

MALBOROUGH PARISH COUNCIL

Minutes of Parish Council Meeting;

Date: 20 th March 2019		Venue & Time: All Saints Church, 19.30hrs
Present: Cllr Gill Boyce Cllr Lucinda Goodhead Cllr Ann Kendall Cllr Keith Makepeace Cllr Paul Pedrick Cllr John Sampson Cllr John Yeoman (in the chair) Cllr Kevin Yeoman	In Attendance: Katharine Harrod – Clerk & Minute taker Dist. Cllr Judy Pearce County Cllr Rufus Gilbert Three Guests Part meeting	Apologies: PC J Pengilly PCSO Paul O’Dwyer Dist. Cllr Simon Wright Cllr Hayley Rutherford

REF 2018/19 MINUTES

236 WELCOME & APOLOGIES

237 DECLARATIONS OF INTEREST: No Declarations of interest were received.

238 MESSENGER: Cllr Kendall

239 MINUTES OF PREVIOUS PARISH COUNCIL MEETING:

The minutes of the Parish Council meeting of 27th February 2019 were agreed without alteration.
Proposed: Cllr Pedrick Seconded: Cllr Kendall and agreed unanimously

240 MATTERS ARISING:

- A. Collaton Road Bus Stop – two quotes have been received, a third quote is being obtained.
- B. Public toilets in the Square: MPC have instructed a solicitor to work on their behalf. Documents have been recently obtained that require review before further comment can be made.
- C. HGV Signage: The sign has been erected. An article with photograph will be sent to the Gazette.
- D. Dog Walking in the Community Wood. The Clerk and a member of the MVH & PFA have a meeting tomorrow with Honey Foskett from South Hams District Council to try to resolve the situation.

241 PARISHIONERS OPEN FORUM

A. Invited Guests: Baker Estates

Final planning approval is now through for the seven units – 53 units in total.

Affordable homes are the first units being built. Show-home opens in August, first houses will be ready for occupancy in October. Build will be complete by end 2020.

Re sales – open market 6 reservations from local people. Discount open market units – 3 sales with 2 more potential sales in the pipeline. Baker Estates continue to work closely with the South Hams housing officer. Local reservations only open until end April 2019.

Open market homes being offered more widely.

Section 106 payments are scheduled. £164k secondary education, £23k transport contribution, £12.5k early years education.

Councillors raised the fact that the discount market houses are very highly valued and still out of reach of many parishioners. Baker Estates advised that a SHDC district valuer has been involved with the housing prices and has not disputed the Portlemore pricing strategy.

The smaller homes will have no external difference, internally the doors etc will be the same quality but there may be differences such as a single oven rather than a double oven. There is not clarity in the costings of the properties i.e. two properties with the same name, should have the same internal

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specifications and a direct 25% discount but this is not the case. Noted: If any open market houses are discounted, the equivalent discount will be applied to any unsold affordable housing. Teign Housing will be responsible for the social rented housing.

Some people have been advised that they need to have sold their property before qualifying for the discounted market property. MPC have now been advised that anyone interested in the properties should speak with Alex Rehaag at SHDC who will help them qualify where possible. It appears that the agents involved had not been adequately briefed and anyone turned away should also contact Alex Rehaag.

When asked about the portion of land between the new road that has had trees planted Baker Estates replied that it will ultimately be reinstated to an agricultural field and a proper hedge.

Along the road past the estate leading to Portlemore there have been issues with turning movements for HGVs, tractors etc. DCC have spoken with the developers and kerbs will be dropped on one side to allow better lorry movements.

The tarmac laid at the entrance is going to be gritted over again as it's currently slippery and has caused problems with local horses.

- B. Invited Guest: Mark Long Prospective SHDC Candidate – introduced himself as an Independent candidate for the District Elections on 2nd May. Mark is a Salcombe Town councillor, sits on the Harbour Board, is a local Tree Warden. Mark is looking to give the residents of the area a true independent voice.

242 POLICE BUSINESS & NEIGHBOURHOOD WATCH:

Devon and Cornwall Alert is a two-way community messaging system operated by Devon and Cornwall Police for both individuals and businesses. The system helps the police to connect with communities, it tells people what is happening in their area and allows them to respond directly with any information.

The system is designed to allow people who register to choose the type of information they would like to receive concerning crime and anti-social behaviour, witness appeals, crime prevention, community events and local good news.

