

Draft Minutes of the Brixton Parish Council Meeting 30th September 2015

Brixton Community Room, 7.00pm

In attendance: Cllr Liz Hitchins, Cllr Michael Wills, Cllr Ian Calvert, Cllr Brenda Huxtable, Cllr Patrick Loxdale, Cllr Gay Murch, Cllr Roger Wakeham, Cllr Helen Williams, Kirstie Aldridge (Clerk), District Cllr Daniel Brown, District Cllr Basil Cane, County Cllr John Hart

Members of the public in attendance: 44

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

Ian Dennis, from Dart Developments outlined the initial proposals for 13 residential units at Hareston Farm Barns as part of the pre application process. Parishioners raised the following points: - the impact of an increase in traffic of at least 26 cars using the narrow lanes daily, the size of the development and protection of wildlife. Dart Developments will be commissioning traffic surveys and wild life surveys as part of the application and the total area of building is 18,000 sq ft and the site is 15 acres.

David Simpson, Project Manager, Sherford Development, supervising the first 2 civil engineering contracts updated on progress. The first contract is to improve the local highway network, together with the construction of the first length of the Main Street which will eventually connect Haye Road with Deep Lane adjacent to the A38. At Deep Lane traffic signals will be installed and the junction upgraded to enable Plymouth bound traffic from the south to turn right onto the slip road. At Stanborough Cross the existing roundabout is to be signalised. As part of the long term planning a construction access road is being built across the site from Vinery Lane to Plympton Hill. This will be the designated route into and out of the site for HGV's from Plympton Hill to Deep Lane via widened Ridge Road. This access work will be completed by the end of the year then Vinery Lane will no longer be used to access the works site.

The second contract is to build the infrastructure for the first 600 houses at the western end of the development. The two contracts are expected to last up to two years.

There is an open day Saturday 3rd October for members of the public to view archaeological finds from the Sherford site.

'No construction traffic' signs have been located at the bottom of Red Lion Hill and at the Plympton St Maurice end. Cllr Loxdale had challenged a lorry delivering to the Solar Panel Site. Cllr. Hitchins advised that parishioners to take a photograph of any lorry they think should not be using this road and send it with detail of the date and time to Devon County Highways Department and the Police. A parishioner confirmed that traffic had been seen coming from the Solar Panel Site and not Sherford. Parishioners raised the following points: - in the last 3 weeks there an increase traffic using Red Lion Hill with no traffic calming measures or warning signs of concealed entrances, the crossing for the haul road at Sherford where visibility is poor and the road from Deep Lane to East Sherford being used as a rat run and the haul road is engulfed in smog and dust. Mr Simpson stated these issues were being addressed daily. Cllr Hitchins explained there is a 'flashing 30 mph sign' being shared between Wembury and Brixton Parishes which could be used to help reduce speed at Sherford and in the village. A parishioner questioned the length of time it is taking to get the person trained to use the 30 mph sign? District Cllr Cane asked whether there were any plans to use the Solar Farm near Sherford for any energy, Mr Simpson wasn't in a position to answer this. Cllr Hitchins will raise this at the Sherford Project Implementation meeting.

Andrea Peacock, Managing Director, L.I.S.B. and Andrew Lightbridge presented outline proposals for Tuscanys & British Legion Land. L.I.S.B. bought the site in July. Andrew Lethbridge, architect, explained as part of the pre application process there were in very initial discussions with SHDC and DC Highways. The provisional proposal is for 4 detached family homes of traditional design and appearance. Parishioners raised the following points :- the need for affordable housing in the village, clarification on the sewer pipes in Legion Lane which are the responsibility of SWW, the retention of the Air Raid Shelter, the stability of the cliff, local capacity for additional sewage and the pitch of the roofs of any proposed houses.

Cllr Hitchins thanked all three presenters for coming to update the Parish Council and community this open approach was very much appreciated.

Open Forum continued Cllr Hitchins spoke about the Parish Council's planning process and would residents like to be involved in site visits. It was reiterated that they would not be able to go onto the site in question but would they like to know when these visits took place.

