

# STOKE GABRIEL PARISH COUNCIL

**DRAFT** Minutes from the Parish Council meeting  
held on 22nd July 2019 at 7.00pm at Stoke Gabriel Village Hall

Present; Cllrs Hunt ( Chairman ) , Blood , Bullock, Collings, King , Stobbart & Tully  
Dist Cllr Bastone 46 members of Public & Clerk - Karen Gilbert  
Tom Morris and Marie Howard , Stoke Gabriel CLT and Rob Ellis - SHDC

Tom Morris and Marie Howard introduced the team and between them explained the history , processes and reasoning behind the the Community desire to bring forward truly affordable housing for the people of Stoke Gabriel . The site section process was explained fully as were the potential layout and design of the 12 proposed houses - although it was stressed that at this point , the proposals were at concept stage - and so subject to potential changes . Tom advised that Highway concerns had been addressed by the introduction of a one way system on the new adopted road.

It was also mentioned that there was now a need to progress the project as Government Grant funding was due to be withdrawn at the end of 2019 - with no indication whether a new Grant scheme would be introduced for 2020 onwards

It was **AGREED** that the presentation be placed on the website for Parishioners convenience

Matters raised by Parishioners / Councillors

1. It was imperative that the Parish should be consulted / involved when detailed designs / layouts were prepared - **NOTED**
2. It was also important that the CLT works with the NP group - **NOTED**
3. It was noted that there could be an element of open market housing - Tom explained that this may be required to fund the build costs should grant monies not be forthcoming but that it was the hope that the **whole** scheme would be Affordable i
4. From where would the housing be visible - The housing is well screened and in such a position that they can not be seen from the other side of the River , the SG riverside or the Mill Pond
5. Confirmation that there are no covenants attaching to the site - Confirmed by owner

The Council thanked the CLT team and Rob Ellis for preparing such a detailed and comprehensive presentation and members of the Public congratulated the Team for bringing forward such a tremendous and valuable Community scheme

**19/07/01 Apologies** \_ - Cllr Bridge, Dist/County Cllr Hawkins and Dist Cllr Rowe

**19/07/02 - Declaration of Interests**

Cllr Stobbart in 19/07/06 as Director - Stoke Gabriel CLT

Cllr Hunt in 19/07/06 as existing renter of land

Cllr Collings - in 19/07/06 as potential family interest

Cllr Collings - in 19/07/08 as interested party

**19/07/03 - Dispensations**

The Clerk explained the she had received dispensation requests from Cllr Hunt and Stobbart to enable each to join in debate and also to vote - in the interests of ensuring as broad a spread of opinion as possible in item 19/07/06

**AGREED UNANIMOUSLY BY SHOW OF HANDS**

**The Chair brought forward the following item and Cllr Collings left the room**

**19/07/06 - To decide whether or not to approve the principle of development by Stoke Gabriel Community Land Trust at identified land at Duncannon Lane , Stoke Gabriel - given the information supplied to date**

The Chairman thanked the CLT team for the clear and informative presentation

It was **AGREED** that each Councillor had sufficient information on which to base a decision

It was **RESOLVED** that Stoke Gabriel Parish Council approves in principle of development by Stoke Gabriel Community Land Trust at identified land at Duncannon Lane , Stoke Gabriel - given the information supplied to date

**Unanimous decision - by show of hands**

**Cllr Collings re-entered the room and joined the Council**

**Standing orders were suspended**

**19/07/04 Public participation**

A Parishioner commented of the progress of the business case for the Burial site and hoped that a full feasibility study would be undertaken and its findings discussed in public .

