Cllr Wakeham will investigate the cost of this.

Cllr Hitchins

Joint Local Plan link which Cllr Hitchins will forward to all Councillors. Look specifically at the Eastern Corridor. Consultation in Yealmpton 16th March 3-7pm and Modbury 23rd March 3-7pm
Cllr Hitchins will be attending a meeting of South Devon AONB to represent parish councils.
The painting of the Victorian Post Box has been completed, but is unsatisfactory. Clerk will report this.

89. Planning Applications received from SHDC during February

0013/17/FUL - Erection of single dwelling and garage (resubmission of 1751/16/OPA)
Land South East of Brixton House, Plymouth PL8 2AL

Objection

4098/16/FUL - Change of use, alterations and extension to The Pump House, Hareston
Hareston Farm, Yealmpton. PL8 2LD

Support

3398/16/LBC - Listed building consent for proposed conversion of barn in association with main dwelling

Higher Hareston Manor Barn, Brixton. PL8 2DL

Support

3397/16/FUL - Proposed conversion of barn in association with main dwelling

Higher Hareston Manor Barn, Brixton PL8 2DL

Support

3986/16/HHO – READVERTISEMENT Retrospective householder application for timber decking, steps & swimming pool.

Brixton House, Brixton, PL8 2AL

No Comment

0356/17/SCO - Enviromental Impact Assessment Scoping Request for proposed development comprises Section 73 application to previously consented application for 5,500 dwellings, 67,00 commercial and business space, 16,740sqm mixed-use retail space, 3 primary schools, a secondary school, health centre, open space including community park and Park and Ride facility
Sherford Housing Development Site, East Sherford Cross To Wollaton Cross Zc4, Brixton, Devon

Site visit yet to take place therefore no decision made as yet.

Date

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Mrs E Hitchins – Chair Brixton Parish Council

2771/16/FUL - Update on Tuscany's Development

There have been many complaints re work being completed already at the Tuscany's Development. SHDC – Planning and Environmental Health - is investigating an alleged planning breach.

3884/16/FUL Erection of 64no. residential dwellings, associated roads, drainage, landscape, garages and parking. A site visit will be setup when the paperwork has been received by Clerk, with a date the Parish Council to consider the application.

Professional planning advice - Cllr Williams proposed an agreement in principle that BPC can fund / seek legal advice for this application if required, seconded by Cllr Wakeham. All others in attendance were unanimous. Cllr Wills proposed a figure of up £1,000 can be used, seconded by Cllr Huxtable. All others in attendance were unanimous.

90. Planning Decisions made by SHDC during February 2017

3711/16/FUL - Construction of a two-storey holiday lodge and associated curtilage and car parking area Northlands, Lodge lane, Brixton, PL8 2AX

Conditional approval

3511/16/OPA- Outline planning application with some matters reserved for construction of detached (3 bedroom) house and garage, including non-mains sewerage system.

The Old Station, Chittleburn Hill, Brixton. PL8 2BH

Refusal

Cllr Huxtable raised the point that BPC supported the planning application for The Old Station but SHDC refused it. She feels SHDC should inform the parish council of their policy for planning applications. Clerk to email decision notice for this application to all Councillors.

4008/16/ADV - Retrospective application for 5no. temporary signs at locations around the site of the Sherford New Community Sherford Housing Development Site, East Sherford Cross to Wollaton Cross Zc4, Brixton. Devon

Advertisement Consent

1825/16/OPA Development Management Committee Decision - Land at Sx 550 552, North of Canes Orchard, Brixton

Decision Deferred**90. Financial Matters****Financial Statement for February 2017**

Receipts:	Amount	Fund
Bus Shelter	<u>£3,107.00</u>	Bus Shelter
	£3,107.00	

Payments:

Brixton Community Assoc - Room Hire	£15.00	General
Brixton Community Assoc - Room Hire	£8.00	P3
NALC - Registration Fee for Foundation Award	£60.00	General

Date

Signed

Mrs E Hitchins – Chair Brixton Parish Council

Set up fee for Brixton App	£199.00	General
Registration fee for CILCA (Clerk Qualification)	£250.00	General
Clerk Wages	£612.32	General
Clerk Office Allowance	£20.00	General
Clerk Expenses	<u>£41.08</u>	General
	£1205.40	

Statement balance at 17th February 2017

Current Account: £11,900.90

Deposit Account: £2,207.69

TOTAL: £14,108.59

Passbook balance at 5th January 2017

Skipton Building Society £50,001.00

Current Balance:

Neighbourhood Plan	-£989.60
P3	£535.35
Sherford Reserve	£14,858.69
Silverbridge Way	£372.00
Transparency Code	£125.00
Sherford 106 Contribution to Brixton Parish Council	£10,265.98
Locality Grant	£250.00
Bus Shelter	<u>£3,107.00</u>

Total of Fund allocated £28,524.42

Neighbourhood Plan - shows minus figure **£989.60**

VAT refund of 949.63 will bring this figure to **£39.97** in deficit

Cllr Wills proposed to accept the Financial Statement for February 2017. Cllr Wakeham seconded. Unanimous agreement by all others in attendance by show of hands.

91. Correspondence for discussion

- 92.1 Thankyou letters had been received from South Hams CVS, Samaritans, Citizens Advice Bureau and Dementia Friendly Parishes around the Yealm for grants from BPC
- 92.2 SHDC – Homeless Strategy 2017 to 2022. Press release is on the parish council website
- 92.3 Correspondence from Parishioner re Red Lion Hill, this will be added to the Traffic Management Agenda
- 92.4 SHDC Press Release – Let’s Talk about Dogs – Your Change to Have Your Say. Press release is on the parish council website and the consultation is open until 27th March 2017.
- 92.5 SHDC Press Release - Funding Services in the South Hams. Press release is on the Parish Council website.

Date of next meeting

Brixton Community Room

Wednesday 29th March 2017 at 7pm

Meeting closed 10.00 pm

Kirstie Aldridge, Clerk to Brixton Parish Council

Date

Signed

Mrs E Hitchins – Chair Brixton Parish Council