Parishioners raised the following points

- The traffic in and around Red Lion Hill and Wollaton and asked for clarity of the restoration lay down area for the solar field. It was confirmed that had now been restored to farm land. Currently the lay down area still has hard standing as the solar farm is not completed and this is needed for lorries to pull in. The gateway to the lay down area is temporarily 8 metres wide.
- The current ownership of the late Mrs Scott's land. No one was able to comment.
- The speed limit (60 mph) between Spriddlestone and Fordebrook Lane as there had been several accidents between Ridge Cross to Otter Nurseries and white lines have been omitted from the A379 to Otter Nurseries. Lorries are being diverted via Ford brook Lane to Ridge Cross by Taylor Wimpey to Wembury. Cllr Hitchins agreed to inform Highways about the lorry traffic and confirmed that Highways were aware that the white lines need to be reinstated.
- Further cutting back of the hedge at Venn Court to improve visibility onto the A379 from Steer Point Road. Cllr Hitchins will follow this up with DCH.
- Subsidence on the A379. County Cllr Hart confirmed that a geotechnical report is due to be completed on 09/10/2015. The design is being completed in parallel to the geotechnical report and is due to be finished on 16/10/2015. Work is unlikely to start until after Christmas.
- The signage diverting Plants Galore traffic up Red Lion Hill is adding to the traffic in the village. Cllr Hart will follow this up.

Re site visits while the majority of people in the audience would like to know when and where site visits were taking place it was suggested that the Parish Council should use its discretion and differentiate between large and small developments and their relative impact.

Open Forum Closed

1. Welcome & Apologies:

Cllr Hitchins welcomed everyone to the meeting and introduced Kirstie Aldridge, the new Clerk.
Apologies: PCSO Potter

2. Police Matters:

The Clerk read the following report from PCSO 30540 Andy Potter, tel no. 101

From 28th July to 31st August

Brixton area

Overnight 2nd & 3rd Aug - criminal damage to car, paintwork scratched CR/054337/15

3rd Aug - report of a threatening phone call, enquiries ongoing CR054064/15

23rd Aug - report of a common assault, no further action taken CR/059113/15

29th Aug - report of a common assault, enquiries ongoing CR/061000/15

31st Aug - theft of a strimmer from a back garden CR/061491/15

Staddiscombe area

12th Aug - report of criminal damage to public notice board CR/057436/15

From 1st to 25th September

13th Sept - report of a common assault, no further action CR/064030/15

15th Sept - order offence, threatening language used, enquiries ongoing CR/064906/15

Between 20th and 25th Sept - filing cabinet, tools and trampoline stolen from garden CR/066958/15

Parishioners are advised not to leave items out in their garden overnight

3. Report from County Councillor John Hart:

Devon County Council has just completed a peer review with excellent results. The accounts have been audited with all green areas and just one amber area on the 2017 budgets. Over the last 12 months the County Council had closed 22 residential homes, changed youth service and library service... and that further cuts required were going to have very serious consequences. The County Council is gradually catching up with pot holes.

Cllr Martin asked if there were going to be barriers around the Brixton dip at Silverbridge. Cllr Hart confirmed that this was being looked at. He clarified that the County Council can cut hedges along the highway where farmers/landowners fail to do so and forward the bill to the landowner/farmer.

4. Reports from District Councillors:

Cllr Daniel Brown introduced himself as the District Cllr for Wembury and Brixton.

He reported that residents contacting the Customer Services Team at the District Council may wait a few minutes to get through but the majority of calls were dealt with at the time with no need for further contact. He had received a letter from the Post Office with the proposed revised opening hours. He supports affordable housing for to help young people live in the rural villages and the importance of neighbourhood planning for parishes/communities.

Cllr Basil Cane clarified the District Council rules for refuse collection - extra bags left outside the bin will not be collected. To help reduce fly tipping he advised that if a parishioner has extra waste to ensure that it is taken away by a licensed remover as any subsequent fly tipping can be traced back the original owner who will be liable. 'No Fly tipping' signs can be obtained from Tim Pollard.