Subscribers will not be notified about every crime or incident that happens in their community. Our aim is to send relevant information where we believe to do so will reduce the opportunity for crime and anti-social behaviour or will help Devon and Cornwall Police solve a crime. Sign up here:

<https://alerts.dc.police.uk/Join>

243 COUNTY COUNCILLORS REPORT:

- a. 30mph Roundels – now in place.
- b. Light to be reported by Vicarage Corner. **ACTION: Clerk**
- c. Cycle path tarmac issue. This was not dealt with when the recent road works were undertaken. Part of the entrance to private land on the opposite side of the cycle path has worn away, Highways have advised that the entrance was never surfaced and should have been. The issue will be included in a future maintenance scheme.
- d. Road Sweeping: Needs to be undertaken at the square.
- e. Higher Town/Vicarage Corner Surface – when will this be resurfaced? **ACTION: Clerk**

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- f. Pinheys Hill manhole cover at bottom by pull in, noted as moving and unsafe. **ACTION: Clerk**
PLEASE report all highways issues ONLINE at:
<https://new.devon.gov.uk/roadsandtransport/report-a-problem/>
If you do not have internet access, please contact the Clerk on 07704 941150
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244 DISTRICT COUNCILLORS REPORT:

- a. South Devon & Tamar AONB management plans 2019-2024
 - b. Totnes have increased their precept to a point that it is now £5.91 more than SHDCs, this is causing a lot of complaints.
 - c. It is hoped that the new JLP will be adopted tomorrow.
 - d. Anyone interested in obtaining one of the Baker Estates social/affordable rented properties MUST be registered with Devon Community Housing, Devon Home Choice.
 - e. Paperless Planning comes into effect 1st April. The Parish Council has asked that a bar scale is included on all plans to be viewed online to enable the size of buildings to be easily understood. If there are any plans that Councillors particularly want to see in hard format a copy can be requested. It was also requested that all communications remain on site once a plan has been determined. **ACTION: Cllr Pearce**
 - f. Salcombe Retreat Update: The case officer is visiting the site shortly. The case officer has been advised that the application goes against the Malborough Neighbourhood Development Plan.
 - g. Ashby's Lights: The lights have been switched off and Ashby's are looking into the situation and are keen to resolve it.
 - h. Local Lettings Plan: The parish are aware that there is a specific local lettings plan for social housing in the town of Salcombe. Councillors would like to see a local lettings plan adopted for the Parish of Malborough. **ACTION: Cllr Pearce**
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245 PLANNING:

- a. **Applications** received by the Parish Council and under discussion and consideration for the last period. Any recommendation by the Parish Council to the Planning Department is noted after the application details. Those without comment remain under discussion.

NO APPLICATIONS RECEIVED DURING THE PERIOD

NOTE: When providing a response to planning applications, the Malborough Neighbourhood Plan will be referenced.

Remaining under SHDC Discussion:

4108/18/FUL Baker Estates Retrospective permission for temporary access road. MPC approved
4015/18/FUL Salcombe Retreat, Proposal 23 caravan/lodge bases, parking & internal access road.
MPC Objection.

0184/14/FUL Harwood Farm, Temporary mobile home – MPC Support

0411/19/CLE Westentown, Lawful development certificate – noted neither a statutory declaration nor affidavit has been received. MPC No Objections

- b. **Decisions:**
4238/18/FUL John Sampson, Change of use – SHDC Refusal
- c. **Enforcement issues:** Continue to be dealt with.
Please will all parishioners provide the Clerk with full details of any violations that do not adhere to the original application for which permission was granted. ALL violations will be reported to Enforcement.
- d. **Neighbourhood Development Planning:**

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Malborough Parish Council are very pleased to confirm that the Neighbourhood Development Plan was approved. There was a 34.7% turnout of voters with 96% approval.

246 Highways:

- a. VAS – The VAS equipment has now been installed. We need to purchase a laptop to obtain the data from the machines. A quote has been provided at £300. Proposed: Cllr Makepeace, Seconded Cllr Boyce.
 - b. There is a flooding issue by Four Ways. **ACTION: Clerk to report**
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247 FOOTPATHS, TREES & ALLOTMENTS:

- a. Allotments: There are currently no allotments available. We have yet to receive feedback from the Allotment holders re the potential installation of a pond.
 - b. Horseypool Bench – the bench requires replacement. **ACTION: Clerk to obtain quotes**
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248 VILLAGE HALL:

- a. Cllr Kendall attended the recent meeting.
 - b. The roundabout is now working but there are improvements that could be made to the soakaway. The bearing requires replacement at £702 plus VAT. Proposal for a spare to be ordered. Proposed: Cllr Goodhead, Seconded Cllr Kendall
 - c. Chicane entrance to village hall in poor condition and requires replacement. Metal tubes come in at £85.99 each, two are required. Proposed: Cllr Sampson, seconded Cllr Pedrick
 - d. Defibrillator Signage: Have both defibrillators been added to the map in the Gazette? **ACTION: Clerk to check**
 - e. Monthly update: Full minutes are available on the MVH & PFA page of the Malborough Website.
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249 MISCELLANEOUS:

- Horse Awareness in the Parish: Ongoing, the National Trust are currently drafting some simple consultation over access, we await their further advices. The blacktop laid to the top of Portlemore Lane that was from Moorcroft Quarry and is a 10mm SMA that is approved for use within Devon. Highways agree that it currently feels slippery and believe that this is due to the surfacing not being gritted following being laid. Highways have asked the site manager to arrange for this to be done and hopefully that will alleviate the problem.
 - Village Handy-Man – A parishioner has indicated interest in the role of Handyman. He is currently investigating repair of the noticeboards.
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250 FINANCE & GOVERNANCE:

- a. The accounts for 2018/19 month 12 were received, see **Appendix A**. A mandate sheet and transaction record were introduced and duly signed to authorise the following e-payments:
 - Clerks Salary, HMRC & Expenses £603.33
 - Malborough Garden Services £393 (graveyard & ground maintenance)
 - Nick Walker Printing £30
 - Elan City VAS Signs £4,690.97
 - DJE Consulting £860.16

The payments were proposed by Cllr Boyce and seconded by Cllr Makepeace and carried unanimously.