She further commented that she had been disappointed that the community had not been given the chance to deliver letters regarding this year's spraying to enable Parishioners to hand pull weeds rather than spraying

It was **AGREED** that a misunderstanding may have occurred and that the Clerk should contact the contractor to delay spraying - if it had not yet been done

**ACTION ; CLERK TO DELAY SPRAYING - IF POSSIBLE**

A Parishioner commented on the untidy roadside hedges impeding both pedestrians and traffic

**ACTION ; CLERK TO CONTACT HIGHWAYS**

It was **NOTED** that details of a recent cycle event passing through the Parish had not been sent to the Council . It was also **NOTED** that cyclists had shown no respect for other road users , residents or Traffic regulations

**ACTION : CLERK TO CONTACT ORGANISERS / HIGHWAYS**

A Parishioner requested permission to tend the flower bed at Pound Field . The Council gratefully accepted this kind offer

**19/07/05 - District Cllr Bastone -**

Cllr Bastone advised that he had recently attended the Local Government assoc conference in Bournemouth where speakers included Mark Carney , James Brokenshire MP , Samira Ahmed , Matt Hancock MP and Rishi Sunack MP . where topics included the effect of a high number of holiday homes in areas such as the South West .

He also detailed recent meetings attended at SHDC as well as the Devon Building Control partnership AGM along with Cll John Birch and Drew Powell

**Standing orders were re-instated**

**19/07/07 - Minutes from previous meetings**

The Minutes from the Stoke Gabriel Parish Council meeting held on 23rd June 2019 and the Finance Committee dated 18th July 2019 were agreed by the Council & duly signed by the Chairman - all in agreement

**Councillor Collings left the room**

**19/07/08 SCOBLE LEGACY - Church Path , gate and fence**

The Chairman explained the a detailed spec had been drawn up and sent out for ensure accurate and easily comparable quotations

It was **RESOLVED** that Pete Collings be instructed to complete the path way at a cost of £2400.00

it was **RESOLVED** that Tim Harris be instructed to complete the fencing at a cost of £1030 + VAT

It was **AGREED** that Cllr Hunt source a suitable gate , in accordance with the Family's wishes , up to a value of £350.00

**Councillor Collings re-joined the meeting**

The Chairman thanked Cllr Bridge in her absence, for obtaining the quotes for defibrillators for the River Shack. The Councillors asked the Clerk to produce a resume to enable easy comparison  
**ACTION ; CLERK TO PRODUCE REPORT ON DEFIBRILLATOR QUOTES**

#### **19/07/09 - Clerk's report**

The Clerk advised that she

- Had contacted various lengthsmen to ascertain costs - but received no replies

However The Clerk commented that a neighbouring Council are considering employing a Lengthsman and were seeking expression of interest from other Councils  
**ACTION : CLERK TO FOLLOW UP**

- Been advised by Cllr King that South Hams would not be in contact until 29th August regarding the pre-app advice visit re possible repair / insertion of additional gate. This was considered an unnecessary delay in view of the Health and safety implications  
**ACTION : CLERK TO CONTACT PLANNERS TO EXPEDITE**

- Been advised that a meeting between Cllrs Tully, Hunt and the CCTV contractor had taken place and that certain adjustments were required

**ACTION ; CLERK TO CONTACT CCTV CONTRACTOR FOR COSTS**

#### **19/07/10- Financial matters**

**The following cheques were presented for payment ( gross figures )**

Karen Gilbert	Expenses /admin 06/19	£89.45
Mandy Collings	Amazon purchase - IT lead	£15.99
Karen Gilbert	Amazon purchase - stationery	£51.46
DALC	Training - Chairman training x 2	£72.00
DALC	Cllr Williams training	£70.52
Birbeck Landscapes	two cuts - verges / orchard	£330.00
Karen Gilbert	Back pay	£2232.00

#### **TOILET ACCOUNT**

Skivvies	Cleaning	£200.00
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**Payments approved all in agreement**

**To receive a brief report from Finance Committee and if appropriate approve any recommendations**

The Chair of the Finance committee gave a short report confirming that, following the updating of the asset register, revision to the sums assured under the PC Insurance had been made. He also commented that until such time as the 106 monies from Gabriel Court, the Parish Council must monitor any spending very carefully - due to the fact that most of the reserves were spent on Playground equipment in February 2018 in anticipation of imminent receipt of these monies