He spoke about the sweeping of pavements which is done on a Friday, South Hams DC are looking at different options possibly a motorised cleaner. He remarked that the Brixton village is looking clean. He asked for any potential choked drains to be identified to the Parish Council before the winter.

5. Declarations of Interest:

Cllr Martin declared a personal interest in Item 8.2 and Item 9 Planning: Venn farm phase 2a and 2b and Brixton Caravan and Camping.

Cllr Hitchins and Cllr Huxtable also declared a personal interest in all of the above.

6. Confirmation of the minutes of the previous meetings

Cllr Wills proposed to accept the minutes of the meeting on 29th July 2015 as an accurate record of the meeting.

Cllr Williams seconded.

All others in attendance were unanimous. Cllr Martin abstained as he was absent from the meeting. Cllr Hitchins signed the minutes as Chair of the relevant meeting.

7. Matters Arising:

Transfer of Composters Monies to Composters Account: This had been actioned.

New Clerk: Kirstie Aldridge was introduced as the new Clerk.

8. Local Issues and Councillor Reports

8.1 Post Office Update:

The Parish Council has received a letter from the Post Office with the proposed revised opening hours i.e. Monday – Wednesday 9am – 12pm, Thursday 1pm – 3pm and Friday 9 am to 12pm. The letter has been placed on the website, LOVE Brixton Facebook page and the parish noticeboard.

Public consultation ends 3rd November 2015 and proposed month of change December 2015.

Residents can write directly to the Post Office or bring their views to the next meeting of the Parish Council.

The Parish Council agreed to facilitate consultation on the revised hours by placing copies of the letter in the Pub, Venn Court, Church, and Parish Magazine and on bus stop; Action Cllr Hitchins and Cllr Wills. Action - Clerk to place on the agenda for the next meeting.

8.2 Canes Orchard Phase 2 Update:

Under planning later in agenda.

8.3 Sherford Development Update:

Utilising energy from the Solar Farm to be raised at the next meeting of Sherford Project Implementation Team

8.4 TAP Funding:

Town and Parish funding –This needs to be spent by the end of March 2016

Cllr Hitchins explained that Brixton Parish is in collaboration with Wembury and Yealmpton for the following work

Street sweeping - in residential areas to include Main Street, The Crescent, Cherry Tree Drive, Kitley View, Cross Park, Red Lion Hill, Stamps Hill, Carollisland, Elliots Hill, Horn Lane, Venn Estate, Cane's Orchard, Chittleburn, Forderbrook Lane, Lodge Lane. Weedspraying – in residential areas as above. 2 X "PLEASE DRIVE CAREFULLY THROUGH THE VILLAGE" signs (one at either end of A379). Cleaning of signage in the parish. Retain an amount to clear drains etc if and when blocked

It was proposed to accept this list by Cllr Wakeham and seconded by Cllr Calvert.

Unanimous support by a show of hands.

8.5 TAP Applications 2015/2016:

Proposal for TAP application have to be submitted by the end of December. Cllr Hitchins asked for some imaginative ideas for the parish to be brought to the next BPC meeting for discussion.

8.6 Community Emergency Plan (CEP) Update:

Cllr Williams explained that a draft version of the CEP will be on the agenda for the next meeting of Brixton Parish Council.

Cllr Williams and Cllr Wakeham are Chair and Vice Chair of the Community Emergency Response Team (CERT) respectively. Cllr Wakeham reported that Greenbank Fire Station is providing smoke alarms, free of charge to certain people, forms for a free visit can be obtained from the shop/Post Office. The CEP will be implemented in December 2015 with Emergency Life Support Training for local residents to be rolled out from January 2016.

Currently there is a defibrillator outside the school and one at Albion Oaks Rugby Ground (inside) The CERT is recommending that 2 more defibrillators should be located in the village, one outside Venn Court and one by the Green. Cllr Williams is attending a Rural Futures Conference on 1st October when Devon's Resilience Plan will be launched.