- a. Town & Parish Fund Bid – although the bid was successful there was a small difference between monies bid for and monies received. All areas involved in the bid have been asked for a top up fee between £50 - £300. Malborough has been asked for £50. Monies approved on the condition that landowners are consulted before any plans are announced/drawn up for planning. Proposed: Cllr K Yeoman, seconded Cllr Sampson.
- b. Horticultural Society Accounts – Copies of the annual accounts were received, Councillors viewed these and approved the payment as discussed in the February Meeting.

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- c. Elections: Councillors have now all received their election packs. Cllr Makepeace confirmed that he would be standing down. This year, the Purdah rules will apply from 21 March 2019 when the notice of election is posted, until the ballot closes on 2nd May.

The pre-election restrictions mean that Councils cannot: “**publish any material which in whole or in part, appears to be designed to affect public support for a political party.**”

251 CORRESPONDENCE:

- a. None received
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MEETING ENDS 21.40 Hrs

DATES FOR THE DIARY: The 2019 Parish Council Meeting dates are: 17th April, 15th May, 19th June, 17th July, 18th Sept, 16th Oct, 20th Nov and 18th Dec. All meetings commence at 7.30pm and are held at The Annexe, Malborough Village Hall.

Signed as a true record: _____

Print Name & Date: _____

Agenda Items and Updates; where possible please could these be submitted to Mrs Katharine Harrod by the 1st Wednesday in the month to ensure time for inclusion, circulation and study. If a Council Member is unable to attend a meeting it would be appreciated if they could submit a brief précis of progress on their actions, if applicable, (to Mrs Katharine Harrod for distribution) together with their apologies.

Distribution List

Cllrs Boyce, Goodhead, Kendall, Makepeace, Pedrick, Rutherford, Sampson, J Yeoman, K Yeoman

For Information: e-circulation to: County Cllr R Gilbert, Dist. Cllr Judy Pearce, Cllr Simon Wright, Mr Tony Lyle (allotment rep), Mr E Putt, Salcombe Police Station, Mr Allan Benstead (Tree Warden), Mrs E. Bond (Asst. Tree Warden), Malborough Parish Council Notice Boards (2), Malborough Primary School, Malborough Village Hall Committee: Mr A Morgan, Mrs Gail Allen, Mr Duncan Pope, National Trust, SVRA

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APPENDIX A

Malborough Parish Council Finance: Month 12

Category	Descriptor	Date	Paid In	Paid Out	Cash Book Balance
Payments	March Clerks Salary & Expenses	15/03/2019		- 766.85	24,567.91
Payments	HMRC NIC	15/03/2019		- 3.51	24,564.40
Payments	Malborough Garden Svs 249 & 144	03/03/2019		-£ 393.00	24,171.40
Payments	Nick Walker Printing	03/03/2019		-£ 162.00	24,009.40
Payments	Parish Magazine Printing	03/03/2019		-£ 189.90	23,819.50
Payments	Viking Stationery	03/03/2019		-£ 182.23	23,637.27
Payments	Citizens Advice Bureau	03/03/2019		-£ 100.00	23,537.27
Payments	Hope Cove Life Boat	03/03/2019		-£ 500.00	23,037.27
Payments	RVS	03/03/2019		-£ 100.00	22,937.27
Payments	Cost for hire of digger	03/03/2019		-£ 120.00	22,817.27
Receipts	SHPC Printing Fees	19/03/2019	68.60		22,885.87
Receipts	Allotment 6	14/03/2019	30.00		22,915.87
Receipts	Western Power Rent	04/03/2019	3.00		22,918.87
Receipts	Messenger Advertising	12/02/1900	25.00		22,943.87
Receipts	Interest (Gross)	11/03/2019	0.94		22,944.81
TOTALS YTD Financial year 2018/19			£ 36,294.45	-£ 24,376.00	£ 22,944.81
RECONCILIATION CASH BOOK TO BANK					£
Cash book balance b/d			FY 2018/19 month	12	£ 22,944.81
Balance at bank at end :				20-Mar-19	
	Revenue Accounts			23,424.81	
	Unpresented Items		receipts		
			payments	- 480.00	
				£ 22,944.81	-
ACCOUNTS FOR PAYMENT					Variance
	K Harrod Salary & HMRC NIC & Expenses		incl. facilities recharge, paid and incl. above		770.36
Plus	Malborough Garden Services				472.20
	Nick Walker Printing				30.00
	ElanCity VAS				4,690.97
	DJE Consulting				860.16
	Meeting Sub Total				6,823.69
Receipts & PAYMENTS REPORT TO COUNCIL					
MEETING DATE			20/03/2019		
	Prepared By:		K Harrod for Malborough Parish Council		
	Date:		20/03/2019		