The Clerk advised that risk assessments for the Playground, Slipway and Internal controls had been placed on file and that further Risk assessments were in hand

**ACTION ; CLERK TO UPDATE SUMS ASSURED PC INSURANCE POLICY**

**b) To consider and approve, if appropriate, proposals for the renovation of the Piggery at Hoyle Copse**

In view of comments above, this item was deferred until 09/19

**ACTION ; CLERK TO AGENDA FOR 09/19**

**19/07/11 - To consider and, if appropriate, to amend, a paper entitled 'HOYLE COPSE - Status, Vision, and Management Plan 2019 - 2029'.**

It was **AGREED** that the Council accepts the contents of the Plan and asked that it be put out to Public consultation. The Clerk was asked to place the document on the website for this purpose - with a closing date of 31st October 2019

**ACTION ; CLERK TO ARRANGE FOR MANAGEMENT PLAN TO BE PLACED ONLINE**

**19/07/12 - Planning responses**

**1970/19/HHO 2 Long Rydon Stoke Gabriel Devon TQ9 6QH**

Householder application for renovation and extension including demolition of existing double garage, conservatory and single storey extension at rear, construction of first floor extension and new double garage in driveway

**SUPPORT - clarification on dimensions/uses of outbuildings required**

**1992/19/HHO - Warley Close New Road Stoke Gabriel Devon TQ9 6RA**

Householder application for alterations and single storey side extension

**SUPPORT**

**1873/19/HHO - Land adjacent to Dart View Cattery Vicarage Road Stoke Gabriel TQ9 6QU**

Provision of single storey dwelling with new access

**SUPPORT - SUBJECT TO ADEQUATE HIGHWAY ACCESS CONSIDERATIONS**

**2243/19/HHO Oxland House , Aish Road , Stoke Gabriel TQ9 6PY**

Householder application for conversion and extension to existing garage to form bungalow with accommodation in attic space.

**DEFERRED UNTIL 08/19**

**19/07/13 - Update on new website**

Cllr Collings explained that due to the complexities and incoming accessibility regulations now attaching to Parish Council Websites , it was not possible to find a local website builder to take on this project

Cllr Collings agree to look at Companies specialising in such websites - and report back

**19/07/14 . To receive brief reports / updates on Parish Owned property**

a) **Hoyle Copse** - Phil Bolt gave a short report on Hoyle Copse noting that the Piggery works would now be deferred . It was suggested that it might be possible to manage the works in stages - the first stage requiring funding of £800 from the PC

It was **AGREED** that this be proposed later in the year

Mr Bolt also thanked the Scouts for the wonderful clearance work at Hoyle Copse

b) **The Orchard** - Cllr King advised that all was in order at the Orchard

c) **Playground** - Cllr King advised that there were several minor issues which she and a Parishioner would address

d) **Toilets** It was **AGREED** that the current contractor had not proved satisfactory .

It was **AGREED** that another local firm should be given a 3 month trial period

**ACTION ; CLERK TO MAKE SUITABLE ARRANGEMENTS**

e) **Burial Ground** - Cllr Stobbart confirmed that the survey to ascertain depth on soil at the proposed burial site , had taken place that day . Initial reports had indicated that at least half the site bore sufficient depth for burial purposes . It was **AGREED** to wait for the Full report before considering how / if to move forward with this project

**It was AGREED that a working party be formed comprising Cllrs Stobbart , King , Collings and Williams**

**19/07/15- CORRES** - all previously circulated

AONB Magazine - Cllr Tully

Copy of email from Parishioner to County Cllr Hawkins regarding traffic

**19/07/16- Date of next meeting 30th September 2019 at 7pm ( REVISED )**

**There being no further business , the meeting closed at 9.45pm**