Cllr Huxtable proposed that the CERT should proceed with applications for 2 defibrillators and that Emergency Response training for people in the Parish should be set up; seconded by Cllr Wills. Unanimous support by show of hands.

8.7 Traffic Management Update:

Due to time constraints this was not discussed – add to October agenda

8.8 Neighbourhood Plan Report Update:

Due to time constraints this was not discussed – add to October agenda

8.9 Composter Report:

Cllr Murch stated that the Community Composting site will close on Saturdays as from the 14th November. The site will continue to be open for deliveries of green waste during week (Monday-Friday) over the winter months. Currently there is £3,777.99 in the bank available for applications for community projects

8.10 Brixton Parish Council Logo:

Due to time constraints this was not discussed – add to October agenda

8.11 Sport & Recreation Development Plan:

Due to time constraints this was not discussed – add to October agenda

8.12 Bus Stop Seats:

Due to time constraints this was not discussed – add to October agenda

8.13 Councillors Report:

Cllr Wakeham: the gate that is padlocked / broken on the footpath below Otter Nurseries. Action Clerk to contact Peter Guy for meeting re footpaths with members of the Parish Council.

Cllr Calvert: Taylor Wimpey is directing all their construction traffic via Fordbrooke Lane. Cllr Hitchins will bring this to the attention of Nick Colton, Devon Highways Area Manager.

Cllr Huxtable: Social housing, the parish council will support any young person who wants to live in Brixton and have affordable homes. Cllr Huxtable will email details to District Cllr Brown.

8.13.1 Noticeboard at Carrollsland:

The notice board at Carrollsland is damaged. A replacement would be £62.91 with £10 delivery.

Derek Furzeland will obtain the keys and check to see if he can fit this.

Cllr Wills proposed that the damaged notice board should be replaced, seconded by Cllr Williams.

Unanimous support by a show of hands

9. Planning Matters

UPDATE: Balls Wood Solar Array, restoration of Lay down Area

It was confirmed that the field had been restored to agriculture use. There is no update from Solar Array Company.

UPDATE: Brixton Caravan & Camping Site Variation of Conditions

SHDC has approved the variation of conditions

New Applications: Site visits and Planning Sub Committee recommendations

07/1660/15/F Development site at Northlands, Lodge Lane, Brixton PL8 2AX

Recommendation with no objections. The Parish Council asked for tree roots radius to be protected, proximity of new entrance to the bus stop, and some brick work to be included in the external appearances of the houses.

07/1732/15/F The Co-Operative Food Group Limited

Recommendation to support this application.

07/1781/15/F 37 The Crescent, Brixton PL8 2AP

Recommendation to support this application

07/1950/15/VAR Oak Farm, Plympton. PL7 5AF

Extension until 9th October for further discussion with SHDC for clarity

07/1196/15/F Development site at SX 551 523 adjacent to Venn Farm, Brixton - phase 2a

At this stage the Chair was handed to Cllr Wills.

Recommend with no concerns or accepted with comment.

Cllr Loxdale read out the concerns that the parish had listed, drainage, the number of proposed houses, height of houses, appearance of houses, Fire and Refuse and landscaping.

Cllr Wills advised the Parish Council to make a recommendation with no concerns or recommend application with added comments / concerns as discussed

It was proposed to recommend application with comments/concerns by Cllr Wakeham and seconded by Cllr Loxdale. Cllr Hitchins, Cllr Huxtable and Cllr Martin abstained. Unanimous show of hands from remaining Cllr's. Clerk to action.

07/1197/15/0 Proposed development site at SX 550 522 adjacent to Venn Farm, Brixton -2b

Cllr Wills explained there was no reason to recommend refusal as only outline plans but as a Parish Council we can reserve the right to comment.

Clerk to draft response including the surface water drainage issue and Cllr Williams mentioned about having some sort of renewable energy in the development. The Parish Council can see no reason to decline this application but would like certain points to be considered.

Proposed by Cllr Williams to again accept with comments, seconded by Cllr Loxdale. Cllr Hitchins, Cllr Huxtable and Cllr Martin abstained. Unanimous show of hands from remaining Cllr's.

Clerk to action

Cllr Martin then mentioned future planning applications and the dates of the site meetings, which will be confirmed by email.

10. Financial Matters:

August 2015

Receipts:	Amount	Fund
Recycling Credits	£1,080.75	Composters
TOTAL:	£1,080.75	

Payments:	Amount	Fund
Transfer of Balance to Composter Account	£2,246.26	Composters
TOTAL:	£2,246.26	

Statement balance 15th July 2015:

Current Account:	£20,593.88
Deposit Account:	£24,180.65
TOTAL:	£44,774.53

Current Balance: 27th August 2015

Gentle Exercise	£0.00
P3	£332.50
Composters	£0.00
Sherford Reserve	£14,858.69
Silverbridge Way	£552.00

September 2015

Receipts:	Amount	Fund
Precept (2nd Instalment) SHDC	£8,070.50	General
TOTAL:	£8,070.50	

Payments:	Amount	Fund
Clerk Payment - Clare Parkinson (1st - 22nd Aug pymt)	£384.00	General
P Burridge Verge Maintenance July & Aug	£318.00	General
Clerk Payment - Kirstie Aldridge (from 22nd Aug + Sep)	£575.81	General
Clerk Expenses	£28.98	General
Clerk Office	£20.00	General
TOTAL:	£1,326.79	

Statement balance

Current Account: 24th September	£24,142.63
Deposit Account: 9th September	£24,182.70
TOTAL:	£48,325.33

Current Balance: 23rd September 2015

Gentle Exercise	£0.00
P3	£332.50
Composters	£0.00
Sherford Reserve	£14,858.69
Silverbridge Way	£552.00

10.1 Cllr Wills proposed to accept the financial statement for August and September 2015. Cllr Williams seconded. Unanimous agreement by all others in attendance by show of hands.

11. Correspondence for Discussion

11.1 The Gambling Act 2005 – Consultation on draft Gambling Statement of Principles

Due to time constraints this was not discussed but Parish Councillors have received the information by email.

11.2 Recycle Devon – Say No to Junk Mail Leaflets and Letterbox stickers

Due to time constraints this was not discussed, but Parish Councillors have received the information by email.

11.3 Letter from Mr & Mrs Sullivan

Cllr Hitchins read out a letter received from Mr & Mrs Sullivan who have recently moved from the village praising the work of the Parish Councillors.

11.4 SHDC – Consultation by SHDC on prior notification change of use applications

Cllr Hitchins read out some planning scenarios where the Parish Council would not now be kept informed by the District Council

Cllr Wills proposed that the Parish Council should be informed of everything that could happen in the Parish seconded by Cllr Wakeham and unanimously agreed. The Clerk will write to SHDC to confirm this.

11.5 Correspondence for discussion

IDALC AGM & Ordinary Meeting – Wednesday 21st October 2015

Cllr Wills volunteered to attend.

Correspondence has been received from SHDC consulting about the boundary for Wembury's Neighbourhood Plan, (co terminus with the Wembury Parish boundary) Cllr Wakeham proposed that this boundary was acceptable and seconded by Cllr Calvert. Agreed by a unanimous show of hands. Clerk to inform South Hams DC

Traffic Conference 14th October 9.30 – 3.30

Devon Highways parish and town council parish conference, Nr Cullompton

Cllr Hitchins asked for volunteers to attend. No Cllr will be able to attend.

Cllr Hitchins is investigating the possibility of having the November Parish Council meeting at Carollisland at Albion Oaks Rugby ground.

12. Date of Next Meeting: Brixton Parish Council meeting, Wednesday 28th October 2015 7.00pm

Meeting closed at 9.48pm

Kirstie Aldridge, Clerk to Brixton Parish Council